

POSITION PAPER

Hydrants on Domestic supply

This Position Paper summarises the IPIQ's response to issues in Queensland and is for the information of Local Government Authorities and the plumbing industry. This paper has been produced to encourage consistency across the state of Queensland in plumbing related issues. The intent is for advice and a guidance document only.

Note: QPWC section B1.1 Building supply pipes to water main standard.

Performance requirements

P1 Supply pipes for premises or a premises group must provide an efficient water supply for the premises or premises group.

Deemed-to-satisfy solutions

D1 The design and installation of supply pipes supplying premises or premises group must comply with:

- (a) AS/NZS 3500.1; or
- (b) design requirements for water infrastructure published by the Local Government or water service provider for the area.

In this section:

premises group includes a proposed premises group.

Note:

1. Supply pipes for premises or a premises group are not the property of the water service provider. Water service providers are not responsible for the maintenance of the supply pipes for premises or a premises group downstream from the connection point of the water service provider's water main.

This allows Council to approve a supply pipe to be built to the standard of a water main if they wish, these mains would become the responsibility of the owner to maintain. Any requirement for how mains is installed in larger private developments must be stated in a local government policy.

Definition AS/NZS3500.0

Fire service; A service comprising water pipes, fire hydrants, fire hose reels, fittings, and including water storage or pumping facilities, which is installed solely for firefighting and extinguishing purposes in and around a building or property. Under certain conditions part of a fire sprinkler system may be included.

Services that can be used for other purposes are deemed to be water services.

Water service: That part of the cold-water supply pipework from the water main up to and including the outlet valves at fixtures and appliances.

Definition:

Use of above ground hydrants connected to domestic water supply.

The Context:

Most council's allow hydrants on domestic supply in Class one and townhouses type developments i.e. private gated subdivisions, retirement villages.

The Facts:

There are two types of fire services

1. Special fire services as **prescribed** under the BCA for firefighting and prevention. QFRS check and ensure operation
2. Fire services as mentioned in the State Planning Policy Code. These QFRS don't check.

The issues:

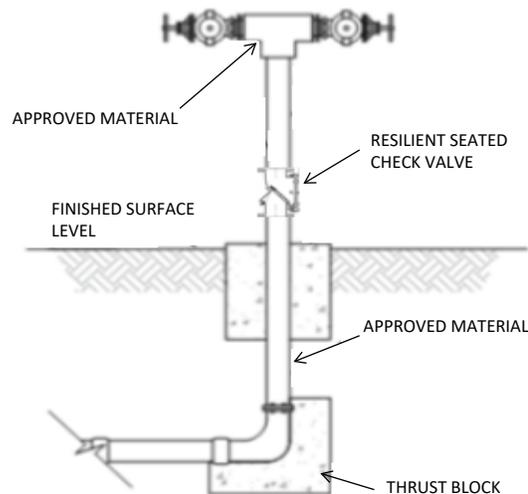
1. Protection of drinking water to prevent contamination.
2. Locating hydrants at time of fire.
3. Consistency within the regulation industry.
4. AS 2419.1 is referenced under the BCA not the PCA but do relate to each other and Certifiers request form 16s from plumbers saying it complies with this standard.
5. AS 2419.1 appendix B state the hydrants private title developments should incorporate DN 100 mm pipework or larger water mains to supply hydrants.
6. AS 2419.1 appendix B states above ground hydrants are preferred for ease of identification and access under fire conditions.
7. Section 3 AS 2419.1 3.2.2.1 states external hydrants shall be above ground.
8. The SPP have inconsistencies stating above or below ground hydrants but the standard should be the go-to document.
9. These hydrants are flush points or a means of water supply if a fire only and are not part of a prescribed fire system.

IPIQ's position:

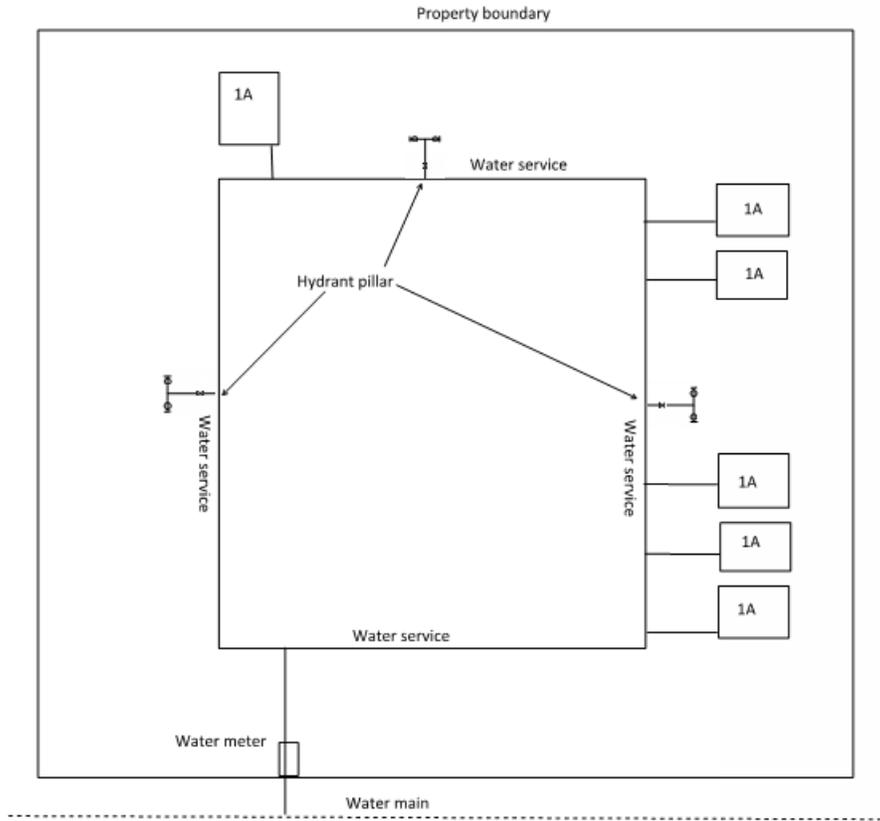
Internal hydrants on private lots should be easily found at time of a use.

The use of above ground hydrants supplied off a water service will be permitted providing;

- They are manufactured from materials that is intended for use in contact with drinking Water (Watermark product); and*
- be fitted with a low hazard backflow preventer on the riser pipe; and*
- no in ground bayonet systems should be used; and*
- double headed or single above ground pillar connection may be used; and*
- there is no additional backflow prevention required to be installed at the water meter as the pipework meets drinking standard requirements.*



Typical example of an external water service hydrant showing check valve location.



Example; multi residential town house or individual dwellings such as retirement living.