

» plumbing and drainage update

Information for plumbers and drainers in Ballina Shire

September 2017



» Hot water heater connections

AS 3500.4.2015 clause 5.9.3 (b) requires that valves shall be installed in accordance with the manufacturer's instructions and in a manner appropriate to the type of heater being installed.

Solar heaters with tank combined on the roof shall have the cold water isolating valve positioned so it can be readily accessed from floor or ground level.

Temperature pressure relief valve installation must be in accordance with AS 3500.4 clause 5.11. The point of discharge for the temperature pressure relief valve must be located so that the release does not cause a nuisance, is readily discernable and incurs no risk of damage to the building or injury to persons. Where heaters are externally located, the drain line from the relief valve shall be terminated so as to discharge water away from the operator during operation of the valve [clause 5.11.3 Installation (g)].

» Rainwater tanks, connections and water pipes

- Rainwater tanks partially buried are classed as fully buried and will require a testable double check valve or a vented dual check valve.
- A stormwater pit or reflux valve shall be installed where the buried rainwater tank overflow pipe is connected to an interallotment drainage line or piped drainage easement.
- If a rainwater tank is approved in a dual water supply area the rainwater supply must be independent and have no interconnection or top up device from the drinking water (potable) or recycled water supply. Rainwater can only be used for outdoor purposes and tanks may only have one outdoor tap (In accordance with Ballina Shire Council's Dual Water Supply Plumbing Policy).
- For additional specific requirements for individual properties refer to the property's 88 b instrument, Development Application Determination, and Section 68 approval conditions.
- Additional general information is available relevant to Rainwater Tanks on Council's website, simply search Rainwater Tanks.

» Booking inspections

Council Contact number: 66 861 415 (Building Services).

In most cases an inspection can be booked provided a Notice of Work has been submitted and the relevant approvals have been obtained, being; Development Application Determined (if applicable) and Section 68 application approved.

When booking inspections please provide the following information:

- a) Confirm that a Notice of Work has been submitted to Council.
- b) Provide your mobile phone contact and email address.
- c) Provide plumber's details if not provided in b) above.
- d) Provide DA number (if applicable) and confirm Section 68 approval has been obtained.
- e) Provide inspection location address.
- f) Provide access details, where necessary.
- g) Provide inspection type, for example:
 - Site inspection
 - Internal drainage
 - External drainage
 - Internal roughing
 - Stormwater
 - OSSM
 - Final Plumbing
 - Other, please specify

» Reactive soils

Where drains are to be laid in filled, unstable or water-charged ground, methods of support and bedding shall be designed to withstand and suit the ground conditions.

Prior to any works commencing the determined soil classification must be formally communicated to Council together with any additional design requirements as required by the consultant engineer (References: AS3500 & AS2870).

If you have any questions or concerns please contact:



Ballina Shire Council Building Services, ph 6686 1415.
Email: council@ballina.nsw.gov.au
Web: ballina.nsw.gov.au

