

Sanitary Drainage Installation ITP Template

Original editable baseline for ordinary building sanitary drainage pipework and connections. Covers approved route/connection, products, trench and bedding, actual invert/gradient checks, joints, pre-cover inspection, specified watertightness test, backfill protection and handover. Excludes sanitary fixture fit-off, liquid trade waste, vacuum systems, onsite wastewater, sewer authority mains and stormwater. Test criteria, falls, authorities and inspection notices must come from the applicable adopted code, approved design and project documents.

Project	[Enter project / state / parties]
Package	sanitary-drainage
Document / revision	[Enter controlled number and revision]
Issue purpose	For review - proposed editable baseline
Boundary	Complete against project documents; remove out-of-scope activities.

Read before use

- This is a reusable proposed baseline, not an approved project plan or completed inspection record.
- Enter actual acceptance criteria, source revisions/locators, lot basis, frequency, roles and contractual control points from the project. No numeric limit, test result, qualification, signature or client release has been supplied.
- Confirm scope and remove or mark conditional rows that do not apply. Resolve missing or conflicting decisions with the assigned project authority.
- Complete the matching blank Record Prompts only when actual work occurs; retain source certificates and original specialist reports.

Project inputs to resolve

Jurisdiction and authority basis: [Enter project source / decision] State/territory, local plumbing regulator and applicable adoption/variations. Confirm current legal requirements.

Approved service drawings and revisions: [Enter project source / decision] Identify plans, risers/isometrics, schedules, details and any approved design revisions.

Project specification and adopted standards: [Enter project source / decision] Record exact contract sources, revisions and adopted editions; do not assume the current edition is the contract edition.

Approved product and material schedule: [Enter project source / decision] Identify approved pipe, fittings, joints, valves and product evidence applicable to this service.

Licensed roles, inspections and release authority: [Enter project source / decision] Identify performing/reviewing roles, regulatory inspections, notification, contractual H/W points and release authority.

Project records and handover requirements: [Enter project source / decision] Identify required test sheets, as-builts, certificates, commissioning and dossier index.

Project-specific test method and acceptance: [Enter project source / decision] Enter method, test medium, limits, duration, section/lot and source from applicable standard/specification/authority.

Concealment, cover and access requirements: [Enter project source / decision] Identify project-required pre-cover evidence and inspection/release arrangements.

Design levels, gradients and hydraulic criteria: [Enter project source / decision] Enter approved invert/cover/finished levels, gradients, capacity and outfall conditions by drawing/spec reference.

Service boundaries and connection interfaces: [Enter project source / decision] Identify property connection, downstream/upstream party, utility/network owner and excluded systems.

Sanitary drainage design and authority basis: [Enter project source / decision] Identify approved alignment, fixture connections, gradients, invert levels, point of connection and regulator requirements.

Inspection and Test Plan

Proposed baseline. Replace prompts with controlled project criteria and references before project review.

SAN-01 • Drainage design and property connection

Inspection / test	Confirm system boundary, approved drainage arrangement and point of connection before setting out.
Method	Compare sanitary drainage plans, fixture schedule, invert/connection details and regulator/utility conditions; separate sanitary drainage from stormwater and excluded trade waste/on-site wastewater.
Acceptance condition	Only approved routes and connection details are used; capacity/design assumptions, authority conditions and unresolved interfaces are referred to the responsible designer. Project basis: [Enter Sanitary drainage design and authority basis]; [Enter Jurisdiction and authority basis].
Reference / locator	Topic guidance only; see Source Register. Enter the actual project document, revision and locator.
Trigger / frequency	Proposed: At the identified item / lot before the next step that would obscure or change the evidence; confirm project-defined coverage and timing.
Responsibility	Proposed: Assigned licensed plumbing contractor performs and records; reviewer / regulator acts only within documented authority. Project role basis: [Enter Licensed roles, inspections and release authority]
Point / external party	TBC; Proposed: [Enter project-assigned reviewing / release authority]
Notice / release	Proposed: Confirm project notice recipient, evidence, timing and release authority; no external control point is assigned.
Record	Sanitary drainage design and connection register
Applicability / remarks	Core for conventional building sanitary drainage. Proposed baseline. Confirm applicability and replace with controlled project requirement.

SAN-02 • Incoming pipe, fitting and access component check

Inspection / test	Check pipe, fittings, access points and chambers against approved schedule before installation.
Method	Match material, diameter/designation, joint type, access component and required product evidence to submittals; inspect delivery condition and identify segregated items.
Acceptance condition	Supplied components agree with approved material schedule and are fit for intended location/service; nonconforming items are held for disposition. Project basis: [Enter Approved product and material schedule]; [Enter Project specification and adopted standards].
Reference / locator	Topic guidance only; see Source Register. Enter the actual project document, revision and locator.
Trigger / frequency	Proposed: At the identified item / lot before the next step that would obscure or change the evidence; confirm project-defined coverage and timing.
Responsibility	Proposed: Assigned licensed plumbing contractor performs and records; reviewer / regulator acts only within documented authority. Project role basis: [Enter Licensed roles, inspections and release authority]
Point / external party	TBC; Proposed: [Enter project-assigned reviewing / release authority]
Notice / release	Proposed: Confirm project notice recipient, evidence, timing and release authority; no external control point is assigned.
Record	Sanitary drainage product and delivery register
Applicability / remarks	When products are supplied for installation. Proposed baseline. Confirm applicability and replace with controlled project requirement.

SAN-03 • Trench, bedding and support before laying

Inspection / test	Check prepared trench/support conditions before pipe placement.
Method	Inspect formation, bedding/support and interface clearances against the approved details and civil/structural coordination; record unsuitable ground, water or clashes for disposition.
Acceptance condition	Foundation and support arrangement match project details and any geotechnical/civil constraints; unresolved conditions are corrected or formally dispositioned before laying. Project basis: [Enter Approved service drawings and revisions]; [Enter Project specification and adopted standards].
Reference / locator	Topic guidance only; see Source Register. Enter the actual project document, revision and locator.
Trigger / frequency	Proposed: At the identified item / lot before the next step that would obscure or change the evidence; confirm project-defined coverage and timing.
Responsibility	Proposed: Assigned licensed plumbing contractor performs and records; reviewer / regulator acts only within documented authority. Project role basis: [Enter Licensed roles, inspections and release authority]
Point / external party	TBC; Proposed: [Enter project-assigned reviewing / release authority]
Notice / release	Proposed: Confirm project notice recipient, evidence, timing and release authority; no external control point is assigned.
Record	Sanitary drainage trench and bedding inspection
Applicability / remarks	Where drainage is installed in trench or supported construction. Proposed baseline. Confirm applicability and replace with controlled project requirement.

SAN-04 • Alignment, gradients, invert levels and fixture branches

Inspection / test	Verify installed route, branch connections and levels against approved drainage design before cover.
Method	Survey/measure the installed section and compare actual line, invert levels, gradients, fixture branches and cleanout/access positions to approved drawings and project tolerances.
Acceptance condition	Measured installation matches approved route and specified levels/gradients and maintains required access; no generic falls or tolerance values are supplied. Project basis: [Enter Sanitary drainage design and authority basis]; [Enter Design levels, gradients and hydraulic criteria]; [Enter Project specification and adopted standards].
Reference / locator	Topic guidance only; see Source Register. Enter the actual project document, revision and locator.
Trigger / frequency	Proposed: At the identified item / lot before the next step that would obscure or change the evidence; confirm project-defined coverage and timing.
Responsibility	Proposed: Assigned licensed plumbing contractor performs and records; reviewer / regulator acts only within documented authority. Project role basis: [Enter Licensed roles, inspections and release authority]
Point / external party	TBC; Proposed: [Enter project-assigned reviewing / release authority]
Notice / release	Proposed: Confirm project notice recipient, evidence, timing and release authority; no external control point is assigned.
Record	Sanitary drainage set-out and as-laid survey
Applicability / remarks	Before concealment for buried or inaccessible sections. Proposed baseline. Confirm applicability and replace with controlled project requirement.

SAN-05 • Joint assembly and contamination prevention

Inspection / test	Inspect joints, penetrations and pipe ends while visible, and confirm separation from stormwater.
Method	Check joint preparation/assembly against product instructions; inspect seals, support, connection direction, capped ends and cross-connections; record repairs before cover.
Acceptance condition	Joint assembly and routing follow approved system details and product instructions; sanitary and stormwater systems remain correctly separated; defects are closed before concealment. Project basis: [Enter Approved product and material schedule]; [Enter Approved service drawings and revisions].
Reference / locator	Topic guidance only; see Source Register. Enter the actual project document, revision and locator.
Trigger / frequency	Proposed: At the identified item / lot before the next step that would obscure or change the evidence; confirm project-defined coverage and timing.
Responsibility	Proposed: Assigned licensed plumbing contractor performs and records; reviewer / regulator acts only within documented authority. Project role basis: [Enter Licensed roles, inspections and release authority]
Point / external party	TBC; Proposed: [Enter project-assigned reviewing / release authority]
Notice / release	Proposed: Confirm project notice recipient, evidence, timing and release authority; no external control point is assigned.
Record	Sanitary drainage joint and separation check
Applicability / remarks	For installed joints and system interfaces. Proposed baseline. Confirm applicability and replace with controlled project requirement.

SAN-06 • Pre-cover inspection and test readiness

Inspection / test	Confirm the full test section is visible, accessible, isolated as needed and ready for the approved test before backfill or enclosure.
Method	Walk line and inspection points; reconcile section boundaries and test procedure; check connections/plugs and authority notice or inspection requirement before concealment.
Acceptance condition	Specified pre-cover inspections and notices are complete; each test section is identifiable and testable before concealment. WA bulletin is jurisdiction-specific and does not create a universal authority requirement. Project basis: [Enter Concealment, cover and access requirements]; [Enter Project-specific test method and acceptance]; [Enter Licensed roles, inspections and release authority].
Reference / locator	Topic guidance only; see Source Register. Enter the actual project document, revision and locator.
Trigger / frequency	Proposed: At the identified item / lot before the next step that would obscure or change the evidence; confirm project-defined coverage and timing.
Responsibility	Proposed: Assigned licensed plumbing contractor performs and records; reviewer / regulator acts only within documented authority. Project role basis: [Enter Licensed roles, inspections and release authority]
Point / external party	TBC; Proposed: [Enter project-assigned reviewing / release authority]
Notice / release	Proposed: Confirm project notice recipient, evidence, timing and release authority; no external control point is assigned.
Record	Sanitary drainage pre-cover and test readiness record
Applicability / remarks	Before backfill or concealment where the system will become inaccessible. Proposed baseline. Confirm applicability and replace with controlled project requirement.

SAN-07 • Specified watertightness test and retest

Inspection / test	Record the approved test on each identified section and track any repair/retest.
Method	Perform only the approved project/jurisdiction method; log test medium/setup, section, instrument if applicable, actual result and defects; repair and retest to the cited procedure.
Acceptance condition	Test result meets project-adopted criteria and regulatory pathway; a failed section remains open until accepted retest evidence exists. No WA test parameters are applied outside confirmed WA scope. Project basis: [Enter Project-specific test method and acceptance]; [Enter Jurisdiction and authority basis].
Reference / locator	Topic guidance only; see Source Register. Enter the actual project document, revision and locator.
Trigger / frequency	Proposed: At the identified item / lot before the next step that would obscure or change the evidence; confirm project-defined coverage and timing.
Responsibility	Proposed: Assigned licensed plumbing contractor performs and records; reviewer / regulator acts only within documented authority. Project role basis: [Enter Licensed roles, inspections and release authority]
Point / external party	TBC; Proposed: [Enter project-assigned reviewing / release authority]
Notice / release	Proposed: Confirm project notice recipient, evidence, timing and release authority; no external control point is assigned.
Record	Sanitary drainage test and retest certificate
Applicability / remarks	When test required by the project and jurisdiction. Proposed baseline. Confirm applicability and replace with controlled project requirement.

SAN-08 • Backfill, reinstatement and access protection

Inspection / test	Verify approved pipe protection, surround/backfill sequence and access points before the work is covered.
Method	Observe installation against civil details; verify required surround, marker/identification, compaction interface and access lids/cleanouts remain located and protected; record levels/areas.
Acceptance condition	Work complies with approved construction details and access remains usable; backfill or compaction does not proceed over unresolved inspection/test items. Project basis: [Enter Concealment, cover and access requirements]; [Enter Approved service drawings and revisions].
Reference / locator	Topic guidance only; see Source Register. Enter the actual project document, revision and locator.
Trigger / frequency	Proposed: At the identified item / lot before the next step that would obscure or change the evidence; confirm project-defined coverage and timing.
Responsibility	Proposed: Assigned licensed plumbing contractor performs and records; reviewer / regulator acts only within documented authority. Project role basis: [Enter Licensed roles, inspections and release authority]
Point / external party	TBC; Proposed: [Enter project-assigned reviewing / release authority]
Notice / release	Proposed: Confirm project notice recipient, evidence, timing and release authority; no external control point is assigned.
Record	Sanitary drainage backfill release and location record
Applicability / remarks	Where buried drainage is backfilled. Proposed baseline. Confirm applicability and replace with controlled project requirement.

SAN-09 • Connection, flow checks and handover

Inspection / test	Verify approved downstream connection, access and required completion notifications and records.
Method	Reconcile tie-in approval, inspection/test certificates, as-laid survey, defects, regulator notice/certificate and dossier index; perform only project-specified operational/flow checks.
Acceptance condition	Connection and required records match approved documents and local requirements; unresolved authority conditions or defects remain explicit at handover. Project basis: [Enter Sanitary drainage design and authority basis]; [Enter Licensed roles, inspections and release authority]; [Enter Project records and handover requirements].
Reference / locator	Topic guidance only; see Source Register. Enter the actual project document, revision and locator.
Trigger / frequency	Proposed: At the identified item / lot before the next step that would obscure or change the evidence; confirm project-defined coverage and timing.
Responsibility	Proposed: Assigned licensed plumbing contractor performs and records; reviewer / regulator acts only within documented authority. Project role basis: [Enter Licensed roles, inspections and release authority]
Point / external party	TBC; Proposed: [Enter project-assigned reviewing / release authority]
Notice / release	Proposed: Confirm project notice recipient, evidence, timing and release authority; no external control point is assigned.
Record	Sanitary drainage completion and handover dossier
Applicability / remarks	Core where applicable to the project and jurisdiction. Proposed baseline. Confirm applicability and replace with controlled project requirement.

Blank matching record prompts

Complete the actual date, observation, result and responsible roles during the work. Blank cells are intentional; this template contains no completed inspection or approval.

SAN-01 • Drainage design and property connection

Field	Actual entry / evidence
System / catchment ID	
Drawing and revision	
Point of connection reference	
Open design / approval item	
Date / location / lot	
Actual observation / result / unit	
Original evidence / report reference	
Disposition / corrective action / recheck	
Performed by / date	
Reviewed / decision reference	

SAN-02 • Incoming pipe, fitting and access component check

Field	Actual entry / evidence
Pipe / fitting / access item	
Location / service	
Submittal / product evidence	
Condition / disposition	
Date / location / lot	
Actual observation / result / unit	
Original evidence / report reference	
Disposition / corrective action / recheck	
Performed by / date	
Reviewed / decision reference	

SAN-03 • Trench, bedding and support before laying

Field	Actual entry / evidence
Trench / chainage	
Detail / revision	
Observed formation and support	
Ground / clash / instruction ref.	
Date / location / lot	
Actual observation / result / unit	
Original evidence / report reference	
Disposition / corrective action / recheck	
Performed by / date	
Reviewed / decision reference	

SAN-04 • Alignment, gradients, invert levels and fixture branches

Field	Actual entry / evidence
Section / chainage	
Actual invert levels	
Actual gradient / method	
Drawing / tolerance reference	
Date / location / lot	
Actual observation / result / unit	
Original evidence / report reference	
Disposition / corrective action / recheck	
Performed by / date	
Reviewed / decision reference	

SAN-05 • Joint assembly and contamination prevention

Field	Actual entry / evidence
Section / location	
Joint / product type	
System identification / separation	
Defect / repair reference	
Date / location / lot	
Actual observation / result / unit	
Original evidence / report reference	
Disposition / corrective action / recheck	
Performed by / date	
Reviewed / decision reference	

SAN-06 • Pre-cover inspection and test readiness

Field	Actual entry / evidence
Test section / location	
Inspection / notice reference	
Approved test procedure	
Release / open item reference	
Date / location / lot	
Actual observation / result / unit	
Original evidence / report reference	
Disposition / corrective action / recheck	
Performed by / date	
Reviewed / decision reference	

SAN-07 • Specified watertightness test and retest

Field	Actual entry / evidence
Test section	
Method / source	
Actual result / observation	
Repair and retest reference	
Date / location / lot	
Actual observation / result / unit	
Original evidence / report reference	
Disposition / corrective action / recheck	
Performed by / date	
Reviewed / decision reference	

SAN-08 • Backfill, reinstatement and access protection

Field	Actual entry / evidence
Section / chainage	
Surround / backfill reference	
Access point / lid check	
Inspection / release record	
Date / location / lot	
Actual observation / result / unit	
Original evidence / report reference	
Disposition / corrective action / recheck	
Performed by / date	
Reviewed / decision reference	

SAN-09 • Connection, flow checks and handover

Field	Actual entry / evidence
Connection / approval reference	
Notice / certificate	
As-laid drawing / survey	
Open item / owner	
Date / location / lot	
Actual observation / result / unit	
Original evidence / report reference	
Disposition / corrective action / recheck	
Performed by / date	
Reviewed / decision reference	

Topic guidance sources and limitations

Australian Building Codes Board, NCC 2022 Volume Three — Plumbing Code of Australia

Accessed 2026-10-07; Volume Three index: Section B Water services, Section C Sanitary plumbing and drainage systems, state/territory schedules and Schedule 2 referenced documents.

<https://ncc.abcb.gov.au/editions/ncc-2022/adopted/volume-three>

Official national framework and source locator. State adoption, variations, application and project compliance pathway must be confirmed; NCC edition is not assumed to be the contract edition.

Australian Building Codes Board, NCC 2022 Volume Three — Schedule 2 Referenced documents

Accessed 2026-10-07; entries AS/NZS 3500 Part 1:2021 (B1D3 etc.), Part 2:2021 (C1/C2 provisions) and Part 3:2021 (F1D3, H2D2/H2D6 and 7.4.3).

<https://ncc.abcb.gov.au/editions/ncc-2022/adopted/volume-three/2-referenced-documents/referenced-documents>

Confirms NCC 2022 referenced-document editions and provision cross-references only. Verify the edition actually adopted by the project jurisdiction and contract; full standards text was not used.

Australian Building Codes Board, NCC 2022 Volume Three — Part C1 Sanitary plumbing systems

Accessed 2026-10-07; introduction and Performance Requirements C1P1 disposal, C1P2 access, C1P4 uncontrolled discharge, C1P6 contamination, C1P7 damage.

<https://ncc.abcb.gov.au/editions/ncc-2022/adopted/volume-three/c-sanitary-plumbing-and-drainage-systems/part-c1-sanitary-plumbing-systems>

Official scope and outcome framework for sanitary plumbing; no generic project acceptance values or inspection frequencies inferred.

Australian Building Codes Board, NCC 2022 Volume Three — Part C2 Sanitary drainage systems

Accessed 2026-10-07; C2 provisions for sanitary drainage performance and pressure testing; installation design remains tied to applicable code pathway and referenced documents.

<https://ncc.abcb.gov.au/editions/ncc-2022/adopted/volume-three/c-sanitary-plumbing-and-drainage-systems/part-c2-sanitary-drainage-systems>

Official sanitary drainage scope and testing/design pathway locator. Check jurisdiction adoption and approved project design; no universal values copied into the baseline.

Government of Western Australia, Industry Bulletin 133 — Sanitary plumbing and sanitary drainage installation testing

Accessed 2026-10-07; official bulletin page and linked PDF inspected. Bulletin describes WA testing and notification requirements, test before backfill and repair/retest sequence; PDF pp. 1–2.

<https://www.wa.gov.au/government/publications/industry-bulletin-133-sanitary-plumbing-and-drainage-installation-testing>

Specific WA example supporting test-before-concealment, defect repair/retest and authority notification as topics. Do not transfer WA legal methods, numeric criteria or notification duties to other jurisdictions.

Topic guidance is provided for orientation only. Confirm applicable jurisdictional adoption, approved design and contract requirements. No cited source substitutes for the complete controlled project documents or licensed standards.