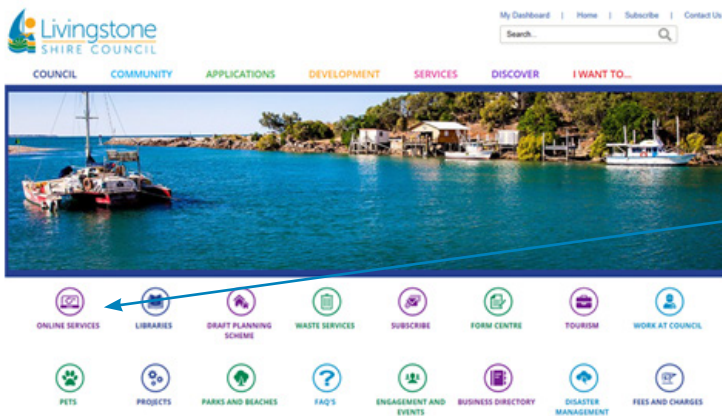




On-line applications for plumbing and Drainage now available!

Livingstone Shire Council Home Web Page



Click on "Online Services" and follow the prompts. Register as a user then you can LODGE AND PAY FOR PD APPLICATIONS ON-LINE BY CREDIT CARD then view progress from permit to the end of project as documents are issued.

If you have any difficulties, please contact Plumbing Administration on 49399937.

Trade waste basics to assist your customers who may operate a trade waste generating business

What is "trade waste?" The Standard Plumbing and Drainage Regulation 2003 (SPDR) defines "trade waste" as "water borne waste from business, trade or manufacturing premises, other than:

- » waste that is a prohibited substance;
- » human waste; and
- » stormwater.

Why is "water borne waste from business, trade or manufacturing premises" different to the water borne waste from a large household?

Livingstone Shire Council's Trade Waste Environmental Management Plan (TWEMP) explains:

"Domestic sewage consists mostly of water which, after treatment to reduce biodegradable material, suspended solids and nutrients, can be disposed of in accordance with its environmental authority requirements."

"Trade waste may have an organic strength many times that of domestic sewage and may overload the treatment facility; may also contain other substances such as high levels of fats and grease, heavy metals, organic solvents and chlorinated organic substances which sewerage systems are not designed to treat. These substances may:

- » pose a serious risk to the safety and health of sewerage workers;
- » damage the infrastructure of the sewerage system;
- » inhibit biological processes at the treatment plant;
- » accumulate in biosolids, making their reuse difficult or impracticable; or
- » pass through the plant untreated resulting in environmental contamination.

Schedule 1 of the Water Supply (Safety and Reliability) Act 2008 provides a list of substances which are prohibited from being discharged to Council sewer due to risk to persons, the environment or Council infrastructure as just described. Included in the list are oil and grease, hair, feathers, flammable substances, acidic and alkali compounds and hot discharges.

Some substances as listed when suspended in waste water from a business may be able to be removed by a pre-treatment device designed to remove the prohibited substance so the resultant treated waste may, with specific Council approval, be discharged to sewer.

SPDR also lists "plumbing and drainage work for, or connected to, trade waste"

in Schedule 2 Part 2 as work that is not notifiable work, that is, compliance assessable work. Carrying out this type of work must always be preceded by an application to the local government and receipt of a compliance permit for the work prior to commencing installation.

Therefore two separate applications are required for plumbing and drainage work associated with trade waste discharge.

1. Application for a Trade Waste Approval available at <http://www.livingstone.qld.gov.au/DocumentCenter/Home/View/149>

2. Application for Plumbing/ Drainage Compliance Permit: Form 1 - Application for compliance assessment for plumbing and drainage and on-site sewerage work is available at <http://www.hp.w.qld.gov.au/SiteCollectionDocuments/Form1—ComplianceAssessmentApplication.pdf>

Which pre-treatment device? AS/NZS 3500.2:2015 Section 1: "The pre-treatment of trade wastes is not specified in this Standard". AS/NZS 3500 provides deemed to satisfy solutions for connecting a device. A list of devices, types and capacities is found in Appendix 2 of Council's TWEMP available from Council's Infrastructure Services - Water and Waste Operations section.

Plumbers and the *Building Act 1975*

In the course of their work, plumbers may carry out building work regarded as ancillary to plumbing work. One such example is where plumbers install either integrated storage tank and collector solar water heaters or the collectors for a split type solar water heater on the roof of a building.

When is a Building Permit required for a solar water heater installation?

» Integrated solar hot water storage tank and collector on-roof system being installed on an existing building:

The roof frame is to be assessed to determine if it will be structurally capable of accepting the load of the system.

- A. If the roof frame is determined to be capable of accepting the load:
- Building work of assembling and securing the mounting/ frame system to the existing roof structure may be carried out as self-assessable building work provided the building work is carried out to comply with the deemed-to-satisfy provisions of the Building Code of Australia (BCA) which lists the acceptable construction manual for High Wind areas as the Northern Territory Deemed-to- Comply Standards Manual (see BCA Part 3.10.1).

A building application is not required

- Where a mounting/frame system other than that referenced in the Northern Territory Deemed-To-Comply Standards Manual is proposed, building development approval is required prior to commencing work.

A building application must be lodged pursuant to the *Building Act 1975* for assessable development.

The plumbing/ drainage work is to be performed in accordance with the *Plumbing and Drainage Act 2002* as notifiable work.

- B. If the roof frame is determined to not be capable of accepting the load:

The upgrading of the roof frame is considered to be assessable building work in accordance with the Building Regulations 2006 and therefore a building application will be required.

The plumbing/drainage work is to be performed in accordance with the *Plumbing and Drainage Act 2002* as notifiable work.

» Split system being installed on an existing building:

- A. A split hot water system (where the water tank is located on the ground with collector(s) being roof mounted) is considered to be self - assessable building work in accordance with the Building Regulations 2006 provided the building work is carried out to comply with the deemed-to-satisfy provisions of the Building Code of Australia, which in relation to High Wind areas references the acceptable construction manual, namely, the Northern Territory Deemed-to-Comply Standards Manual.

A building application is not required.

- B. Where a roof mounting/frame for the collectors, other than that referenced in the Northern Territory Deemed-To-Comply Standards Manual is proposed, building development approval is required prior to commencing work.

A building development application for assessable development must be lodged pursuant to *Building Act 1975*.

The plumbing/drainage work is to be performed in accordance with the *Plumbing and Drainage Act 2002* as notifiable work.

» On-roof system or split system being installed as part of a new building project:

The installation is considered to be a component of the building project and details of method of installation are to be provided within that application. Refer to Item 4 and 5 below for information which must be provided and to Section 'Final Inspection Requirements' below.

The plumbing and drainage work is carried out in accord with the Plumbing and Drainage Act 2002 as part of 'compliance assessable' work for the new building .

Documents Required for Lodging a Building Application

Where on-roof solar hot water collectors or tank and collector integrated system is proposed to be installed on an existing building where:

- » roof strengthening is required; and/or
- » a mounting/frame designed by means of a performance solution is proposed, (that is a mounting/frame design not listed in the Northern Territory Deemed-To-Comply Standards Manual.

A building development application must be lodged and approval granted prior to commencing work.

The following documentation is required to support the application:

- IDAS Form 1 (property details) – see website www.hpw.qld.gov.au
- IDAS Form 2 (building details) – see website www.hpw.qld.gov.au
- Plan of the dwelling and showing the proposed location of the system
- Tie-down details as per manufacturer's details or as per competent person
- A statement confirming the existing roof frame is structurally sufficient to accept the load of the system. If strengthening is required then plans are to be provided.
- A fee for the assessment and inspection of the installation is required (as from 1 July the fee is determined to be Class 10 minor building works)

Final Inspection Requirements

After the solar water heater installation is completed, it is necessary for the installer to request a building inspection by the building certifier for the building component of the installation.

Within 5 business days of the certifier inspecting the building work, the certifier must provide the owner of the building a final inspection certificate and where applicable a copy of any other inspection documentation, including certificates for the inspection of the building work. (See Section 99 of the *Building Act 1975*)

The building development application may be lodged at Council's Customer Service Centre 25 Normanby Street, Yeppoon or any qualified private building certifier.



4913 5000 or 1300 790 919
(including after-hours for emergencies)



Like us on Facebook



enquiries@livingstone.qld.gov.au