

BUILDING DEMOLITION and DISCONNECTION from SERVICES

OBJECTIVE: Livingstone Shire Council as the administering authority for water and sewer within its boundaries is providing by means of this information sheet, an outline of the process for ensuring proper disconnection of buildings being demolished from mains water reticulation, Council sewer infrastructure or any type of on-site sewerage facility (includes septic systems and the decommissioning and removal of redundant systems).

IMPORTANT NOTE: A building development decision notice (permit) issued by a private or local government building certifier for the demolition of a building does not provide automatic authority to disconnect services.

(Note: Services may also include electricity, gas and communication each of which may require a separate process with the relevant administering authority)

Plumbing and drainage is administered under the *Plumbing and Drainage Act 2002*; water and sewer operations under the *Water Supply Safety and Reliability Act 2008*, each with compliance requirements separate to the *Building Act 1975*.

All plumbing and drainage must be disconnected by an appropriately licensed plumbing and drainage contractor prior to any fixture or pipe removal from the building proposed for demolition.

PROCESS FOR WATER SERVICE and SEWERED AREAS

STEP 1: Prior to commencing demolition, **WRITTEN CONSENT TO DISCONNECT FROM COUNCIL INFRASTRUCTURE MUST BE OBTAINED FROM COUNCIL'S WATER AND WASTE OPERATIONS** pursuant to section 191 of the *Water Supply Safety and Reliability Act 2008* separately to the process outlined in TABLE A and TABLE B. (Maximum penalty - 1000 penalty units)

STEP 2: Contractor is to obtain a copy of sanitary drainage plan and ascertain if the building is connected to:

- A. a standard jump up to sewer, or
- B. a combined house drain

STEP 3: Carry out process in Table A or TABLE B according to type of sewer connection from STEP 2.

Sewer Connection	TABLE A – Notifiable work Process
Standard Jump-up to Sewer	<ul style="list-style-type: none"> • The sanitary drainage must be disconnected with certified fittings at a point at grade adjacent to and upstream of the jump up; and • Measure the location of disconnection from two boundaries and note on existing Sanitary Drainage Plan (or draw own dimensioned plan); and • Photograph the completed disconnection (preferable with indication of depth from surface) • Cap the water meter downstream end of water meter or install a hose tap standpipe with hose vacuum breaker (or similar according to owner's requirements) • Plumber is to lodge Form 4, attaching dimensioned plan and photograph, with QBCC¹ selecting relevant item numbers for all types of work carried out • Provide copy of Form 4 to property owner

¹ Queensland Building and Construction Commission

Sewer Connection	TABLE B – Compliance Assessable Process
Combined House Drain	<p>NOTE: This is NOT notifiable work and must NOT be reported by Form 4 Lodge with Council Customer Service Centre the following documentation:</p> <p>(a) Form 1 - Compliance assessment application for plumbing, drainage and on-site sewerage work</p> <p>(b) Site plan showing:</p> <ol style="list-style-type: none"> (i) Proposed disconnection point(s) or other proposal; and (ii) Location of the water meter and proposal to cap. <p>(c) Payment of schedule fees. <i>Work may <u>only</u> commence after a permit is issued by Council and received by applicant and/or plumbing and drainage contractor.</i></p> <p><u>After Permit is received:</u></p> <ul style="list-style-type: none"> • The sanitary drainage must be disconnected at the point(s) specified by the compliance permit and/or the approved plan with appropriate certified fitting (s); and • Cap the water meter downstream end of water meter or install a hose tap standpipe with hose vacuum breaker (or similar according to owner's requirements) • <u>Request inspection by Council Plumbing and Drainage Inspector</u> who will inspect water pipe alterations and disconnection, measuring location while open for inspection • When compliant, a Compliance Certificate is issued by Inspector • Excavation may be backfilled

NON-SEWERED AREAS

Where a building being demolished is connected to an on-site sewerage facility (Including septic system), the process is set out in TABLE C below:

On-site Sewerage Facility	TABLE C – Compliance Assessable Process
Septic system or Aerated Wastewater Treatment System	<p>NOTE: This is NOT notifiable work and must NOT be reported by Form 4 Lodge with Council Customer Service Centre the following documentation:</p> <p>(a) Form 1 - Compliance assessment application for plumbing, drainage and on-site sewerage work</p> <p>(b) Site plan showing:</p> <ol style="list-style-type: none"> (i) Location of Treatment tank for decommissioning (ii) Description of proposed method of decommissioning (iii) Location of the water meter and proposal to cap or install hose tap standpipe. <p>(c) Payment of schedule fees. <i>Work may <u>only</u> commence after a permit is issued by Council and received by applicant and/or plumbing and drainage contractor.</i></p> <p><u>After Permit is received:</u></p> <ul style="list-style-type: none"> • Cap the water meter downstream end of water meter or install a hose tap standpipe with hose vacuum breaker (or similar according to owner's requirements) (where applicable) • Tank must be pumped out by an approved trackable waste contractor. Retain invoice/docket to prove tank contents disposed of appropriately to show inspector. • <u>An inspection must be arranged</u> with Council Plumbing and Drainage Inspector for a time when according to permit, the tank is either removed with excavation open (or when tank has holes punched in bottom, sides broken down minimum 400mm below ground surface and interior limed.) • When compliant, a Compliance Certificate is issued by Council • After inspection, excavation may be backfilled with uncontaminated fill, compacted and finished level with ground surface (or tank with uncontaminated fill seeded with lime as layers of fill added).