Plumbers Licensing Board Policy
Drainage plumbing diagrams – minimum specifications

OBJECTIVE

The objective of this policy is to inform licensed plumbing contractors about the minimum specifications for drainage plumbing diagrams that are required to be submitted to the Plumbers Licensing Board (the Board).

The policy will also guide Building Commission staff in determining when a drainage plumbing diagram does not meet the minimum specifications.

SCOPE

This policy applies when a licensed plumbing contractor is required to lodge a drainage plumbing diagram with the Board under regulation 45D of the Plumbers Licensing and Plumbing Standards Regulations 2000 (the Plumbing Regulations).

CONTEXT

From 14 December 2016, the Board will be responsible for managing drainage plumbing diagrams. This will mean that all drainage plumbing diagrams in Western Australia must be submitted to the Plumbers Licensing Board.

TERMS USED

Drainage plumbing diagram  Commonly called an as constructed drawing or flimsy, a drainage plumbing diagram is a diagrammatic representation of drainage plumbing work within a property.

Datum points  Fixed starting points for measurements provided to help locate inspection openings in a drainage installation.

POLICY PRINCIPLES

Generally

The following policy does not constrain the Board’s capacity to depart from this policy as appropriate in the circumstances for any particular drainage diagram.

When to submit a drainage diagram

Under regulation 45D of the Plumbing Regulations, drainage plumbing diagrams must be submitted to the Board where the licensed plumbing contractor has performed drainage plumbing work that is the installation, alteration or extension of drainage plumbing. Drainage plumbing work is defined in regulation 4 of the Plumbing Regulations.

Drainage plumbing diagrams must be submitted in the approved form, as outlined in this Plumbers Licensing Board policy.

Penalties of up to $5,000 apply for failure to submit a drainage plumbing diagram as required.
Information to be included on a drainage diagram

Regulation 45D of the Plumbing Regulations states that drainage plumbing diagrams must be submitted in a form determined by the Board.

The Board has determined that all drainage plumbing diagrams should include the following information:

1. Use of abbreviations that are commonly understood by the plumbing industry. The following abbreviations should always be used:

   a. Aerobic treatment unit ATU
   b. Basin B
   c. Bath Bath
   d. Boundary trap BT
   e. Disconnector Gully DG
   f. Floor waste gully FW
   g. Inspection opening IO
   h. Inspection shaft rising shaft ISRS
   i. Inspection shaft square on back ISSOB
   j. Overflow Relief Gully ORG
   k. Raised Inspection Opening RIO
   l. Reflux valve RV
   m. Rising shaft RS
   n. Sanitary stack SS
   o. Septic tank ST
   p. Shower Shr
   q. Sink S
   r. Sink (pot or utility) PS
   s. Trough (ablation) Tr.(A)
   t. Trough (laundry) Tr.(L)
   u. Urinal Ur.
   v. Vent pipe VP
   w. Vacuum sewer VS
   x. Water closet pan WC
   y. Wet well WW

2. Datum points

   a. Where possible, points on the property boundary should be used for datum points. Where this is not practicable (e.g. the drainage plumbing work is a significant distance from the property boundary), buildings may be used.

   b. Each drainage plumbing diagram should include at least two datum points, with each datum point indicated by 0-0.

   c. Measurements to other features should be read away from the relevant datum point (i.e., the orientation of these measurements should be the same orientation used for the datum points).

   d. Measurements away from datum points should be recorded in metres to at least two decimal places.
3. An indication of North direction.

4. The following general information is to be included on a drainage diagram:
   a. The property address.
   b. The certificate of compliance number to which the drainage plumbing relates.
   c. Plumbers licence name and number.
   d. Where connected to a sewer, the relevant water services provider.
   e. Where connected to an apparatus for the treatment of wastewater, the name of the relevant local government authority.
   f. A signed and dated statement certifying that the plan accurately shows the layout and dimensions of the drainage plumbing installed by or under the general direction and control of the licensed plumbing contractor.

Note: A template including these fields and providing space for a drainage diagram is available for download from the Building Commission. Where this template is not used, the above details must still be entered on the diagram.

General requirements
As a general requirement, drainage plumbing diagrams must be provided in a manner that is fit for purpose (e.g. to assist licensed plumbing contractors to easily identify the lay of drainage plumbing in the future). In order to achieve this, drainage plumbing diagrams must be:
   a. legible;
   b. complete;
   c. accurate; and
   d. where possible, in proportion.

Drainage plumbing diagram format
Drainage plumbing diagrams shall either be provided as A3 or A4 documents on white paper. Where it is necessary that a drainage diagram be provided in a different format, the licensed plumbing contractor should contact the Board to discuss options.

Requests for replacement drainage plumbing diagrams
Where a drainage plumbing diagram does not meet the minimum specifications above, the Board may request a replacement drainage diagram within a specified time. Penalties up to $5,000 may apply when a drainage plumbing diagram is not provided on request.

Guidance note
A guidance note to assist licensed plumbing contractors in meeting the above requirements is available from the Building Commission.
POLICY IMPLEMENTATION

Building Commission officers will be responsible for assessing the suitability of drainage plumbing diagrams and:

- requesting replacement drainage plumbing diagrams where a diagram is found not to meet minimum specifications; or
- requesting a drainage plumbing diagram where they have not been provided as required.

Building Commission officers with powers delegated by the Board will be responsible for issuing infringement notices or referring the matter to the Board for disciplinary proceedings where requests for new or replacement drainage diagrams are not met.

GOVERNANCE

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| Next review | The sooner of 31 December 2019 or prior to commencement of electronic lodgement of plumbing notices. |