VICTORIAN BUILDING AUTHORITY

PLUMBING PRACTICE NOTE

Drainage DR 06 | Boundary Traps

Audience

The audience/s for this Practice Note include/s:

- ☒ Architects/ Designers
- ☒ Builders
- ☒ Building Surveyors/ Inspectors
- ☒ Engineers
- ☐ Home Owners / Residential Tenants
- ☒ Owner Builders
- ☒ Plumbers
- ☐ Real estate management agents
- ☐ Trades and Maintenance (inc. Electricians)

Purpose

This Practice Note provides guidance on the regulatory requirements for installing boundary traps.

The content below provides guidance on:

- Plumbing Regulations & PCA requirements
- Suitable boundary traps
- Boundary trap areas
- Installation requirements

For guidance on the plumbing regulatory framework, refer to Plumbing Practice Note RF 01 Regulatory Framework Plumbing NCC 2022

Abbreviations & Definitions

The abbreviations and definitions set out below are for guidance only. They are not intended to vary those set out in the Building Act 1993, the Building Regulations 2018 or the National Construction Code.

- **Act –** Building Act 1993
- **AS/NZS** – Australian/ New Zealand Standard
- **BT** – Boundary Trap is a trap used to aerially disconnect the house drain from the sewer.
- **BTO**- Boundary Trap Omitted
- **CCTV**- Closed Circuit Television
- **NCC** – National Construction Code 2022
- **Regulations** – Plumbing Regulations 2018
- **IS** – Inspection Shaft is a shaft constructed in the line of a sanitary drain for the purpose of inspection and future access for locating and clearing the drain.

Suitable boundary traps

Boundary traps must be constructed to ensure there is adequate diameter for Closed Circuit Television (CCTV) cameras and drain cleaning equipment can pass through bend section of the boundary trap (BT).

The use of two 100mm x 88-degree sewer bends joined together will provide a suitably wide “U” shape for a boundary trap. The use of a disconnector gully is not suitable for a boundary trap because the “U” shaped section of the trap has a very short radius.

Refer to Figure 1, example of the correct BT construction.

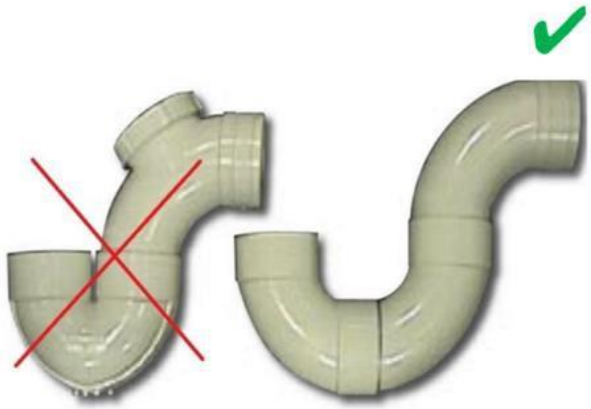

Figure 1 – Examples of Boundary Traps
VBA image

Boundary Trap areas

The relevant water authorities’ asset plan is used to locate the sewer connection point and specifies whether a boundary trap or inspection shaft is required.

The asset plan will have terms such as boundary trap “BT”, “BTO” and “IS” (Inspection Shaft). When the term BTO, is mentioned on the plan an inspection shaft is required.

You will generally find older suburbs are BT areas.

Note: If you’re unsure whether a boundary trap or inspection shaft is required for that area, always refer the relevant water authority for the correct information.

Installation requirements

Installing boundary traps in BT areas, the location is required to be inside the property boundary, as close as practicable to the sewer point of connection. Is required to have an access point, with an airtight/removeable cap at the top of the boundary trap riser, the same diameter as the riser terminating at or near ground or surface level installed in accordance with clauses 4.4.2.1 and 4.4.2.2 of AS/NZS 3500.2.

Boundary traps located outside buildings

Installed in accordance with clause 4.4.4.1

- When a sewer point of connection is provided in a vertical section of the drain within the property, a BT cannot be installed in the same trench.

- All boundary traps unless they are made from cast iron, must be supported on a solid foundation by placing under the trap, a concrete pad not less than 100mm and extend upwards to the inlet socket of the trap.
- A downstream vent shall be installed in accordance with clauses 3.9.2.2 and 3.9.2.3 at the BT riser.
- The BT shaft shall be protected and supported during the installation and placement of backfilling's.

Boundary traps located inside buildings

Installed in accordance with clause 4.4.4.2

- When BT are installed above the ground or floor surface level, will need to be protected against mechanical damage.
- Located close as possible inside the boundary line and supported independently from the sewer drain.

The size for all boundary traps and risers shall be no smaller than the drain that discharges to it or smaller than DN 100.

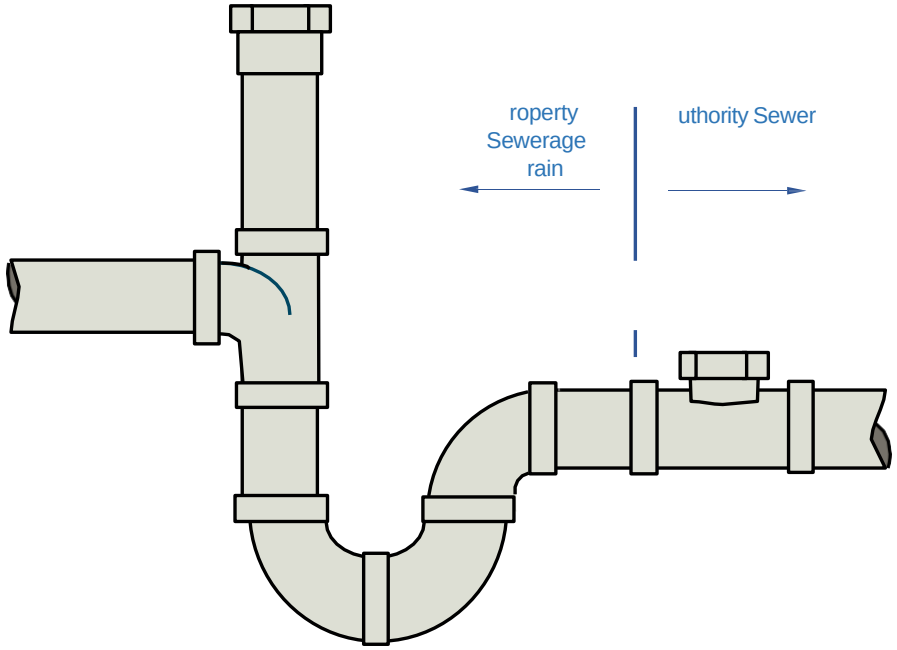

Figure 2 – Example of Boundary Trap and Shaft
VBA image

Note: The required downstream vent is not shown in this figure

Related Documentation

- Plumbing Regulations 2018
- National Construction Code 2022
- AS/NZS 3500.2: - Sanitary plumbing and drainage

List of Amendments

- Updated to reflect the NCC 2022 requirements and AS/NZS 3500:2:2021 additions
- Update format and content review

Document history

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Category	Drainage
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Contact Us

If you have a technical enquiry, please email plumbingtechnicaladvice@vba.vic.gov.au or call 1300 815 127.

Victorian Building Authority
Goods Shed North
733 Bourke Street
Docklands VIC 3008
www.vba.vic.gov.au

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