

# PLUMBING AND DRAINAGE

## Frequently asked questions

### WHAT WORKS REQUIRE COUNCIL APPROVAL?

All plumbing work in Queensland is regulated by state government legislative requirements and is categorised as:

- » permit work
- » notifiable work
- » minor work
- » unregulated work.

Only permit work is approved by Council.

### WORK TYPES

#### Permit work

Permit work is defined by exclusion. Any plumbing and drainage work that is not defined as minor work, notifiable work or unregulated work, is therefore permit work. These works are defined in the *Plumbing and Drainage Regulation 2019*. You must be a licensed person to perform permit work and ensure you only perform the permit work covered by your licence (for example, a licensed drainer can perform permit drainage work).

All permit work must be assessed by Council for compliance with the technical standards for plumbing and drainage. Before commencing permit work, you must obtain a permit for the proposed work.

Council is required to assess the permit work at particular stages. It is the licensed person's responsibility to arrange these mandatory inspections. Any licensed person who performs plumbing and drainage work must ensure it is compliant with the *Plumbing and Drainage Act 2018*.

Council will issue an inspection certificate when the permit work has been satisfactorily completed.

#### Notifiable work

On completion of the work, a Form 4 (Notifiable work) is required to be submitted to the Queensland Building and Construction Commission (QBCC) within 10 business days of completing the work. More information is available from the Department of Housing and Public Works website. Council may audit the work for compliance with the technical standards.

#### Minor work

Minor work must be performed by a licensed person but does not require notification to Council or the QBCC.

#### Unregulated work

Unregulated work is plumbing and drainage work that does not require Council approval or notification. No licence is required to perform this work.

A list of unregulated work (work that can be done by an unlicensed person) is available from the QBCC website.

### DRAINAGE PLANS

Where the permit work includes more than three meters of below ground drainage or six meters of above ground sanitary drainage, a drainage plan is also required with the application.

**Note:** A drainage plan is not required to be submitted with Fast Track domestic applications).

For more information on drainage plan requirements, including for on-site sewerage facilities, see the [As constructed drainage plan information sheet](#).

On-site sewerage facilities have special requirements, which are detailed in the [On-site sewerage treatment and grey water information sheet](#) and guidelines.

### DOES COUNCIL PREPARE DRAINAGE PLANS?

No, Council does not prepare drainage plans or on-site sewerage facilities designs.

### WHAT ARE THE DIFFERENT TYPES OF INSPECTIONS?

All permit plumbing and drainage works that will be below ground, behind walls, etc., requires testing and inspection before it is covered. Typical inspections include:

- » under slab
- » drainage (sanitary house drain)
- » stack/elevated pipework (sanitary plumbing)
- » water services (rough in)
- » bath test or shower test
- » final plumbing and drainage inspection.

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### BOOKING AN INSPECTION

Only the responsible person (plumber or drainer) can book inspections. Contact the Assets and Hydraulics Unit on (07) 4417 5299 to book an inspection.

Inspection hours:

- » Mainland – 7:30 am – 4 pm, Monday to Friday
- » Magnetic Island – 8 am – 1 pm Wednesday and Friday.

You will need the following information when booking the inspection:

- » the plumbing/drainage permit number
- » property description details relating to the property where the inspection is required
- » what type of inspection(s) are requested
- » the responsible person's name (plumber or drainer) and contact details.

### HOW FAR AHEAD DO I NEED TO BOOK AN INSPECTION?

Generally, inspections are booked out one business day in advance. Bookings by phone can only be accepted up to 11 am the day prior to the inspection date.

### LOGGING YOUR APPLICATION

Applications to Council for most permit plumbing and drainage work use the Queensland state government *Plumbing and Drainage Act 2018* forms, found on the Department of Housing and Public Works website:

- » Form 1 – Permit work application for plumbing, drainage and on-site sewerage work
- » Form 7 – Notification of Responsible Person.

Applications can be lodged in any of the following ways:

**Online:** [Townsville Online Lodgement System \(TOLS\)](#) on Council's website

**Email:** [developmentassessment@townsville.qld.gov.au](mailto:developmentassessment@townsville.qld.gov.au)

**Post:** PO Box 1268, Townsville City 4810

**Visit:** Customer Service Centres are located at:

- » 103 Walker Street, Townsville City
- » 86 Thuringowa Drive, Thuringowa Central (CityLibraries Thuringowa)

### FEES

For applicable fees, refer to the [Schedule of Fees and Charges](#) (Planning) on Council's website.

Payment of fees may be made on account or over the phone (by credit card) once the application has been lodged and entered into our system. Telephone (07) 4417 5325 to pay a plumbing and drainage related fee.

### CANCELLING A PERMIT

Should you wish to withdraw a plumbing and drainage application lodged with Council, an administration fee is payable on the refund of fees. To cancel a permit and receive a refund of any outstanding fees, you need to make the request in writing to the Coordinator of the Assets and Hydraulics Unit.

### MORE INFORMATION

For further information, please contact the Assets and Hydraulics Unit on (07) 4417 5299 or email [TCCHydraulics@townsville.qld.gov.au](mailto:TCCHydraulics@townsville.qld.gov.au).

Unit office hours are 7:30 am – 4:30 pm, Monday to Friday.