

Building and Plumbing Newsflash 585

Plumbing connecting temporary facilities

Purpose

- To clarify the requirements for installing plumbing or drainage when connecting facilities or buildings that are intended to be used on a temporary basis; and
- To ensure compliance with the plumbing legislation regarding the connection of plumbing or drainage to temporary facilities when issuing a plumbing permit.

Background

It is common practice to install temporary plumbing or drainage systems in the following situations:

- construction sites where the temporary system will be removed on project completion; and
- concerts or sporting events and festivals where the temporary facilities will remain onsite and connected to the plumbing and drainage for the duration of the event.

Local government plumbing inspectors have requested guidance on what constitutes a temporary plumbing or drainage system and whether this work is required to be compliant with the relevant plumbing and drainage legislation.

Application

On 1 July 2019, the [Plumbing and Drainage Act 2018](#) (the Act) and the [Plumbing and Drainage Regulation 2019](#) (the Regulation) took effect. Under this legislation there is a requirement for all plumbing and drainage work (plumbing work) to comply with the Regulation. This includes ensuring that for plumbing work that is not considered either notifiable work¹ or minor work², that a plumbing permit³ (permit) is first obtained from local government before work commences. Generally plumbing work associated with temporary buildings and structures require a permit⁴.

If the plumbing work is connecting temporary buildings and structures which are to be used on building sites as workers' amenities and the like and the building and plumbing will be removed on completion of the overall project, the plumbing permit could be issued as either:

1. a permit solely for the plumbing work associated with the temporary building; or
2. as part of a permit that is issued for all the plumbing work on the site including any new plumbing work associated with a new building, as well as the temporary plumbing work.

For other temporary buildings and structures intended to be used for event purposes, a permit will be required.

Local government may condition a plumbing permit to require certain things to occur under the permit such as including a condition which states that on removal of the temporary building or structure, any plumbing or drainage is to be removed with all connection points suitably sealed on completion of the overall project.

¹ The regulation, schedule 1

² See the regulation, schedule 2

³ See the regulation section 4

⁴ See the regulation Part 5

If undertaking plumbing work under a permit, there are certain requirements under the Regulation to ensure that staged inspections are undertaken and that an inspection certificate is issued declaring the subject work is operational and fit for use. This requirement extends to using plumbing work associated with temporary facilities. Offence provisions exist under the Act⁵ for using plumbing or drainage before an inspection certificate is issued stating the work is operational and fit for use.

Requirements

All plumbing work, including temporary plumbing work, must be carried out by a licensed plumbing practitioner and the work also needs to comply with the relevant performance requirements of the Plumbing Code of Australia 2019 (PCA) and Queensland Plumbing and Wastewater Code (QPWC).

Key to these requirements is the need to ensure that any installation is suitable for use whilst safeguarding people from illness or injury.

Cold water supply

- A cold water supply must be connected to a drinking water supply.
- Only WaterMark Certified fixtures, pipes and fittings can be used.
- The pipework must deliver acceptable flow rates as prescribed in the PCA at each outlet.
- The installation must have no cross connections and a hazard assessment be carried out to establish the need for any necessary backflow prevention devices.
- The selected materials are suitable for the proposed installation, e.g. UV exposure, mechanical protection.
- Consideration should be given to limiting any unintentional heating of pipework through exposing the installation to either direct sunlight or indirect heat.
- The use of any plastic pipes or fittings exposed to direct sunlight need to comply with the limitations of AS/NZS 3500.1: 2018 clause 2.4.3.
- All water supply pipes need to be suitably supported or restrained.

Heated water

- Only WaterMark Certified water heaters are to be installed.
- All sanitary fixture outlets need to deliver heated water at a temperature described in PCA Part 2.5 using an approved temperature control device prescribed in PCA Part B2.6.
- A temperature and pressure relief valve must discharge to a point which is readily discernible, and which does not incur any risk to the building or to persons.

Sanitary plumbing or drainage

- Only WaterMark Certified fixtures, pipes and fittings can be used.
- Any sanitary plumbing must connect to a sanitary drainage system.
- Any sanitary drainage system discharging waste or water from a toilet or other soil fixture must discharge to an approved sewerage system or onsite facility⁶.
- The pipework must be joined using normal approved jointing methods, for example any PVC-U pipes and fittings must be joined using primer and solvent cement.
- All sanitary plumbing or drainage pipes need to be suitably supported or restrained.

⁵ The Act, section 69

⁶ See the Act, section 74

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Building Policy
Department of Energy and Public Works
Email: BLP@hpw.qld.gov.au

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