

Mandatory notification of drainage works

Purpose

This building note clarifies the current requirements for drainage work that requires notification to the Director of Building Control and outlines the process for the mandatory notification inside declared building control areas.

Mandatory requirements

Regulation 16 of the *Building Regulations 1993* requires that the plumber or drainer carrying out drainage work **must** notify the Director of Building Control (the Director) of the completion of drainage works prior to covering up the works and stop carrying out those works if directed to do so by the Director.

The requirement to notify relates to **all** drainage work carried out for any class of building within building control areas whether the work is associated with a building permit or plumbing and drainage permit.

Building control areas include the following locations:

Darwin (including Palmerston, Wagait Beach, and most rural areas)	Alice Springs (including Brewer Estate)	Katherine (including Katherine Gorge)
Adelaide River	Batchelor	Borrooloola
Jabiru	Lake Bennett	Namarada (Dundee Beach area)
Tennant Creek	Mataranka	Elliot
Pine Creek	Timber Creek	Larrimah
Kings Canyon	Yulara	Ti Tree

Drainage work

The types of work considered to be drainage work for the purpose of notification include, but are not limited to the following:

- Underslab drainage for a new building
- Replacement of a sanitary drain to the sewer connection
- Installation of a new sanitary drain connecting to an existing sanitary drain
- Replacement of an effluent disposal drain or absorption trenches connected to an existing septic tank

- Installation of a new or replacement septic tank or wastewater treatment plant
- Relocation of fixtures in a bathroom renovation resulting in the installation of new drains
- Installation of new fixtures such as a new laundry trough where there was not one installed previously
- "Like for like" replacement of drains or wastewater treatment systems

Work not considered drainage work for the purpose of notification includes the repair of a small section of broken drain.

Audit of work

The *Building Act 1993* gives the Director audit functions and powers related to all categories of building practitioners (including plumbers and drainers) and classes of buildings.

Audits help to ensure that building practitioners comply with the *Building Act and Regulations 1993*, including the Plumbing Code of Australia and the NT Code of Practice for Wastewater Management.

A delegate of the Director may attend a site where drainage works are being carried out and audit the work of the plumber or drainer carrying out the work.

How to notify the Director

You can notify the Director of drainage works by any of the following ways:

- Phone: 08 8999 8985;
- Email: bas@nt.gov.au; or
- Online through the Building Approvals Online (BAO) system.

Building Approvals Online (BAO) is an internet-based system which enables certifying plumbers and drainers to lodge drainage notifications electronically with Building Advisory Services through a dedicated online portal. Use of the system is free.

Note: the drainage work must remain uncovered until the Director of Building Control or delegate attends the site and indicates that the work can continue or the time of the notification has passed.

Further information

For further information, please contact BAS on 08 8999 8985 or visit our website at www.nt.gov.au/building

You can check online to find out if a property is located inside a building control area:

<https://nt.gov.au/property/building/build-in-a-controlled-area/building-control-areas/requirements-in-building-control-areas>



Mark Meldrum
Director of Building Control

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