

Issue: Protection of fixtures where overflow relief gully height requirements cannot be met

To: Licensees / Contractors / the Plumbing and Drainage Industry

From: PIAS, Better Regulation Division, Parramatta

Date: May 2021

Scope: Applies to all metropolitan and regional areas in New South Wales.

Issue:

As designers seek to minimise the height differential between internal and external living areas, New South Wales Fair Trading has noticed a significant increase in the number of installations being carried out where overflow relief gully height requirements as detailed in AS/NZS 3500 part 2 clause 4.6.6.6. are not achieved.

The following advisory note has been prepared to assist industry to comply with current regulations.

Detail:

4.6.6.6 Height of overflow point below lowest fixture

A minimum height of 150 mm shall be maintained between the top of the overflow gully riser and the lowest fixture connected to the drain.

This height shall be measured vertically from the overflow level of the gully riser, or from the invert level of the overflow pipe, to the appropriate point given in Table 4.6.6.6.

If the above vertical separation as set out in AS/NZS3500 part 2 clause 4.6.6.6 cannot be achieved a reflux valve shall be fitted as detailed in AS/NZS3500 part 2 clause 4.5.2. (see below)

4.5.2 Installation

A reflux valve shall be installed where—

- (a) the minimum height of the overflow relief gully and the lowest fixture specified in Clause 4.6.6.6 cannot be achieved;

However, consideration must be made to the requirements of the Plumbing Code of Australia N.S.W. variation C2.2 C (see below), if drainage is installed to more than one level, to ensure any connection of a drain with the discharge from a stack is made downstream of the reflux valve.

NSW C2.2-(C) After clause 4.5.2(b) insert (c) as follows:

- (c) Soil and waste stacks shall not discharge through a reflux valve except where a reflux valve is installed at the connection to the sewer required with surcharging sewers.

Installation of a reflux valve at the point of connection as required with AS3500.2 clause 4.5.3 surcharging sewers¹ does not negate the requirement of Clause 4.6.6.6. An additional reflux valve would be required where the minimum height of the overflow relief gully and the lowest fixture cannot be achieved.

¹ Sewer surcharge conditions should be obtained from the relevant Network Utility Operator.

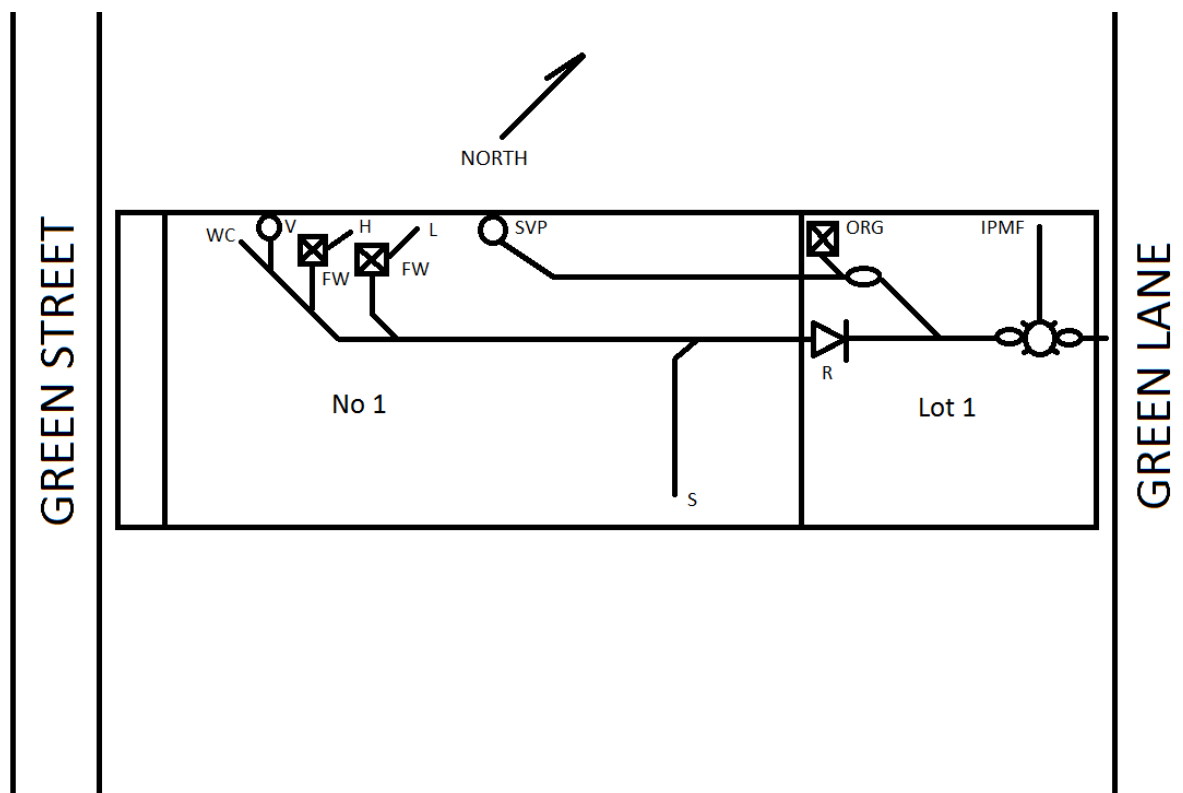
Further to the above many drainers are unaware that a reflux valve is defined in AS/NZS3500 part 2 clause 4.7.3. (see below) as a type of inspection opening so if the reflux valve is fitted to the main drain it also fulfils the requirements of AS/NZS3500 part 2 clause 4.7.4.

4.7.3 Types

Inspection openings may be of the following forms:

- (a) Inspection branches or square junctions.
- (b) Inspection chambers in accordance with Clause 4.8.
- (c) Reflux valves.

Typical installation (example)



Reference:

- 1) Plumbing Code of Australia 2019
- 2) Australian Standard 3500.2:2018
- 3) Australian Standard 3500.0:2003

Contact:

This advisory note has been approved for issue by the PIAS Technical Review Committee. Information contained within this document is current as at May 2021 and refers to codes and standards current at the time of writing. NSW Fair Trading disclaims any liability (including for negligence) to any person in respect of anything done, or not done, by that person in whole or partial reliance on any of the information in this advisory note.