



The Plumb Drum

The one stop shop for Livingstone Shire plumbing and building contractors. Keep up to date with the latest news and topics of interest.

Spring 2024
Edition

WHAT'S NEW

QBCC licensing shift explained

Following a recent audit of the QBCC, a key recommendation from the QBCC Governance Review 2022 Report was to clarify the shift in responsibilities between the QBCC and the Department of Housing, Local Government, Planning and Public Works.

The main change is that the Department now sets the technical qualifications required to obtain occupational licenses for plumbing and drainage, pool safety inspectors, and all QBCC licenses. The QBCC will continue to act as the regulatory body for non-compliance issues within the construction industry.

For more information, visit this Business Queensland link: <https://www.business.qld.gov.au/industries/building-property-development/building-construction/technical-qualifications-licences>

Drainage Design for Reactive Soils

Site classification reports provide insight into likely subsurface soil conditions, specifically the shrink/swell properties, indicated by a Y value. This represents the potential movement of soil when exposed to moisture, also known as its reactivity.

Soil classes, ranked from least to most reactive, are A, S, M, H1, H2, and E. P sites are 'problem' sites that can't be classified due to abnormal ground conditions, such as uncontrolled fill or soft, collapsing soils. Sites classified as H1 and above require special attention to sanitary drainage design to prevent drain damage, which can lead to moisture buildup under structural slabs, causing movement and foundational damage to buildings.

Any new plumbing applications on H, E, or P sites must include an articulation design for the drains. Plumbers may either design their own drains, have an Engineer draft a design, or request reclassification of the soil (only for P sites). More details can be found in Newsflash 569.



WHAT'S NEW CONTINUED

QR2id Backflow Reporting Rollout

LSC's adoption of QR2id software is just around the corner. In partnership with Amtac, Livingstone Shire Council is preparing to roll out the digital backflow and onsite service reporting program.

The system uses the WastelD mobile app, which scans QR codes to link devices within the local government area. This will simplify reporting and record-keeping for both Council and local plumbers.

Contractors interested in registering for the new system can contact the plumbing office on 4939 9937. Note: Fees and charges are yet to be finalised.

Floor Grading for Waste Gullies

With the adoption of the NCC 2022, whenever a floor waste gully is installed in a building—whether it is a mandatory gully or not—the floor of the room where the gully is located must be graded to the gully riser.

The minimum grade is 1:80, and the maximum grade is 1:50. QDC MP4.5 provides acceptable solutions for avoiding floor grading, such as when vessels like baths and basins have integral overflow protection.

More information can be found in Newsflash 626 on the Business Queensland website. See the handy hints section for the Newsflash link.

New Plumbing Code Highlights

Queensland has a new Queensland Plumbing and Wastewater Code Version 2024.1, which commenced on 26 April 2024. Major updates focus on greywater facilities and end-use greywater quality requirements.

The deemed-to-satisfy provisions of the 2019 code remain largely unchanged. A significant addition includes a note under Table T5 of the code, mandating setback distances to water sources. These distances, measured in meters, must be taken from any part of the on-site sewage facility, including pipes and fittings. However, this does not apply to the primary compartment of secondary or advanced secondary treatment facilities.



HANDY HINTS

When is Plumbing and Drainage, Plumbing and Drainage?

It is an odd question we know, but it needs to be considered when installing dry services for future connections to house drainage or water pipework.

Case in point when, before footings for retaining walls are poured, service pipes are installed. If no connection to sewer or mains water have been made one could argue that no permit is required.

The issue arises when a future connection is made, and inspectors cannot inspect the work as it has been covered. The covered work then becomes part of the drainage/water system.

Plumbers and builders have a duty of care to ensure all stages of work that would otherwise require an inspection be assessed and certificates issued. This scope of work would only require one inspection and a moderate fee.

Having this work inspected at the time of installation avoids problems in the future.

Newsflashes

The Department of Housing, Local Government, Planning and Public Works regularly releases Plumbing and Building Newsflashes to provide clarity around changes in legislation and Australian Standards. Access them at this link.

To check them out, visit this Business Queensland link: <https://www.business.qld.gov.au/industries/building-property-development/building-construction/news/building-plumbing-newsflash>

Onsite Sewerage System Service Agents

Livingstone Shire Council's Customer Service team maintains a list of registered Onsite Sewerage System Service Agents. If you have recently become a new service agent or want to check if your business is on the list, call 1300 790 919.

Online Mapping

Council provides free online mapping via our website. It includes a handy measuring tool for finding water, sewer and stormwater assets. Follow this link for access: <https://www.livingstone.qld.gov.au/underground-assets-mapping>

Stud Do's and Don'ts

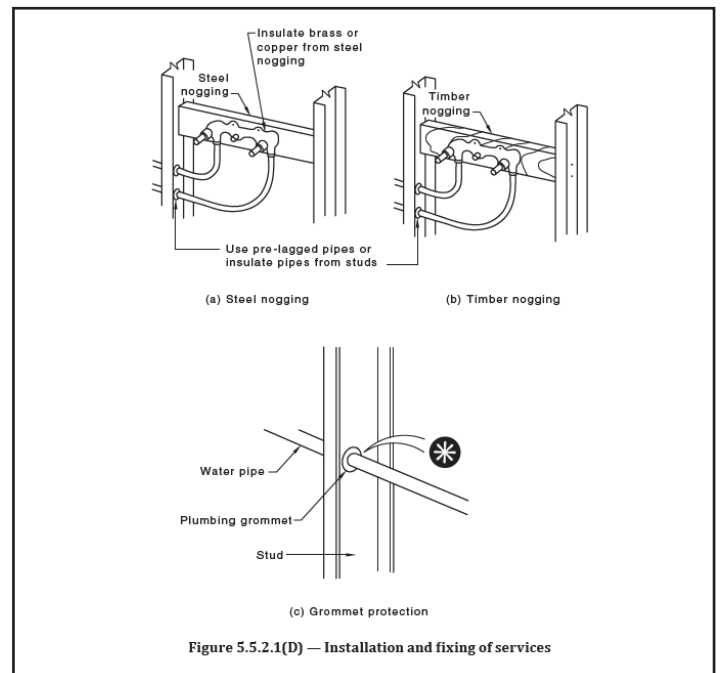
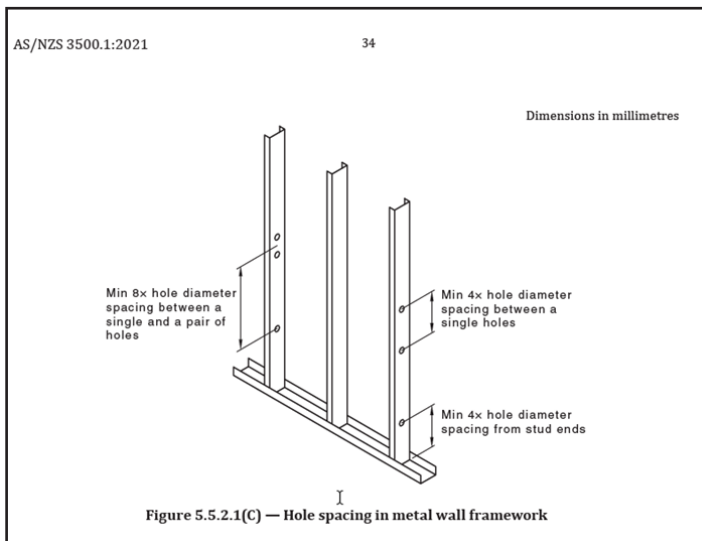
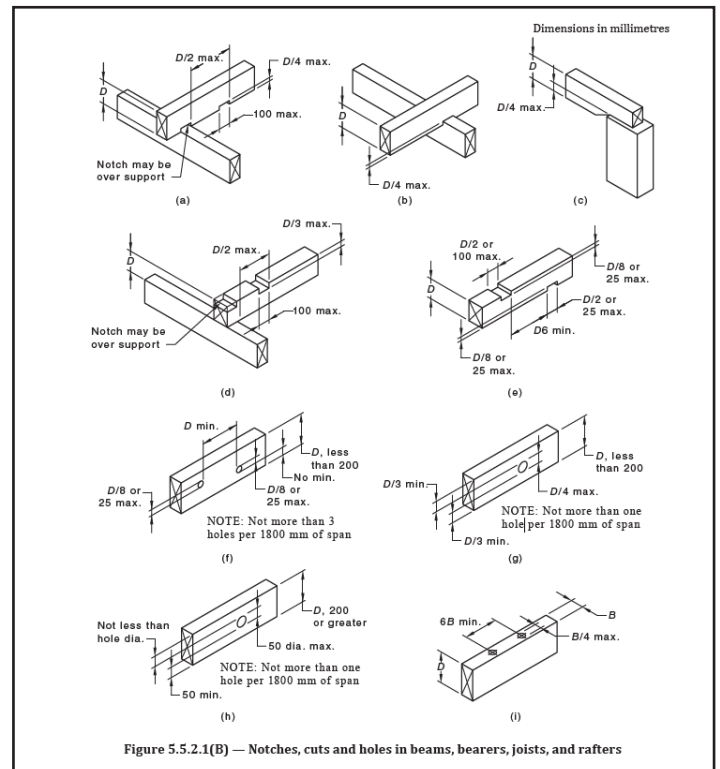
With metal framed buildings becoming commonly used within Livingstone it is a timely reminder to understand the do's and don'ts for holes and notches in studs. There are different requirements for timber and steel. See the images below for requirements. Building certifiers will be made aware if any excessive removal, cutting or notching of frames are sighted.

Table 5.5.2.1 — Holes and notches in studs and plates

Symbol	Description	Limits	
		Notched	Hole
A	Distance between holes and/or notches in stud breadth	Min. 3D	Min. 3D
H	Hole diameter (studs and plates)	Max. 25 mm (wide face only)	Max. 25 mm (wide face only)
C	Notch into stud breadth	Max. 10 mm	Max. 10 mm
E	Notch into stud depth	Max. 20 mm (for diagonal cut in bracing only) ^a	Not permitted ^a
F	Distance between notches in stud depth	Min. 12B	N/A
P	Trenches in plates	3 mm max.	

^a A horizontal line of notches up to 25 mm may be provided for the installation of baths.

Figure 5.5.2.1(A) — Notching of wall studs



UPCOMING EVENTS

Tradie Breakfast

Council is seeking expressions of interest from trade contractors for an upcoming tradie breakfast at Merv Anderson Park in the lead-up to the festive season. This event offers a chance to meet face-to-face with our certifiers and discuss challenges in the construction process—from gaining approvals to design and construction issues.

To register your interest, contact our Development Admin team at 4939 9937 or devadmin@livingstone.qld.gov.au

Training Opportunities

» Follow this link to all MPAQ offered courses: <https://www.mpaq.com.au/training/courses>

» Follow this link for TAFE Queensland Courses: <https://tafeqld.edu.au/courses>



1300 790 919
(including after-hours for emergencies)



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