



Drainage plumbing diagrams FAQs

Submitting drainage plumbing diagrams

How do I submit drainage plumbing diagrams?

From 14 December 2016, all drainage plumbing diagrams must be lodged with the Plumbers Licensing Board at the same time as the related certificate of compliance. This includes all drainage plumbing including where the drainage plumbing connects to an apparatus for the treatment of sewage, such as a septic tank.

What is the requirement for lodging drainage plumbing diagrams with the Plumbers Licensing Board?

Drainage plumbing diagrams must be submitted with the certificate of compliance that relates to the drainage plumbing work. The certificate of compliance is required within five business days of the work being completed.

A guidance note setting out the requirements for lodging drainage plumbing diagrams, including the use of templates and the information that should be included is available at www.commerce.wa.gov.au/dpd.

What happens if a drainage plumbing diagram has not been submitted with a certificate of compliance that relates to drainage plumbing work?

Building and Energy staff may contact the licensed plumbing contractor who submitted the certificate of compliance to request a drainage plumbing diagram. Penalties up to \$5,000 apply for failing to submit a drainage plumbing diagram when required.

What happens if a drainage plumbing diagram is submitted that is not in accordance with the drainage plumbing diagram guidelines?

Building and Energy staff may contact the licensed plumbing contractor who submitted the drainage plumbing diagram to request further information, request a replacement drainage plumbing diagram or return the original drainage plumbing diagram for correction or completion.



Retrieving drainage plumbing diagrams

How will I get drainage plumbing diagrams from the Building and Energy?

A new web page has been developed to enable clients to download drainage plumbing diagrams. This web page is accessible from www.commerce.wa.gov.au/dpd.

This is the preferred method for clients to retrieve drainage plumbing diagrams as instant access to drainage plumbing diagrams can be provided.

To download a drainage plumbing diagram, users will need to know the address of the property.

A purchase fee applies to the purchase of drainage plumbing diagrams.

How will I retrieve drainage plumbing diagrams from non-Water Corporation sewerage service areas?

For any drainage plumbing completed prior to 14 December 2016, the relevant sewerage service provider should be the first point of contact when requesting drainage plumbing diagrams from non-Water Corporation sewerage service areas. For drainage plumbing completed after 14 December 2016, customers may use the 'search for a drainage plumbing diagram' online tool at www.commerce.wa.gov.au/dpd.

What do I do if I require a diagram for, or further information about, a property's septic or effluent disposal system?

Prior to 14 December 2016 where a property connects an apparatus for the treatment of sewage, such as a septic tank, it has been the responsibility of the approving authority (usually the relevant local government authority) to determine if they require a copy of the drainage plumbing diagram once the apparatus has been installed.

For this reason, the relevant local government authority should be the first point of contact when searching for a drainage plumbing diagram relating to this period where it connects to an apparatus for the treatment of sewage.

For any drainage plumbing work completed after 14 December 2016 that involves the installation, alteration or extension of drainage plumbing connecting to an apparatus for the treatment of sewage, customers may also use the 'search for a drainage plumbing diagram' online tool at www.commerce.wa.gov.au/dpd.



What do I do if a drainage plumbing diagram is not available for my property?

Depending on your purpose for requiring a drainage plumbing diagram, there may be other services that, while not providing all of the information that a drainage plumbing diagram does, could still be sufficient.

The MyWater service (www.mywater.com.au) provides information on property water and sewer services connections.

E-plans, which may be purchased from the Water Corporation provide the location of water, wastewater and drainage mains as well as connection points where available. If you require an e-plan, please contact the Water Corporation on 13 13 95.

The relevant local government authority may also operate a mapping service that could provide useful information, as may the Dial Before You Dig service (www.1100.com.au).

In addition, you may also engage the services of a licensed plumber to help investigate the location of drainage plumbing on your property.

What do I do if I require a diagram of, or further information about, a property's water supply plumbing?

There is no requirement for a licensed plumber to submit diagrams relating to a property's water supply plumbing and as a result such diagrams are not recorded by Building and Energy, or any other service provider.

What do I do if I require a diagram of, or further information about, a property's stormwater plumbing?

Building and Energy does not record information relating to stormwater plumbing. Customers will need to contact the relevant local government authority to determine the stormwater requirements in their area.

What do I do if I require information about any easements relating to a specific property?

For any information relating to easements, customers should refer their queries to Landgate (<http://www.landgate.wa.gov.au/>). Landgate offer a range of products that will assist in determining any easements relevant to a property.

What do I do if I purchase a drainage plumbing diagram which is insufficient to allow me to determine the layout of drainage plumbing?

As we are dealing with historical records, there are times when drainage plumbing diagrams may not be sufficient to enable the layout of drainage plumbing to be determined. If you identify any issues with drainage plumbing diagrams, please email Building and Energy at dpd@dmirs.wa.gov.au and include a brief comment on the issues identified as well as your contact details, or phone 6251 1301.



A refund to any purchase fee paid may apply in certain circumstances. Including the following:

- The diagram does not pertain to the searched property address
- Insufficient details are supplied on the diagram
- The property shown on the diagram has been demolished or changed substantially
- The result of the search is not a valid drainage plumbing diagram