

Building and Plumbing Newsflash 523

Best practice guide for installation of floor waste gullies

Purpose

To provide best practice guidance to plumbing licensees on the preferred installation method for floor waste gullies to prevent odours and smells occurring.

The impact of installing the floor waste at grade could mean that waste may enter the gully when the drain is under load. This has been exacerbated recently by the installation of water saving devices which no longer flush the floor waste gullies and could result in residents experiencing odour problems from the floor waste.

Best practice installation of floor waste gullies

Building Codes Queensland (BCQ), in consultation with local government plumbing inspectors, recommend that plumbers and drainers use best practice installation techniques for floor waste gullies as outlined in the information and attached diagram below. This will ensure the height of the gully's weir is 100 millimetres higher than the graded discharge pipe connecting the gully to the drain, avoiding odour problems from occurring.

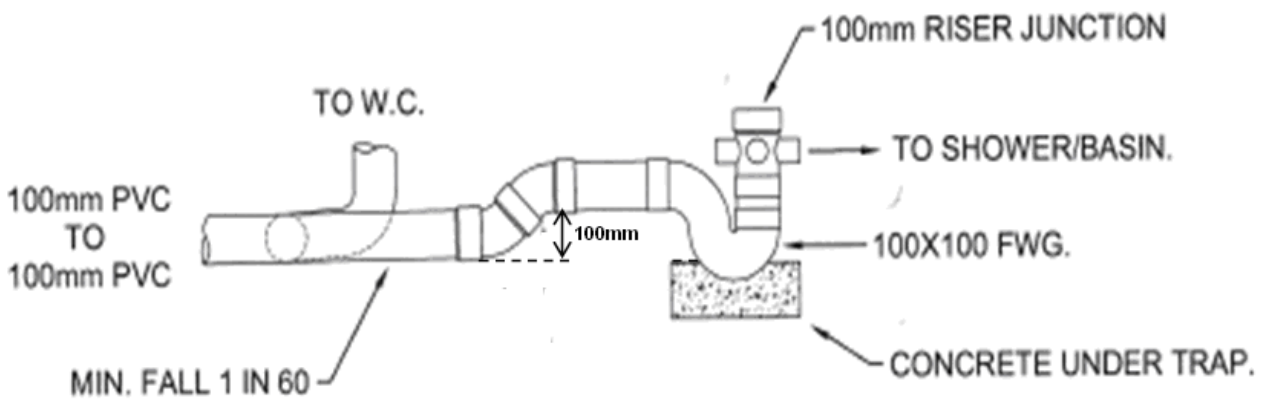
The recommended method of installation is not currently a requirement of Australian Standard AS3500. However, to avoid consumer dissatisfaction, it is recommended this method of installation be adopted. BCQ is considering options to legislate this installation method as a requirement in Queensland.

The best practice installation of floor waste gullies mean that they shall:

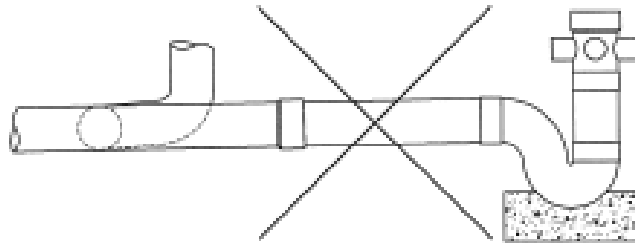
- be of the self-cleansing type
- have the top of the gully riser provided with a grating to relieve surcharge, and
- where installed below ground—
 - be supported on a concrete footing of a thickness not less than 100 millimetres, with a width not less than 100 millimetres beyond the sides of the gully and extending upwards to not less than 100 millimetres above the base of the gully, and
 - have the top of the gully riser protected from damage at finished surface level by means of a concrete surround or other authorised product, and
 - have the weir of the gully 100 millimetres above the invert of the drain (internal floor waste gullies).

Diagrams showing the correct method of installation are provided on the following page.

Correct method of installation



NOTE: THIS 'STRAIGHT' CONFIGURATION NOT ACCEPTABLE.



Contact for more information

Building Codes Queensland
 Department of Housing and Public Works
 telephone +61 7 3239 6369
buildingcodes@qld.gov.au

If you have not received this Building and Plumbing Newsflash directly from 'Enquiries (BCQ)', you can subscribe via buildingcodes@qld.gov.au

DISCLAIMER: The information contained in this Newsflash is provided by the State of Queensland in good faith. The material is general in nature and before relying on the material in any important matter, users should carefully evaluate its accuracy, currency, completeness and relevance for their purpose. It is not intended as a substitute for consulting the relevant legislation or for obtaining appropriate professional advice relevant to your particular circumstances. The State of Queensland cannot accept responsibility or liability for any loss, damage, cost or expense you might incur as a result of the use of or reliance on information contained in this Newsflash. It is not intended to be, and should not be relied upon as the ultimate and/or complete source of information.