

Commercial Inspection Checklist – Final - Plumbing

Address: _____ Building Consent No.: _____

Tradesperson: _____ Tradesperson: _____

Reg.No.: _____ Contact Details: _____ Reg. No.: _____ Contact Details: _____

Date: _____ Time: _____

Weather Conditions: wet / fine Staged/Partial Inspection: _____ of _____

| Item to be inspected for compliance: with the Building Act 2004, NZBC & Approved Documents G12, G13 & AS/NZS 3500.2.2:2003 | Outcome ¹ | | | Details of Inspection & Comments: Comments must be made for: 1. Non-complying Items 2. Items/work deviates from approved documents 3. Detail alternative solution & how compliance achieved |
|-------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Pass | N/A | Fail | |
| Special PPE required for this site? | Yes / No | | | Specify: safety footwear / eye protection / dust mask high visibility jacket / hard hat Other: |
| Application for Code Compliance Certificate received? | Yes / No | | | |
| Conditions of consent/site instructions read? | Yes | No | N/A | Yes/No |
| Conditions of consent actioned | Yes | No | N/A | |
| All required inspection sheets passed | Yes | No | N/A | |
| Approved plans & specifications sighted? ² | Yes | No | N/A | Yes/No |
| Electrical Certificate of Compliance provided? | Yes | No | N/A | |
| Gas Certificate of Compliance provided? | Yes | No | N/A | |
| Smoke Alarms installed? | Yes | No | N/A | |
| Work completed as per approved plans | Yes | No | N/A | |
| Waste water system inspected? ³ | Yes | No | N/A | |
| No. of WC Pans | Yes | No | N/A | No: |
| Drainage⁴ | Yes | No | N/A | |
| Asbuilt drainage plans received? | Yes | No | N/A | |
| Finished height of gully dish ⁵ | Yes | No | N/A | Unpaved 100mm Paved 25mm |
| Terminal vent installed ⁶ & flashed | Yes | No | N/A | Size ⁷ : mm |
| Vent cowl fitted | Yes | No | N/A | |
| Discharge pipes to gullies⁸ | Yes | No | N/A | |
| Sealed against gully dish | Yes | No | N/A | |
| Sealed through foundation | Yes | No | N/A | |
| Lids fitted to gully dish | Yes | No | N/A | |
| Pipes discharge under gully grating | Yes | No | N/A | |
| Manholes / Inspection Chambers | Yes | No | N/A | |
| Steps installed (over 1.2 metres deep) | Yes | No | N/A | |
| All joints sealed | Yes | No | N/A | |
| Channel and haunching complete | Yes | No | N/A | |
| Grease Trap | Yes | No | N/A | |
| Size as per Building Consent | Yes | No | N/A | |
| Inspection points to surface | Yes | No | N/A | |
| Vent Pipe | Yes | No | N/A | |
| Oil Interceptor Trap | Yes | No | N/A | |
| Connection to Sewer | Yes | No | N/A | |
| Diversion Valve to Stormwater | Yes | No | N/A | |
| Covered Roof | Yes | No | N/A | |
| Graded concrete slab to Sump Outlet | Yes | No | N/A | |
| Dental Trade Waste | Yes | No | N/A | |
| Dilution Traps | Yes | No | N/A | |
| Amalgam Trap | Yes | No | N/A | |

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| | Pass | N/A | Fail | |
| Stormwater | | | | |
| Guttering fitted | | | | |
| Downpipes fitted and fixed to walls | | | | |
| Diffusers/spreaders (downpipes to roofs) | | | | |
| Overflows to internal gutters | | | | |
| Butynol correctly laid & glued | | | | |
| Surface drains/sumps (yards & drives) | | | | |
| Site water run off (sloping sites) | | | | |
| Watertank overflow piped away | | | | |
| Manholes / Inspection Chambers | | | | |
| Steps installed (over 1.2 metres deep) | | | | |
| All joints sealed | | | | |
| Channel and haunching complete | | | | |
| Backflow Prevention | | | | |
| Type of Backflow: RPZ Valve (High Hazard) | | | | |
| Testable Double Check Valve (Medium Hazard) | | | | |
| Vacuum Break (Low Hazard) | | | | |
| Isolating Valves | | | | |
| Line Strainer | | | | |
| Test Report by IQP | | | | |
| Fire Collars | | | | |
| Wall | | | | |
| Floor | | | | |
| Ceiling | | | | |
| HWC⁹ | | | | Type: open vented / valve vented / instantaneous |
| Valves¹⁰ | | | | |
| Open Vented Cylinder | | | | |
| Isolating (3 in 1) valve ¹¹ | | | | |
| Pressure reducing valve ¹² | | | | |
| Drain valve ¹³ | | | | |
| Tempering valve ¹⁴ | | | | Temperature: °C |
| Cylinder restraints ¹⁵ | | | | |
| HW Cylinder o/flow identified | | | | Low Pressure systems/wet backs |
| HW cylinder overflow through roof insulated? | | | | |
| Valve Vented Cylinder | | | | |
| Isolating (3 in 1) valve ¹⁶ | | | | |
| Cold water expansion valve ¹⁷ | | | | |
| Pressure limiting valve ¹⁸ | | | | |
| Drain valve ¹⁹ | | | | |
| Temperature & pressure relief valve ²⁰ | | | | |
| Air gap to drain ²¹ | | | | |
| Tempering valve ²² | | | | Temperature: °C |
| Cylinder restraints ²³ | | | | |
| Tempered Water | | | | |
| U.V Sterilisation Unit (Compliances Schedule) | | | | |
| Instantaneous Water Heating | | | | Type: |
| Water temperature ²⁴ | | | | Temperature: °C |
| Isolating valve ²⁵ | | | | |
| Water pipe work insulated? | | | | |
| Solar Water Heaters | | | | |
| Installed as per manufacturer's specifications | | | | |
| Water temperature ²⁶ | | | | Temperature: °C |
| Wetbacks²⁷ | | | | |
| Connected only to open vented cylinder | | | | |

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| | Pass | N/A | Fail | |
| Modification to consent required? | Yes/No | | | Officer: |
| Agreement in writing obtained from owner/agent to modify consent? | Yes / N/a / No | | | |
| Amended plans required? | Yes/No | | | |
| Amended specifications required? | Yes/No | | | Signed: |
| Reinspection required? | Yes/No | | | |
| Site instruction issued? | Yes/No | | | |
| Plumbing final inspection passed? | Yes/No | | | Date: |

¹ Pass = Compliance with approved plans & documentation, N/A = Not applicable to this project, Fail = Non-compliance with approved plans & documentation.

² Approved stamped site plan, foundation plan, cross section drawings, truss layout and fixing detail, specifications, engineer detail, floor plan, drainage plan, effluent disposal site plan and detail

³ If no, issue site instruction

⁴ G13 AS2 Section 3.3.1

⁵ AS/NZS 3500.2.2:2003 Section 4.6.6.7

⁶ AS/NZS 3500.2.2:2003 Section 3.9.3.1

⁷ AS/NZS 3500.2.2:2003 Section 3.9.3.2 & Table 3.5

⁸ G13 AS 2 Section 3.3.1 & Fig. 3

⁹ G12 AS1 Section 6.0

¹⁰ G12 AS 1 Table 5

¹¹ G12 AS 1 Fig. 7

¹² G12 AS 1 Fig. 7

¹³ G12 AS 1 Fig. 7

¹⁴ G12 AS 1 Fig. 16 1m minimum copper pipe between storage water heater & tempering valve

¹⁵ G12 AS 1 Section 6.11.4 & Fig. 14

¹⁶ G12 AS 1 Fig. 8

¹⁷ G12 AS 1 Fig. 8

¹⁸ G12 AS 1 Fig. 8

¹⁹ G12 AS 1 Fig. 8

²⁰ G12 AS 1 Fig. 8

²¹ G12 AS 1 Fig. 8

²² G12 AS 1 Fig. 16 1m minimum copper pipe between storage water heater & tempering valve

²³ G12 AS 1 Section 6.11.4 & Fig. 14

²⁴ G12 AS 1 Section 6.14

²⁵ G12 AS 1 Section 6.0

²⁶ G12 AS 1 Section 6.14

²⁷ G12 AS 1 Section 6.13

²⁸ Trapping – G13 AS 1 Section 3.0

²⁹ If no water seal & if fixture is < 1.2m to a floor waste trap, then trap complies
If no floor waste trap, investigation required

³⁰ If no water seal & if fixture is < 1.2m to a floor waste trap, then trap complies
If no floor waste trap, investigation required

³¹ Note any additional information, such as: cast in fixings, timber, etc.