

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	
Application for Code Compliance Certificate received?	Yes / No			
Conditions of consent/site instructions read?				Yes/No
Conditions of consent actioned				
All required inspection sheets passed				
Approved plans & specifications sighted? ²				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				
Waste water system inspected? ³				
No. of WC Pans				No:
Drainage ⁴				
Asbuilt drainage plans received?	Yes / No			
Finished height of gully dish ⁵				Unpaved 100mm Paved 25mm
Terminal vent installed ⁶ & flashed				Size ⁷ : mm
Vent cowl fitted				
Discharge pipes to gullies ⁸				
Sealed against gully dish				
Sealed through foundation				
Lids fitted to gully dish				
Pipes discharge under gully grating				
Manholes / Inspection Chambers				
Steps installed (over 1.2 metres deep)				
All joints sealed				
Channel and haunching complete				
Grease Trap				
Size as per Building Consent				
Inspection points to surface				
Vent Pipe				
Oil Interceptor Trap				
Connection to Sewer				
Diversion Valve to Stormwater				
Covered Roof				
Graded concrete slab to Sump Outlet				
Dental Trade Waste				
Dilution Traps				
Amalgam Trap				

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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				
HWC ⁹				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
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				
Solar Water Heaters				
Installed as per manufacturer's specifications				
Water temperature ²⁶				Temperature: °C
Wetbacks²⁷				
Connected only to open vented cylinder				
Connections only with copper pipework				
Sanitary Fixtures²⁸				
Sink working				

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- 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.