

Industry Bulletin 163

Requirements for the installation of property sewer connections (in and ups) when a junction is cut-in on an existing main sewer

This industry bulletin is to inform the WA plumbing industry of changes to the considered point of demarcation between drainage plumbing and main sewers when a sewer junction is cut-in to an existing main sewer and a property sewer connection point is provided.

Background

When a new sewer junction is required to be cut into an existing main sewer and a property sewer connection is to be installed, licensed plumbing contractors (LPC) liaise with the water services provider (mainly the Water Corporation) through a sewer junction application. Prior to commencing any work on site within the vicinity of the main sewer, the contractor gains all necessary approvals from the water services provider. The standard procedure requires the contractor to excavate and expose the main sewer, making sure the excavation is safe prior to the water services provider cutting in the new junction.

The property sewer connection (in and up pipework) is installed by the LPC. The required documentation, including the 'as constructed' details of the property sewer connection is then submitted directly to the water services provider. Until recently no certification to the Plumbers Licensing Board (the Board) under the Plumbers Licensing and Plumbing Standards Regulations 2000 (the Regulations) has been required.

Plumbers Licensing Board requirements

Recent consultation between the Water Corporation and the Board has clarified that drainage plumbing work under the Regulations includes the property sewer connection all the way to the junction on the main sewer. It is now clear that the installation of property sewer connections fall under the Regulations, and that such installations must be carried out by or under the general direction and control of an LPC and certified with the Board.

The installation of property sewer connections is major drainage plumbing work and the certification requirements include submission to the Board of a notice of intention, notification of drainage work completed, certificate of compliance and a drainage plumbing diagram (DPD). The Board provides a DPD guidance note which includes the diagram requirements for a property sewer connection, see below link:

[Drainage plumbing diagrams guidance note](#)

The Board will enforce these requirements from 1 July 2024.

Water Corporation requirements

In addition to the requirements above, licensed plumbing contractors must submit to the water services provider a sewer junction details form that shows:

1. the junction distance from the downstream access chamber or maintenance shaft.
2. Provide a brought IN measurement from the centre line of the main sewer to the connection point within the property.
3. Provide a brought UP measurement from the invert of the main sewer to the connection point within the property.

Licensed plumbing contractors are reminded that water services providers require the property sewer connection to be brought into the property a minimum of 0.5 metres from the boundary and brought up to within 1m of the finished surface level.

Examples of property sewer connections and the demarcation point between regulated drainage plumbing work and water service provider's main sewers.

Diagram 1 – Property sewer connection in and up where main sewer is outside the boundary

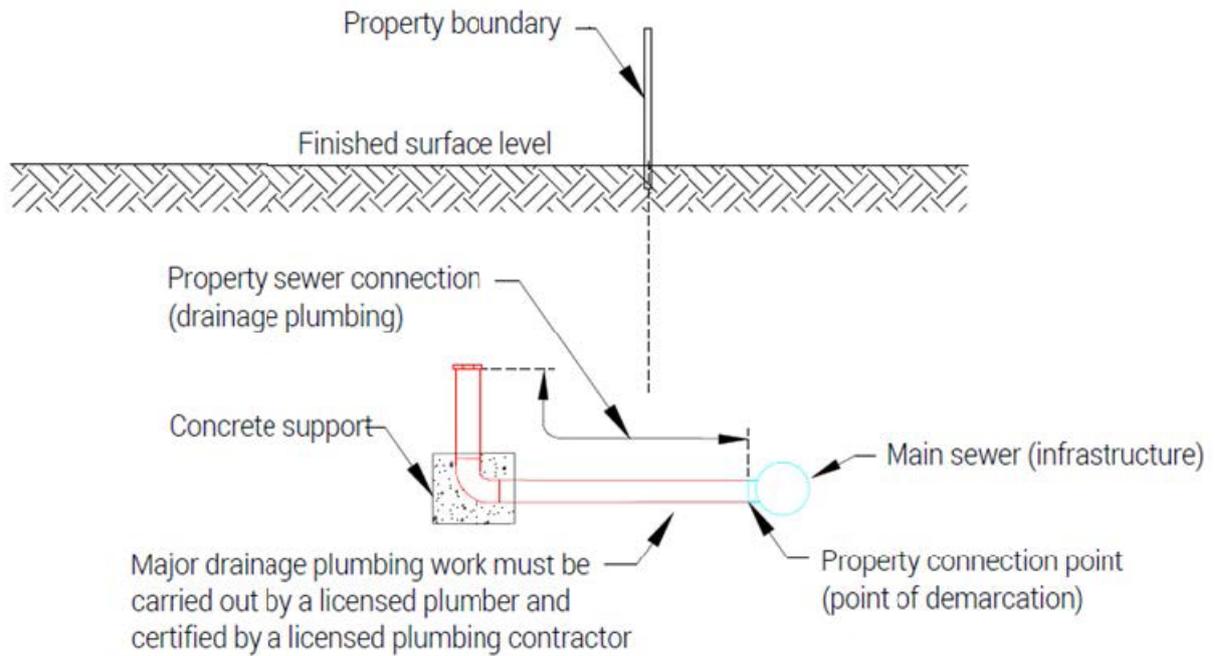
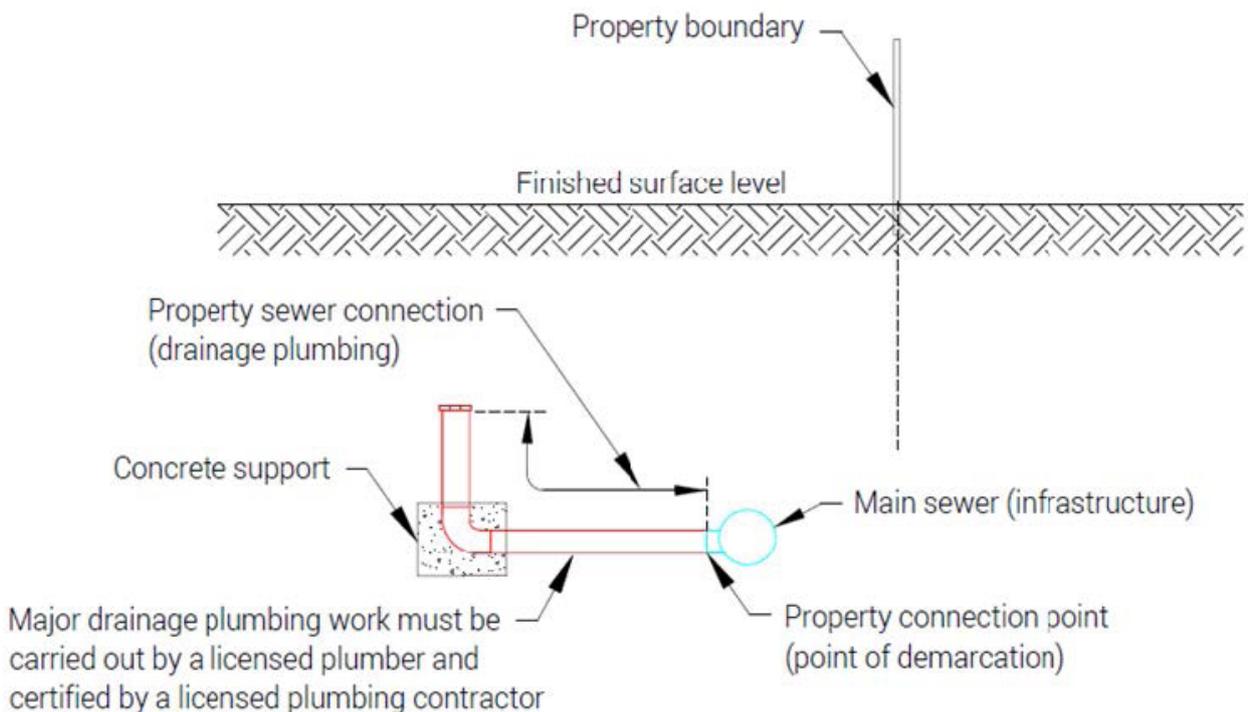


Diagram 2 – Property connection brought up when the main sewer is inside the boundary



Notes

1. LPCs are reminded that the Water Corporation is not the only water services provider in WA, for example City of Kalgoorlie Boulder.
2. Licensed plumbers, whether tradespersons or contractors do not require the PVC-U pipe laying accreditation to carry out drainage plumbing work.
3. Further information for land development, sewer junctions and works that are close to or on Water Corporation assets can be found on the links below:
 - [Water Corporation – Sewer junctions](#)
 - [Water Corporation – Working near assets](#)

Disclaimer – The information contained in this fact sheet is provided as general information and a guide only. It should not be relied upon as legal advice or as an accurate statement of the relevant legislation provisions. If you are uncertain as to your legal obligations, you should obtain independent legal advice.

Building and Energy

Department of Energy, Mines, Industry Regulation and Safety

1300 489 099

8.30am – 4.30pm

Level 1 Mason Bird Building
303 Sevenoaks Street (entrance Grose Avenue)
Cannington Western Australia 6107

M: **Locked Bag 100, East Perth WA 6892**

W: www.demirs.wa.gov.au/building-and-energy

E: be.info@dmirs.wa.gov.au

Regional Offices

Goldfields/Esperance	(08) 9021 9494
Great Southern	(08) 9842 8366
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Mid-West	(08) 9920 9800
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