

# BUILD OVER ASSET DEFINITIONS

**April 2022 - Version 1.4**

This document is intended to assist understanding of the various terms and items referred to in any Urban Utilities Build Over Asset (BOA) documentation, forms or alternative solution technical drawings.

## DEFINITIONS

<b>Acceptable solution</b>	Solutions provided in MP1.4 for the construction of class 1 or 10 buildings or structures, constructed over or near gravity sewers with a nominal diameter (DN) less than 300mm (refer to Queensland Development Code (QDC) MP1.4).
<b>Alternative solution</b>	See the <i>Building Act 1975</i> , Schedule 2.
<b>BOA (Build Over Asset)</b>	Terminology used by Urban Utilities for any building or construction works being undertaken near or over its infrastructure.
<b>Bored pier</b>	A pile/footing formed by extraction of soil via a powered auger from a drilled hole, allowing for installation of reinforcement and concrete to support a structural load from above
<b>Bulk excavated pier</b>	A footing formed by excavation of soil (via a backhoe, hand excavation or vacuum) from a hole allowing for installation of reinforcement and concrete, to support to a structural load from above.
<b>Bulk excavation</b>	Removal large quantities of soil and/or rock from near or over relevant infrastructure, e.g. excavation for an in-ground swimming pool or basement carpark.
<b>Cantilevered retaining wall</b>	Retaining wall structure incorporating a vertical stem and horizontal footing (heel) which utilises the weight of the backfill material to resist overturning.
<b>Carport</b>	A shelter consisting of a roof supported on posts, with at least one side permanently open.
<b>Clear zone</b>	For relevant infrastructure, a three-dimensional space, free of overhanging parts of a building or structure and other objects that impede access for the purpose of inspecting, maintaining or replacing the infrastructure.
<b>DN</b>	Nominal diameter of a pipe.
<b>Driven pile</b>	Structural member, driven or vibrated into the ground, to transmit loads to the underlying soil or rock, and provide a footing component for a structure.
<b>Edge beam</b>	A concrete beam located at the outer edge of a slab on ground, to provide stiffness.
<b>Fill</b>	Material used to backfill a trench or build up the level of land above the original surface before building work commences.

<b>Finished floor level (FFL)</b>	Top surface of the finished structural floor from which minimum ceiling height is measured.
<b>Finished ground level (FGL)</b>	Level of the ground at the completion of all construction and landscaping.
<b>Footing system</b>	General term used to refer to slabs, footings, piers, pile systems that transfer load from a structure to the foundation.
<b>Foundation</b>	Ground that supports the footing system.
<b>Garage</b>	A fully enclosed shelter consisting of a roof supported on either posts and/or structural walls.
<b>Gravity wall</b>	Retaining wall structure that relies on its own mass to resist the bearing pressure from behind the wall.
<b>Ground anchor</b>	Temporary or permanent cable or solid member installed into soil or rock to support a vertical structure (such as a concrete pier or tilt-up slab).
<b>Invert level</b>	For a pipe forming part of relevant infrastructure, the lowest point of the internal surface of the pipe at any cross-section of the pipe.
<b>Large diameter sewer</b>	Sewer pipe with DN greater than 600mm.
<b>Maintenance structure</b>	Chamber through which a person, machine or device may gain access to the relevant infrastructure for the purpose of inspecting, maintaining or replacing.
<b>Maintenance structure cover</b>	Lid or access cover located at or below ground level, through which a person, machine or device may gain access to the relevant infrastructure, for the purpose of inspecting, maintaining or replacing.
<b>Manhole</b>	See Maintenance Structure.
<b>Medium diameter sewer</b>	Sewer pipe with DN of 300mm or greater, and less than 600mm.
<b>MP1.4</b>	Mandatory section of the Queensland Development Code (QDC) pertaining to building over or near relevant infrastructure.
<b>Outermost projection (OMP)</b>	Outermost part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.
<b>Pad footing</b>	Isolated concrete footing used to support a pier or stump.
<b>Post and panel retaining wall</b>	Type of retaining wall structure which incorporates a series of vertical panels (concrete panels, shotcrete or lateral concrete or timber sleepers) supported by vertical piers or columns to resist the bearing pressure from behind the structure.
<b>Pressure main</b>	Pipeline designed to operate predominantly under pressure, whether imposed by pumping or gravity, at pipe-full flow, e.g. a potable water main or sewer rising main.
<b>Removable section</b>	Lift out panel which enable access to the junction of a sewer property connection. Note: a removable section can be located in concrete driveway or timber deck.
<b>Rock bold</b>	Long anchor bolt used to stabilise rock excavations.
<b>RPEQ</b>	Registered Professional Engineer Queensland accredited under the Professional Engineers Act 2002.
<b>Screw pile</b>	A structural member that is screwed or drilled into the ground to transmit loads to the underlying soil or rock to provide a footing component for a structure.
<b>Self-assessable building work</b>	Refer to the Building Act 1975, Section 21(3).

<b>Sleeper retaining wall</b>	See Post and panel retaining wall, above.
<b>Sewer connection point</b>	The upstream end of a sewer property connection where the private house drainage connects to the sewer property connection.
<b>Sewer property connection</b>	All sewerage infrastructure pipes and fittings between the junction of the sewer main and a property service, up to and including the connection point.
<b>Sewer service junction</b>	The downstream end of a sewer property connection where sewer property connection connects to the sewer main.
<b>Small diameter sewer</b>	Sewer pipe with DN less than 300mm.
<b>Strip footing</b>	A longitudinal concrete footing used to uniformly distribute a load along its entire length (i.e. commonly used to support a concrete block retaining wall or fence).
<b>TOP</b>	Top of Pipe - the topmost vertical point of a pipe section and associated fittings and/or pipe collars.
<b>Zone of influence</b>	Area of the foundation loaded by the footings of a building or structure (or other load bearing elements), taking into account the angle of repose.