

STORMWATER DRAINAGE SPECIFICATION – RESIDENTIAL BUILDINGS

1 Sub Surface Drainage

- 1.1 The ground beneath a suspended timber floor must be graded so that the area beneath the building is above the adjacent finished ground level to prevent ponding;
- 1.2 Agricultural (AG) cut-off drains must be installed at the base of all excavations and along the high side of a sloping site and be connected to the storm water drainage system via a 300mm x 300mm silt pit;
- 1.3 AG drains must be laid a minimum of 400mm into the soil and 100mm below any adjacent footing or pavement;

2. Surface Drainage

- 2.1 The design and installation of the storm water drainage system must comply with AS/NZS 3500.5 – Domestic Installations;
- 2.2 Surface water drainage must be graded away from a building with a minimum gradient of 1 in 20 over the first metre;
- 2.3 The finished slab height (measured at the slab edge) must be not less than 50mm above adjacent paving or concrete or 100mm above sandy well drained areas;
- 2.4 Stormwater drains shall be minimum 100mm Class 6 UPVC and have a minimum fall of 1:100 and 100mm cover under soil and paved areas;
- 2.5 Inspection openings (DN 150) shall be installed at each connection point, any change of direction and at not more than 30m centres;
- 2.6 Inlet pits shall be provided to collect stormwater drainage and discharge into the surface water drainage system;
- 2.7 The minimum dimensions for inlet pits shall be as follows:
 - 450mm x 450mm for depths less than 600mm
 - 600mm x 600mm for depths of 600mm – 900mm
 - 600mm x 900mm for depths of 900mm – 1200mm
 - 900mm x 900mm for depths greater than 1200mm

3. Roof Drainage

- 3.1 300mm wide x 100mm deep box gutters with overflow provision shall always be used at roof/roof or roof/wall junctions where the two adjoining surfaces are not graded away from each other;
- 3.2 Eaves gutters must have a minimum fall of 1:500 and box gutters a minimum fall of 1:100;
- 3.3 Eaves gutters must be supported by brackets at maximum 1.2m centres;
- 3.4 Downpipes shall be minimum 100mm x 50mm, must not be located more than 12m apart and securely fixed to walls with approved brackets at maximum 2.2m centres;
- 3.5 Where downpipes are located more than 1.2m from the valley gutter, provision for overflow must be made.