

PLUMBING APPROVALS PROTECTION WORK WASTEWATER SYSTEMS

**One Day Event
31 October 2018**

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Manager, Building Standards & Regulation**

Plumbing approval process

1. Determine the work category
2. Work category will determine approvals process and forms to use
3. Forms then part of public record



Categories of work

- **Category 1:** Low risk
- **Category 2A:** Low risk (non-notifiable)
- **Category 2B:** Low risk (notifiable)
- **Category 3:** Notifiable
- **Category 4:** Permit

No.	Description of works	Limitations	Explanatory notes	Form No.
3.0.1	3 New stormwater installations or additions	<ul style="list-style-type: none">• Any new work for stormwater drainage of any class of building (residential, commercial and industrial) other than work described in Categories 2A, 2B or 4.• Any new work (other than as described in Categories 2A or 2B) that alters the design of, or affects the catchment area of premises connected to a stormwater drainage system		3
3.0.2	3 New sanitary plumbing & drainage above and below ground (all building classes)	<ul style="list-style-type: none">• New work increasing the fixture load on existing services	New sanitary plumbing or water supply to a class building is Notifiable (Category 3) work	3

Type of Plumbing Work		Category 1	Category 2A	Category 2B	Category 3
Water reticulation					
	Investigation, maintenance, repair and replacements of hot water and cold water reticulation (connected to a drinking water service), including relocating of the same fixtures in the same room (e.g.bathroom or kitchen renovations). Not work upstream of a testable backflow prevention device or work on a fire service connection.		☑		
	New installation of heated and cold water reticulation including water heaters (all building classifications that is not Category 2B). If a testable backflow prevention device is Category 4 work.				☑
	Connection of an unregistrable relocatable building to a water supply or sewerage system. Examples include a builder's site shed or prefabricated buildings constructed off-site and then moved to a permanent location. Not including registered motor vehicles such as caravans.				☑
Hot Water					
	Replace hot water heater (like-for-like same location)		☑		
	Install hot water heater in new location from an existing service			☑	
	Install hot water heater in new location extending services				☑

Category 1



- **Type:** low risk
- **Who:** owner, competent person, licensed plumber
- **Prior approval:** none
- **Post construction reporting:** none

Category 2A

- **Type:** low risk (non-notifiable)
- **Who:** licensed plumber
- **Prior approval:** none
- **Post construction reporting:** none



Category 2B

- **Type:** low risk (notifiable)
- **Who:** licensed plumber
- **Prior approval:** none
- **Post construction reporting:** notice of low risk work (Form 80) to permit authority

Category 3

- **Type:** notifiable
- **Who:** licensed plumber
- **Prior approval:** certificate of likely compliance
- **Post construction reporting:** standard of work certificate (Form 71B) to permit authority



Category 4

- **Type:** permit
- **Who:** licensed plumber
- **Prior approval:** plumbing permit
- **Post construction reporting:** standard of work certificate (Form 71B) to permit authority

Approved forms

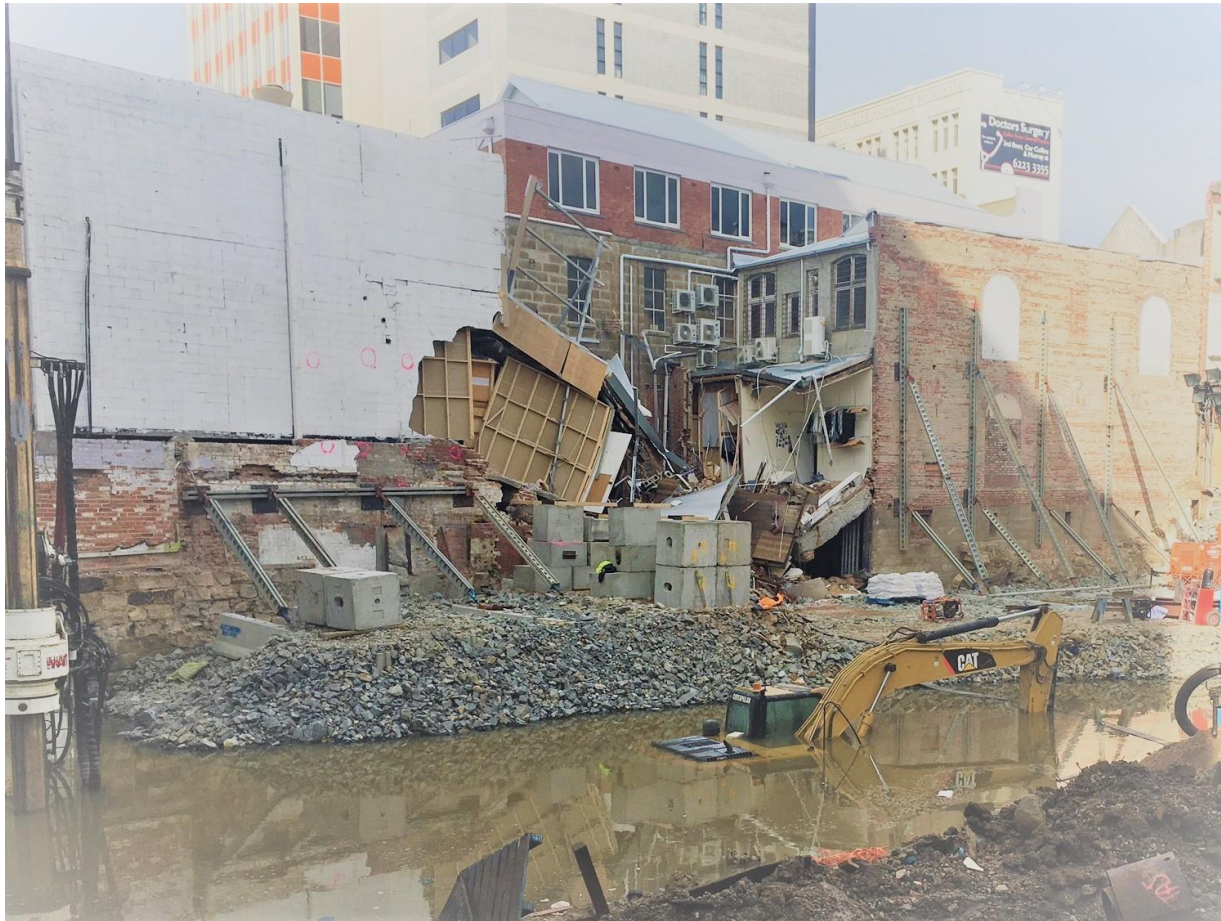
Commonly used forms				
60	Start Work Notification and Authorisation - Plumbing Work	The plumber (seeking authorisation to start plumbing work)	Council Permit Authority (giving Authorisation to start plumbing work)	The plumber hired by the owner notifies that he/ she is ready to start the work on a certain day
71B	Standard of Work Certificate - Plumbing Work	The plumber	Council Permit Authority; and a copy to the owner	When the permit or notifiable plumbing work is completed the plumber is required to complete this certificate and send it to the permit authority
76B	Application for Extension of Duration of Plumbing Permit	The owner (or the plumber if the owner's agent)	Council Permit Authority	When permit work is likely to exceed the two year period, the applicant must seek an extension before their permit expires
80	Notification of Low Risk Work (Building or Plumbing)	The plumber	Council Permit Authority	A record of completed Low Risk Plumbing (for Category 2b work) is to notified to the council after its completion; such as <i>"a repair of a testable backflow prevention device"</i>

Protection work



- Needed to protect neighbouring properties/people
- E.g where doing deep trenching and excavation work

Why is protection work important?



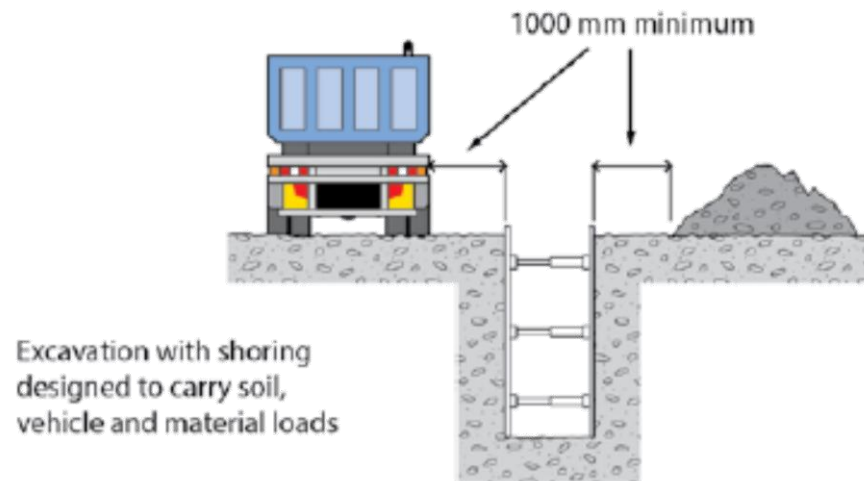
Collapse at Hobart Myer site July 2016

When is protection work required?

- Excavation/trenching work that could damage adjoining property e.g:
 - Along property boundary
 - Within 3 metres of neighbouring building
 - To a level below neighbour's footings
 - Excavation “zone of influence” may affect adjoining property

What does protection work involve?

- Steps to protection adjoining premises/people in area e.g:
 - Barrier to prevent someone falling into excavation/trench
 - Shoring up trench or adjoining property to avoid collapse

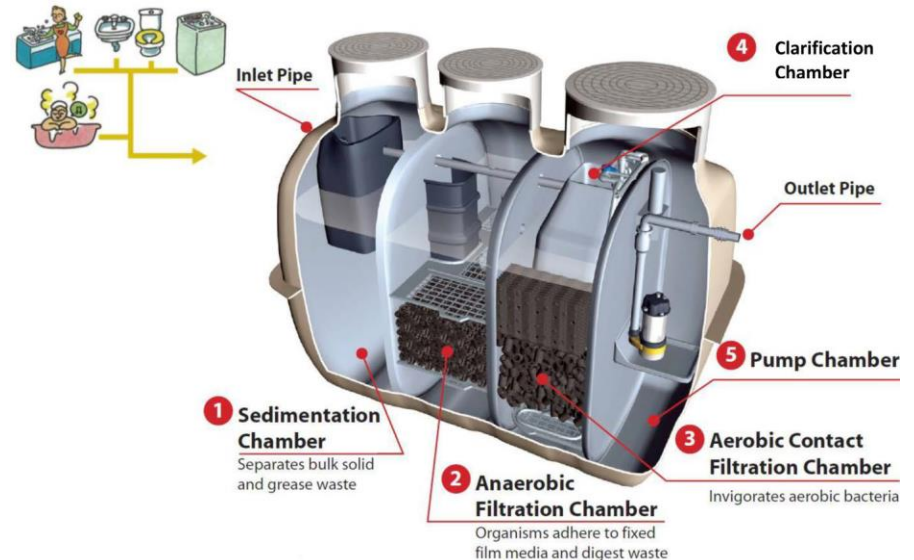


Everyone is responsible for protection work

1. Incorporated into plumbing designs
2. Permit authority assesses adequacy of protection work when determining approval applications
3. Owner to notify neighbours and reach agreement
4. Carry out protection work before doing other work
5. Assess adequacy of protection work throughout job

Wastewater systems

- Must be accredited (see CBOS website)
- Only exception is a unique system
- Installation must be designed by a suitably qualified designer
- Always permit work
- Ongoing maintenance





More building or plumbing information:

Consumer, Building and Occupational Services

New Website address:

www.cbos.tas.gov.au

New Online Enquiry Form (via CBOS website)

New e-mail address:

CBOS.info@justice.tas.gov.au

Facebook page:

www.facebook.com/TasBuildingStandards