



Drainage plumbing diagrams: Submissions and requests

1. Background

Commonly called an as constructed diagram or flimsy, a drainage plumbing diagram is a diagrammatic representation of a property's drainage plumbing work.

Drainage plumbing diagrams are regularly used by homeowners, licensed plumbing contractors and others to determine the layout of drainage plumbing on a property. Knowing the layout of drainage plumbing can assist in:

- Identifying where additional connections to existing drainage plumbing may be made;
- ensuring that new buildings or extensions do not interfere with existing drainage plumbing;
- ensuring that any excavation works do not disturb the drainage plumbing;
- to assist in the repair of drainage pipework; and
- when clearing blocked drains.

2. Submitting drainage plumbing diagrams

Licensed plumbing contractors are required to submit a drainage plumbing diagram when they are the responsible person for drainage plumbing work that involves the installation, alteration or extension of drainage plumbing.

The drainage plumbing diagram should be submitted with the related certificate of compliance, which is required to be provided to the Plumbers Licensing Board (the Board) within 5 working days after the day on which the work is completed.

Where a drainage plumbing diagram is not lodged, the Board may request that the licensed plumbing contractor provide the drainage plumbing diagram.

It is a requirement that the licensed plumbing contractor provide a copy of the certificate of compliance to the property owner. It is considered good practice to also provide a copy of the drainage plumbing diagram to the owner at this time. Licensed plumbing contractors may also retain a copy for their own records.

3. Information to be included on drainage plumbing diagrams

There are minimum requirements that apply to drainage plumbing diagrams. These requirements relate to the use of abbreviations, datum points, orientation and mandatory information fields.

3.1. Abbreviations

When completing drainage plumbing diagrams, licensed plumbing contractors should choose abbreviations that are commonly understood by the industry. The Board has developed a list of abbreviations that should be used when referring to certain features of the drainage plumbing.

Name	Abbreviation
Aerobic treatment unit	ATU
Basin	B
Bath	Bath
Boundary trap	BT
Clean out	CO
Disconnecter Gully	DG
Floor waste gully	FWG
Inspection opening	IO
Inspection shaft rising shaft	ISRS
Inspection shaft square on back	ISSOB
Overflow Relief Gully	ORG
Raised inspection opening	RIO
Reflux valve	RV
Pump discharge line	PDL
Rising shaft	RS
Sanitary stack	SS
Septic tank	ST
Shower	Shr
Sink	S
Sink (pot or utility)	PS
Trough (ablution)	Tr.(A)
Trough (laundry)	Tr.(L)
Urinal	Ur.
Vent pipe	VP
Vacuum sewer	VS
Water closet pan	WC
Wet well	WW

Table 1: Approved abbreviations

3.2. Main drain depth (cover)

The inspection shaft rising shaft (ISRS) or the inspection shaft square on back (ISSOB) is the inspection shaft for the main drain before the connection to a main sewer. The depth (or cover) indicates the depth of the main drain at that point. The depth should be recorded next to the inspection shaft location (e.g. ISRS depth 1.5m) as per the example at **Attachment A**.

3.3. Datum points

Datum points are fixed starting points used to locate inspection openings and other features on a drainage plumbing diagram. As the starting point, datum points should be indicated as 0-0. Measurements from datum points to inspection openings and other features should be referred to as the distance in metres (to at least two decimal places) away from that datum point.

Where possible, points on the property boundary should be used for datum points. Where this is not practicable (e.g. the drainage plumbing work is a significant distance from the property boundary), buildings may be used.

To provide for accurate reading, each drainage plumbing diagram needs to include at least 2 datum points. See **Attachment A** for an example of the use of datum points and the direction of measurements.

3.4. Direction

Drainage plumbing diagrams shall include an indication of the north direction in relation to the property.

3.5. General information

Particular details relating to drainage plumbing work and associated information should be included on the drainage plumbing diagram in order to ensure they are suitable for future use. This information includes:

- a) The property address.
- b) The certificate of compliance number for the completed drainage plumbing.
- c) The name and PL number of the licensed plumbing contractor responsible for the drainage plumbing.
- d) The name of the water services provider where the drainage plumbing is connected to a sewer.
- e) The name of the local government authority where the drainage plumbing is connected to an apparatus for the treatment of sewerage (e.g. septic tank).
- f) A signed and dated statement certifying that the plan accurately shows the layout and dimensions of the drainage plumbing installed by or under the general direction and control of the licensed plumbing contractor.

To assist licensed plumbing contractors in meeting these requirements a template incorporating these fields plus space for drawing the drainage plumbing diagram has been developed. This template is available at www.commerce.wa.gov.au/dpd.

3.6. Other requirements

It is a general requirement that drainage plumbing diagrams be provided in a manner that is fit for purpose, therefore, to assist in the identification of the layout of drainage plumbing in the future. To achieve this, drainage plumbing diagrams must be:

- legible;
- complete;
- accurate; and
- where possible, in proportion.

Where possible, drainage diagrams should either be provided as a one-sided A3 or A4 document on white paper using a black ink or ball point pen. Where it is necessary to provide a drainage diagram in a different format to the above, including electronically the licensed plumbing contractor should contact the Board on 6251 1377 to discuss options.

4. Replacement drainage plumbing diagrams

Where a drainage plumbing diagram does not meet the minimum specifications above, the licensed plumbing contractor may be requested to provide an alternative drainage plumbing diagram.

5. Requesting a drainage plumbing diagram

A web page has been developed to enable anyone who needs to determine the layout of drainage plumbing to obtain drainage plumbing diagrams. This portal is available at www.commerce.wa.gov.au/dpd.

If anyone has any issues with internet access, they may contact the Building Commission on 1300 489 099.

6. Further information

For further information on submitting or requesting drainage plumbing diagrams, please contact the Building Commission on dpd@commerce.wa.gov.au or on 1300 489 099.

