

As-Constructed Plans

As of 1 July 2018

Domestic As-Constructed Plans:


Plumbing contractors who request a residential inspection, for drainage and/or water services, are required to provide council with an “As-Constructed” plan. The plan must be approximately to scale and show:

As per Standard Plumbing and Drainage Regulation 2003 Sec 23A (3)

- a) The location, including dimensions, of each connection point to –
 - o the service provider’s water supply or sewerage system; or
 - o the on-site sewerage facility; and
- b) the approximate location on the premises of the following items—
 - o all fixtures, water supply pipes, sanitary drains;
 - o each connection point to the service provider’s water supply or sewerage system, or to the on-site sewerage facility;
 - o each access point for cleaning and maintaining the plumbing and drainage;
 - o each reflux valve installed in the drainage;
 - o any installed testable backflow prevention devices

The “As-Constructed” drawing is required to be on a council template. An example of the template can be found on page 2 of this fact sheet. Page 3 of this fact sheet shows an example of the standard of drawing required.

NOTE: Failure to supply an “As-Constructed” drawing in the acceptable format may result in Council failing the inspection and applying a re-inspection fee.



The image shows a template for a 'HOUSE CONNECTION DRAINAGE PLAN'. It includes a header with the Redland City Council logo and fields for 'Address of installation', 'Lot No.', 'Design', 'Date', 'No. of fixtures installed', 'Responsible person's name', and 'Responsible person's Lic. No.'. Below this is a large grid area for drawing. To the right of the grid is a 'LEGEND' section with a list of symbols and their corresponding descriptions: 1. Water Closet, 2. Bath, 3. Shower, 4. Basin, 5. Laundry Taps, 6. Washing Machine, 7. Shower, 8. Toilet, 9. P.W.U., 10. Gully, 11. S/S, 12. City Reservoirs, 13. S/S Box, 14. S/S, 15. S/S, 16. S/S, 17. S/S, 18. S/S, 19. S/S, 20. S/S, 21. S/S, 22. S/S, 23. S/S, 24. S/S, 25. S/S, 26. S/S, 27. S/S, 28. S/S, 29. S/S, 30. S/S, 31. S/S, 32. S/S, 33. S/S, 34. S/S, 35. S/S, 36. S/S, 37. S/S, 38. S/S, 39. S/S, 40. S/S, 41. S/S, 42. S/S, 43. S/S, 44. S/S, 45. S/S, 46. S/S, 47. S/S, 48. S/S, 49. S/S, 50. S/S, 51. S/S, 52. S/S, 53. S/S, 54. S/S, 55. S/S, 56. S/S, 57. S/S, 58. S/S, 59. S/S, 60. S/S, 61. S/S, 62. S/S, 63. S/S, 64. S/S, 65. S/S, 66. S/S, 67. S/S, 68. S/S, 69. S/S, 70. S/S, 71. S/S, 72. S/S, 73. S/S, 74. S/S, 75. S/S, 76. S/S, 77. S/S, 78. S/S, 79. S/S, 80. S/S, 81. S/S, 82. S/S, 83. S/S, 84. S/S, 85. S/S, 86. S/S, 87. S/S, 88. S/S, 89. S/S, 90. S/S, 91. S/S, 92. S/S, 93. S/S, 94. S/S, 95. S/S, 96. S/S, 97. S/S, 98. S/S, 99. S/S, 100. S/S. The legend also includes: 010. Sanitary, 020. Water Meter, 030. Inspection, 040. Inspection, 050. Inspection, 060. Inspection, 070. Inspection, 080. Inspection, 090. Inspection, 100. Inspection, 110. Inspection, 120. Inspection, 130. Inspection, 140. Inspection, 150. Inspection, 160. Inspection, 170. Inspection, 180. Inspection, 190. Inspection, 200. Inspection, 210. Inspection, 220. Inspection, 230. Inspection, 240. Inspection, 250. Inspection, 260. Inspection, 270. Inspection, 280. Inspection, 290. Inspection, 300. Inspection, 310. Inspection, 320. Inspection, 330. Inspection, 340. Inspection, 350. Inspection, 360. Inspection, 370. Inspection, 380. Inspection, 390. Inspection, 400. Inspection, 410. Inspection, 420. Inspection, 430. Inspection, 440. Inspection, 450. Inspection, 460. Inspection, 470. Inspection, 480. Inspection, 490. Inspection, 500. Inspection, 510. Inspection, 520. Inspection, 530. Inspection, 540. Inspection, 550. Inspection, 560. Inspection, 570. Inspection, 580. Inspection, 590. Inspection, 600. Inspection, 610. Inspection, 620. Inspection, 630. Inspection, 640. Inspection, 650. Inspection, 660. Inspection, 670. Inspection, 680. Inspection, 690. Inspection, 700. Inspection, 710. Inspection, 720. Inspection, 730. Inspection, 740. Inspection, 750. Inspection, 760. Inspection, 770. Inspection, 780. Inspection, 790. Inspection, 800. Inspection, 810. Inspection, 820. Inspection, 830. Inspection, 840. Inspection, 850. Inspection, 860. Inspection, 870. Inspection, 880. Inspection, 890. Inspection, 900. Inspection, 910. Inspection, 920. Inspection, 930. Inspection, 940. Inspection, 950. Inspection, 960. Inspection, 970. Inspection, 980. Inspection, 990. Inspection, 1000. Inspection. There is a 'Scale' field at the bottom right of the legend area.

Commercial As-Constructed Plans:

Throughout construction of a commercial project a full set of stamped approved hydraulic plans must be on site at all times. During an inspection the Council Plumbing Inspector will mark-up the plans applicable to the section of work inspected. At this time the Inspector may take a photo of the inspected section of work so that it can be recorded against the plumbing application.

Note: Failure to have a full set of stamped approved hydraulic plans on site during an inspection may result in a failed inspection and a re-inspection fee applied.

Prior to the Final Plumbing Inspection the “As Constructed Plans” must be submitted to council in the same format as the stamped approved Council drawings. Plans can be emailed to bsoplumbing@redland.qld.gov.au.



HOUSE CONNECTION DRAINAGE PLAN

PD No:

Address of installation:

Lot No:

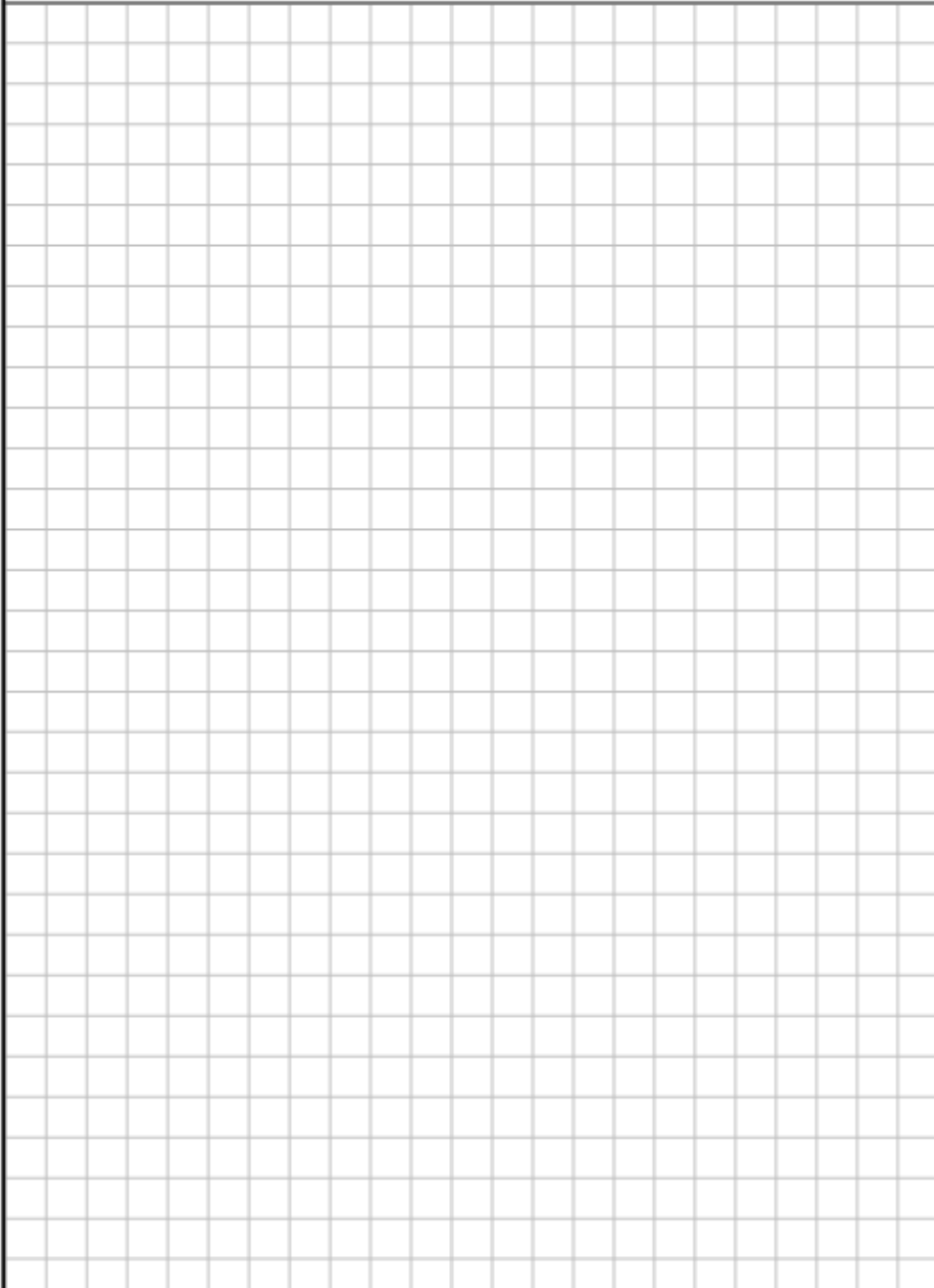
No of fixtures installed:

RP/SP:

Responsible persons name:

Date:

Responsible persons Lic. No:



LEGEND

New Sanitary House Drain

Existing Sewer Line

— ES ——— ES ———

New potable Water

Existing Potable Water

- - EW - - - - EW - - - -

• Sanitary Drainage Point

1. Water Closet

2. Sink

3. Bath

4. Basin

5. Laundry Tub

6. Washing Machine

7. Shower

8. Bidet

9. F.W.G

10. Urinal

11. Spa

12. Dry Floorwaste

13. Bar Sink

EPR Elevated Pipe Riser

IO Inspection Opening

IOS Inspection Opening to Surface

ORG Overflow Relief Gully

ST Stack

V Vent

SCALE:

NOTE: Location and depth of sewer connection shown was recorded at the time of the drainage inspection. Council accepts no responsibility for variations in depth caused by subsequent filling or excavation of the nominated property. Any existing drainage shown on this As Constructed drawing should only be considered as an approximation against its depth and location. A detailed survey is required to determine that exact depth and location sanitary drainage pipes and the property connection point depth/location to the Council supplied sewerage network.



HOUSE CONNECTION DRAINAGE PLAN

PD No: 989731

Address of installation: 250 BOUNDARY ROAD THORNLANDS

Lot No: 12

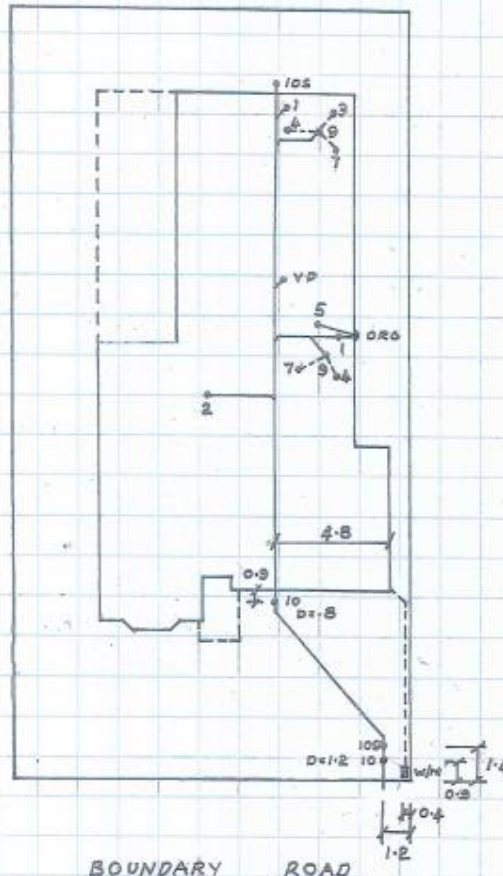
No of fixtures installed: 9

RP/ISP: 279865

Responsible persons name: JOHN CITIZEN

Date: 10-04-18

Responsible persons Lic. No: 00000



New Sanitary House Drain

Existing Sewer Line

New potable Water

Existing Potable Water

Sanitary Drainage Point

1. Water Closet

2. Sink

3. Bath

4. Basin

5. Laundry Tub

6. Washing Machine

7. Shower

8. Bidet

9. F.W.G

10. Urnal

11. Spa

12. Dry Floorwaste

13. Bar Sink

EPR Elevated Pipe Riser

IO Inspection Opening

IOS Inspection Opening to Surface

ORG Overflow Relief Gully

ST Stack

V Vent

SCALE: **N. T. S.**

NOTE: Location and depth of sewer connection shown was recorded at the time of the drainage inspection. Council accepts no responsibility for variations in depth caused by subsequent filling or excavation of the nominated property. Any existing drainage shown on this As Constructed drawing should only be considered as an approximation against its depth and location. A detailed survey is required to determine that exact depth and location sanitary drainage pipes and the property to connect on point depth/location to the Council supplied sewerage network.

For more information contact Plumbing Services, Redland City Council, PO Box 21, Cleveland QLD 4163. Telephone (07) 3829 8999 or visit our website at www.redland.qld.gov.au