

BUILDING NOTE

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INSTALLATION OF OVERFLOW RELIEF GULLIES (ORGs)

The purpose of this building note is to raise awareness with all Building Practitioners of the requirements in relation to the installation of Overflow Relief Gullies (ORGs) and issues that arise as a consequence of modification to the area surrounding ORGs.

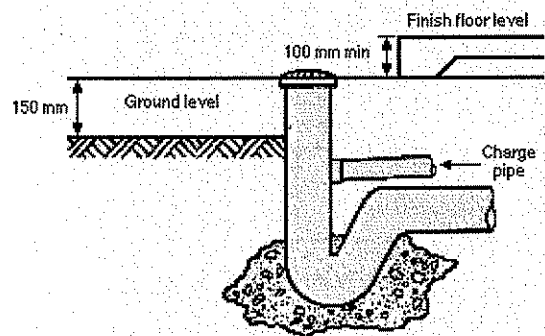
The Northern Territory *Building Act* requires that all ORG installations comply with AS/NZ3500 'The Plumbing Code', and Building Regulations (Schedule 5).

Issues arise when the area surrounding a properly installed ORG is raised through paving, concreting or landscaping and the ORG is either:

- raised to finish level with the new surface potentially resulting in the top of the ORG being raised to within 100 mm of the lowest fixture; or
- is left below the raised surface allowing the ingress of surface water, and impeding the free passage of overflow.

In both cases the ORG installation no longer complies with the *Building Act* and Regulations which requires that all ORG installations shall:-

- maintain a minimum height of 100 mm between the top of the ORG and the lowest fixture connected to the drain (floor waste); and
- maintain a minimum height of 150 mm between the top of the ORG and the surrounding natural ground level, except where the ORG is located in a path, paved area or veranda slab where it shall be finished at a level so as to prevent the ponding and ingress of water.



This matter is brought to your attention so you may take measures either at the design and construction stage, or through advice to property owners when discussing future landscaping, paving or concreting options, that the completed works must at all times comply with the required standards.

FABIO FINOCCHIARO
Director, Building Control

28 November 2007.

