

As-constructed plans

Domestic as constructed plans - sewerred and non-sewerred properties

Plumbing contractors requesting a Final inspection must have provided Council with an as constructed plan that correctly represents the relevant work for sewerred and non- sewerred properties, in accordance with the Plumbing & Drainage Regulation 2019.

As Constructed plans show the location and physical details of the installed below ground sanitary plumbing/drainage systems (pipes) within a premises, including the connections from the fixture (e.g. toilets, sink) to the sewer infrastructure connection point, to the treatment plant in the case of a non-sewerred premises.

The as constructed plan must be an accurate representation of the underground sanitary plumbing/drainage installation, drawn to scale and submitted on the approved template in accordance with Councils requirements. The template can be found on Councils website <https://www.grc.qld.gov.au/>

The as constructed plan and all other required forms, must be provided to Council prior to a Final inspection being carried out.

As constructed plan requirements

The as constructed plan must include the following for both sewerred and non-sewerred properties:

- All sanitary fixtures connected to the sanitary drainage system must be labelled to reflect the abbreviations noted in the legend of the as constructed template
- Accurate measurements of all of the external sanitary drainage installation with tie in points from two distinct fixed areas
- Water meter location and external water supply reticulated into the dwelling
- Location of pressure reduction valve
- Location and measurements of:
 - Overflow relief gully
 - Inspection Opening to surface
 - Inspection openings, including the depth
 - Articulation joints
 - Inspection shaft
 - All changes of direction
- Location and size of vent pipes, including any air admittance valves
- Required information listed in the title block.

Additional requirements for non-sewerred properties

The on-site sewerage facility must be installed in accordance with the plumbing permit. In addition to the requirements above, the plan must include the location and measurements of the on-site disposal area.

