

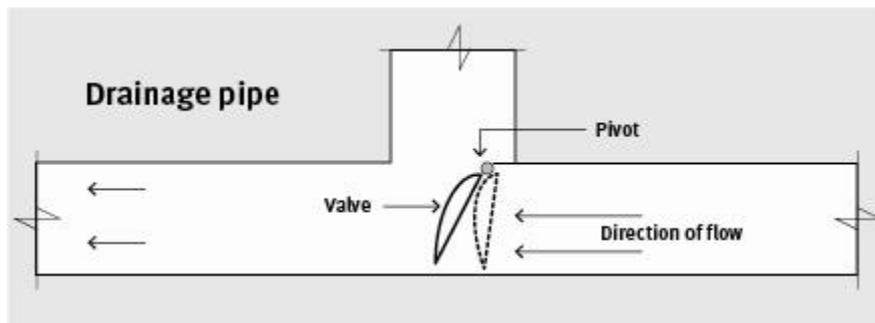
Guidance for homeowners

Installation of sewerage reflux valves on flood affected properties

During the Queensland floods in 2010-11, some properties that were not inundated with flood water experienced spillage from sewer mains. This was a result of overflow relief gullies failing to provide adequate protection against the infiltration of sewerage during the flood event. This also occurred on properties that were flooded.

Properties located in flood hazard areas that are subject to the Queensland Development Code Mandatory Part 3.5 – Construction of buildings in flood hazard areas (QDC MP 3.5) must have a reflux valve installed between the building and the connection point to prevent sewerage surcharge from sewers. For on-site treatment plants the valve must be fitted between the connection point of the plant and the building.

A reflux valve is designed to prevent the water and sewerage from flowing back into the private property drain when the sewer main or on-site treatment plant becomes inundated during a flood event. A reflux valve is depicted in the diagram below.



The installation and maintenance of reflux valves must be undertaken by a licensed drainer.

Inspections and maintenance

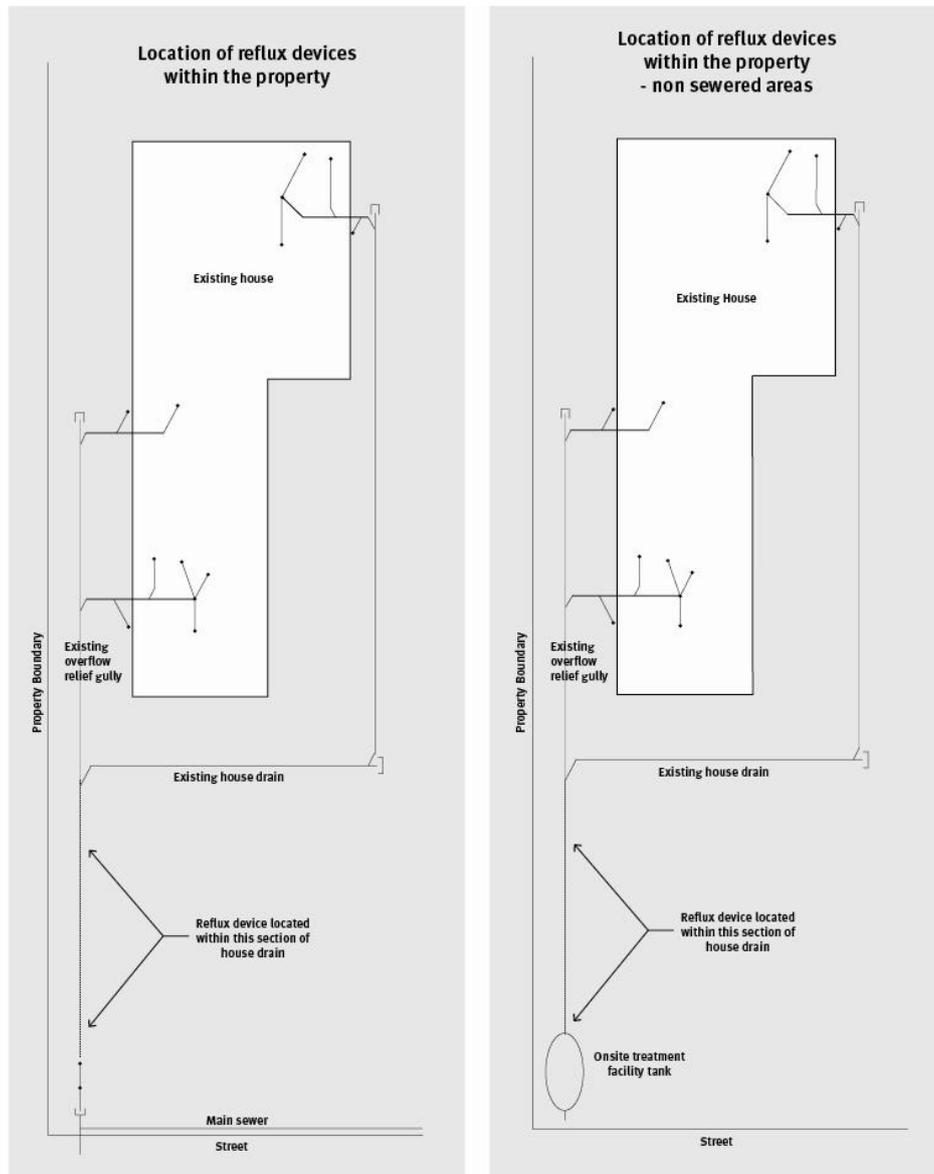
It is recommended that reflux valves be inspected annually as part of the general maintenance requirements for a property. Within some gravity type sewers, solid waste matter may become trapped under the flap, keeping the flap in the open position and rendering the valve ineffective. The home owner will be responsible for ensuring that a licensed drainer is engaged to undertake maintenance of the valve should it be deemed necessary. Using drain rods or an electric drain 'eel' can damage a reflux valve and render it inoperable.

Only a licensed drainer may perform maintenance work on a reflux valve. Home owners should check the licence details of persons before allowing maintenance work to begin.

To check a person's licence details, please contact the Queensland Building and Construction Commission on 139 333 (free-call) or email plumbers@qbcc.qld.gov.au

Location

Reflux valves must be located wholly within the property and be accessible for maintenance. Depending on the reflux valve installed and the depth of the house drain, this may require either an access chamber or an inspection shaft to the finished surface level. The lid on the access chamber or inspection shaft should be clearly marked 'reflux valve'. A licensed drainer will be able to determine the appropriate installation method.



More information

For more information on installing sewerage reflux valves, refer to the Department of Housing and Public Works' website:

www.hpw.qld.gov.au/aboutus/ReportsPublications/Guidelines/Pages/QueenslandDevelopmentCodeGuidelines.aspx