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BUILDING WORK NEAR SEWERS, WATER MAINS AND SANITARY DRAINS

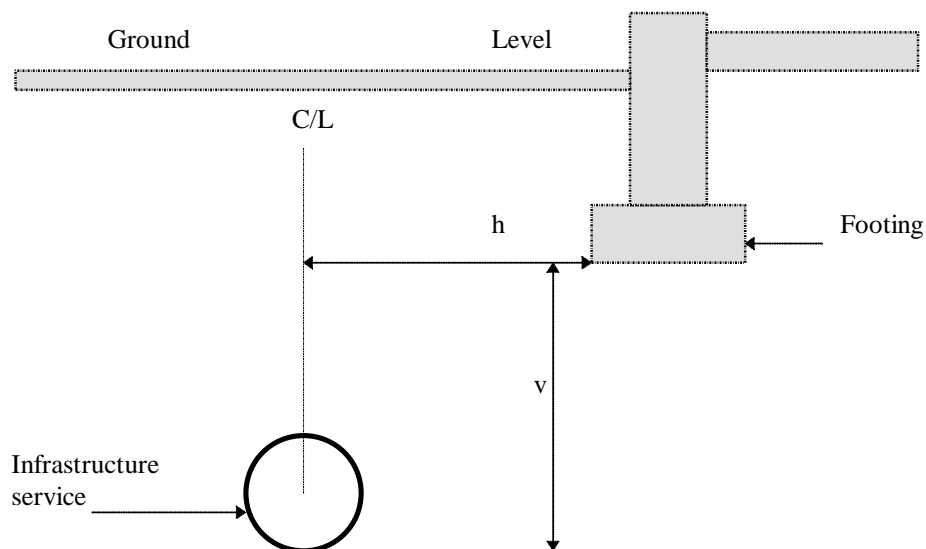
Purpose

The purpose of this Newsflash is to point out that private certifiers have obligations where building work is to be carried out in close proximity to underground services. Your attention is also drawn to Newsflash Issue 12, which contains information relating to Plumbing and Drainage work approvals.

Building work over sewer or water main

Section 56 of the Standard Building Regulation (SBR) ensures that appropriate consideration is given to the location of building work which is to be constructed over or adjacent to a local government sewer (sewerage or stormwater) or water main. This is to ensure access to the service by excavation will be possible without undermining the ground support of adjacent building work.

Building work is adjacent to or over a sewer when the offset of the nearest point of the building work from the centre line of the sewer (h) is a distance less than the depth to the invert of the sewer (v), as indicated in the following sketch.



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Where building work is proposed over or adjacent to a sewerage or stormwater sewer or a water main, the building certifier must be satisfied prior to the issue of a development permit for building work (SBR s 56), that:

- (i) the approval of the local government has been obtained in relation to the building work proposed to be placed over the service (refer section 19 of the Standard Sewerage Law and section 31 of the Standard Water Supply Law); and
- (ii) the documentation for the proposed building work is consistent with any conditions required by the local government.

Building work over sanitary drains

SBR s 57 requires that building work adjacent to or over an existing private sanitary drain, must comply with the provisions of AS/NZ 3500.2.2, Sanitary plumbing and drainage - Acceptable solutions.

Where proposed building work will be over or adjacent to a sanitary drain, the building certifier must be satisfied prior to the issue of a development permit, that the documentation indicates the proposed building work will comply with the requirements and with the clearances specified in section 3.8.2 of AS/NZ 3500.2.2.

These include:

- drains passing under a strip footing shall be at an angle of not less than 45⁰ to the wall, and have a minimum clearance of 25 mm from the underside of the footing;
- where drains pass through walls and footings, the walls and footings should be engineer designed if necessary;
- where drains pass through walls and footings, other than below ground external walls, they shall have a 25 mm annular liner of flexible material; and
- where a drain is to be laid alongside an existing footing, the trench should be situated outside the 45⁰ zone of influence drawn from the underside of the footing (refer following sketch). Refer also to BCA Vol 2, Clause 3.1.2.2.

Inspection

Upon inspection of the building work, a building certifier must be satisfied that the building work complies with the approved documents, which should include any conditions required by the local government.

