

Part 3.3 Drainage

3.3.1 Application

[New for 2022]

- (1) Part 3.3 is subject to the limitations set out in H2D2(b).
- (2) Part 3.3 need not be complied with if H2D2(a) is complied with.

3.3.2 Drainage requirements

[2019: 3.1.3.2]

Drainage systems must be installed as follows:

- (a) Areas adjoining and under buildings — *surface water* drainage in accordance with 3.3.3; and
- (b) Where *site* conditions exist that create a need for subsoil water to be diverted away from footings, basements, retaining walls etc — sub-soil drainage in accordance with 3.3.4; and
- (c) Where underground drainage from roof areas is *required* or permitted — underground stormwater drainage in accordance with 3.3.5; and
- (d) Excavation for drains adjacent to existing footings must be within the area described in Figure 3.3.2 as being safe for excavation.

Figure 3.3.2: Excavation for drains adjacent to footings

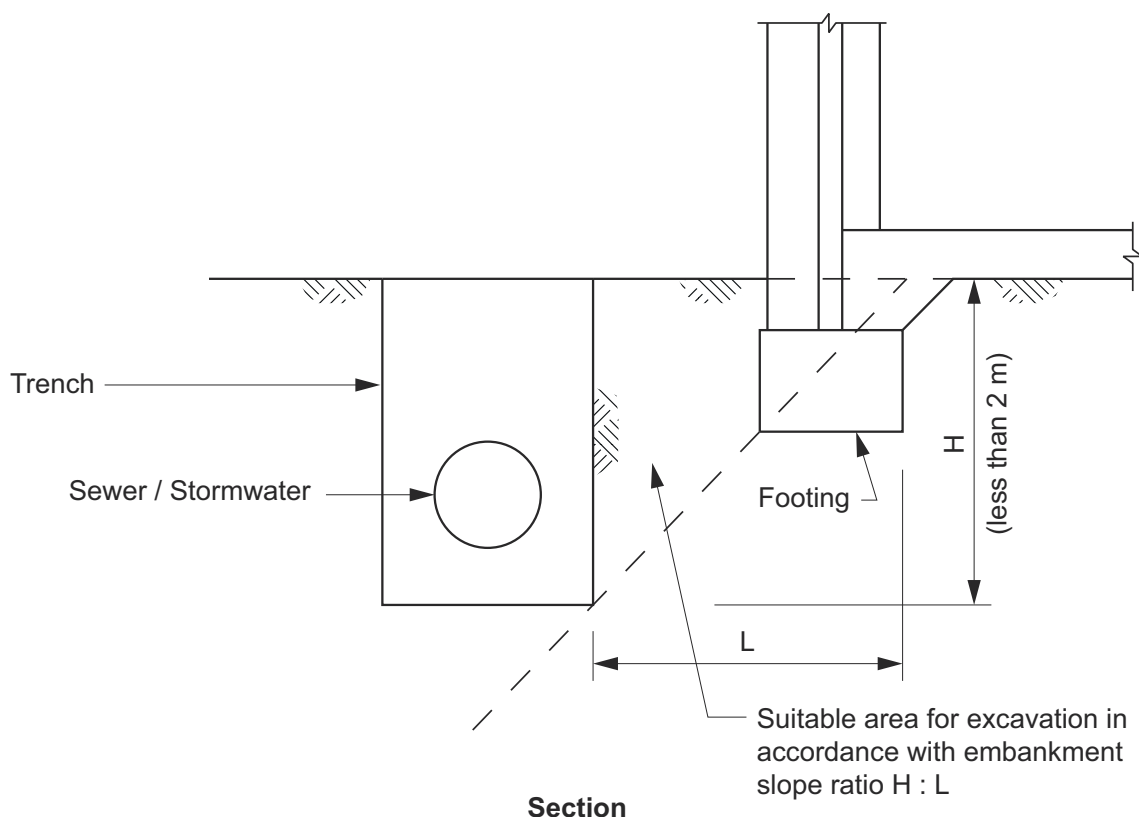


Figure Notes

- (1) Any excavation below the area defined as being safe for excavation will need additional protection measures to be determined by appropriately qualified persons.
- (2) Slope ratio H:L is determined using Table 3.2.1.

3.3.3 Surface water drainage

[2019: 3.1.3.3]

Surface water must be diverted away from a Class 1 building as follows:

- (a) Slab-on-ground — finished ground level adjacent to a building: the external finished surface surrounding the slab must be drained to move *surface water* away from the building and graded to give a slope of not less than (see Figure 3.3.3a) —
 - (i) 25 mm over the first 1 m from the building—
 - (A) in *low rainfall intensity areas* for surfaces that are reasonably impermeable (such as concrete or clay paving); or
 - (B) for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1(2) or (4)(c) of the ABCB Standard for Livable Housing Design; or
 - (ii) 50 mm over the first 1 m from the building in any other case.
- (b) Slab-on-ground — finished slab heights: the height of the slab-on-ground above external finished surfaces must be not less than (see Figure 3.3.3a) —
 - (i) 100 mm above the finished ground level in *low rainfall intensity areas* or sandy, well-drained areas; or
 - (ii) 50 mm above impermeable (paved or concrete) areas that slope away from the building in accordance with (a); or
 - (iii) 150 mm in any other case.
- (c) The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and *surface water* is prevented from ponding under the building (see Figure 3.3.3b).

Limitations

3.3.3 does not apply to a landing area provided for the purposes of Clause 2.3 of the ABCB Standard for Livable Housing Design, except for a channel drain or drainage surface provided under Clause 2.4 of that standard.

Figure 3.3.3a: Site surface drainage

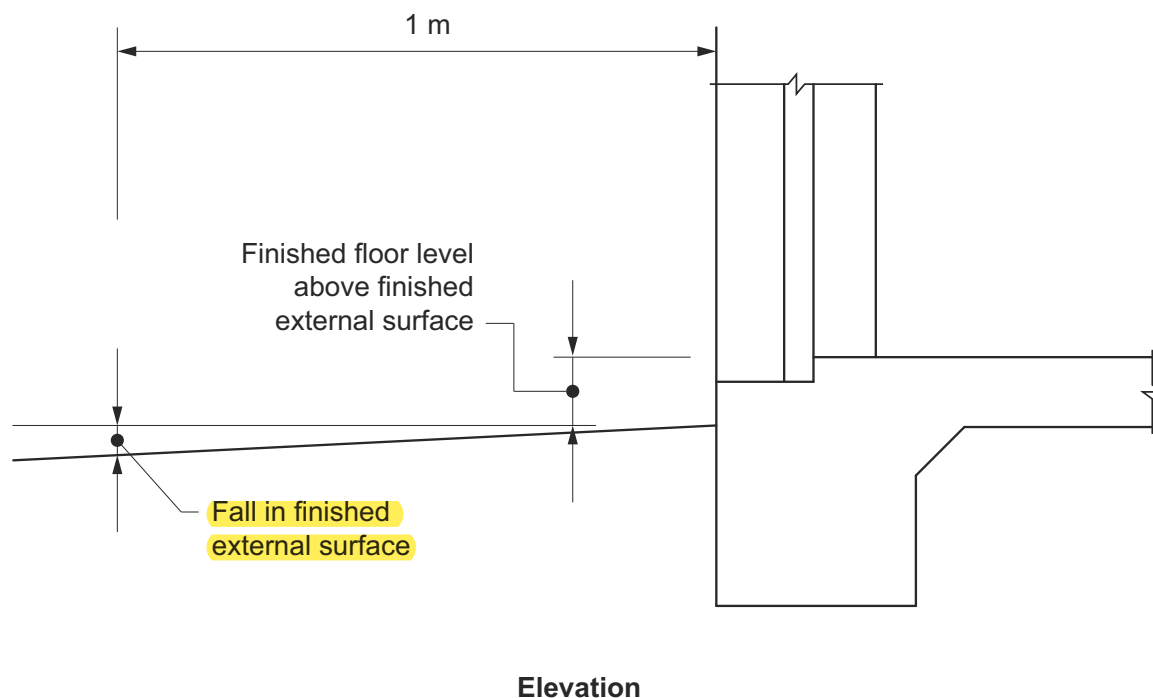


Figure Notes

- (1) For fall in finished external surface, see 3.3.3(a).
- (2) For finished floor level above finished external surface, see 3.3.3(b).