

CONNECTIONS

Electrical, Gas, Plumbing, Building

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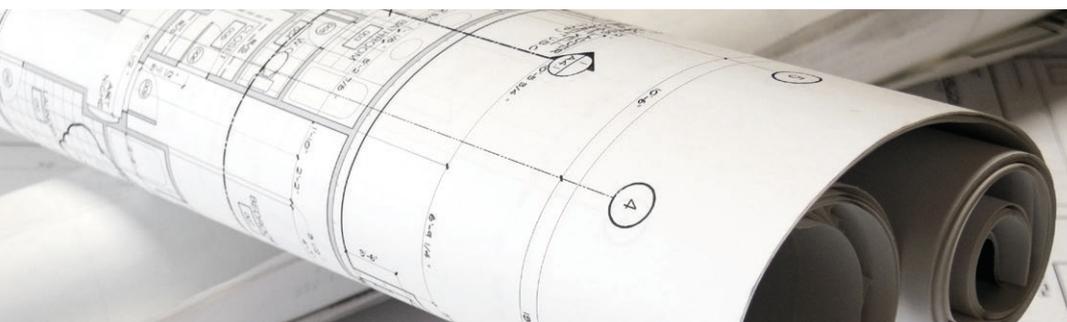
"Gold Dust Morning"

UTAS accommodation

Launceston

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Foreword from the Minister

This year we have introduced a number of legislative changes to the Building Regulatory Framework including:

- The Building Act which introduces a risk-based approach to building approvals and for most building work in Tasmania it is now fairer, faster, simpler and cheaper to build.
- An Amended Occupational Licensing Act, ensuring greater accountability and responsibility for the contractor performing the work and a new approach to licensing of building practitioners, and
- Strengthening the compliance and audit regime which works in tandem with practitioner licensing and continuing professional development to ensure that we have a highly skilled, professional workforce.

Since 1 January 2017, we've reduced regulation around low risk building, plumbing and demolition work whilst ensuring that medium and high risk projects have an appropriate degree of regulatory oversight to ensure that they are constructed to the national standard and safe for the people who use them.

We understand that our building practitioners are licensed professionals and these changes ensure they are given the opportunity to get on with the job.

Tasmanian building practitioners have to build to the requirements of the National Construction Code and with delivery of our recent legislative changes building surveyor's acting as statutory officers on behalf of government, are pivotal to the streamlined approval process. They carry out inspections, evaluations, assessments and when required, issuing of permits to ensure these requirements are met.

Building surveyors continue to undertake their role with professionalism, expertise and a high degree of ethical behaviour. To ensure the changes to their roles and responsibilities are clear and understood and to complement the conduct of an already significant program of information and awareness sessions, Consumer Building and Occupational Services has commenced delivery of focussed information sessions for building surveyors across the state.

The Department has also provided advice and support to Tasmanian designers and architects through provision of annotated "best practice" sample designs to ensure that their vision is realised by builders taking their designs from paper to practice.

And we've looked after Tasmanians who just want to build a shed, add an extra bedroom or build their

dream home, by reducing regulation, ensuring residential building contracts are fair and dispute resolution is easily accessible.

Like any new change, some fine-tuning is required and my Department has demonstrated a willingness to listen and act when feedback has been received. Industry has been positive, and issues raised have been in the main, points requiring clarification or additional training, which my Department is providing.

I'd like to thank the individual practitioners and industry associations who have worked with us – and continue to work with us – to ensure that Tasmania's building legislation is modern, fit for purpose, and a model of significant interest to the other States.

Hon Guy Barnett MP



Building maintenance obligations under the Building Act 2016

Under the *Building Act 2016*, building owners are obliged to maintain the “Essential Building Services” (EBS) in their building.

The maintainable EBS include any feature or measure installed or constructed in a building to ensure the health, safety and amenity of occupants over the life of the building. Examples include fire safety features and exits. Some plumbing installations must also be maintained.

Required maintenance activities by an owner comprise:

- identification of all EBS during the creation of a Maintenance Schedule
- periodic checks and inspections in accordance with relevant Australian Standards
- proper documentation and recording of the maintenance performed.

Maintenance obligations apply to the current owner and not just to the person who obtained permission for any work to be carried out.

Potential benefits of maintaining EBS include:

- managing potential health and safety risks to occupants or the community

- lower incidence of faults
- protection of owners against litigation and illegitimate insurance claims

What maintenance requirements have stayed the same?

The new *Building Act 2016* continues previous requirements for owners to:

- maintain all of the prescribed EBS situated in or associated with their building
- have a maintenance schedule created for the building and keeping it updated if the building changes
- engage appropriately qualified contractors to perform maintenance work or give advice on how to comply

The current types of EBS include the same features or measures in the former Building Regulations.

What are the changes?

- All types of maintainable features or measures are now called by one name – “Essential Building Services” (EBS) instead of “Prescribed Essential Features or Measures”

- For new or altered buildings a Maintenance Schedule is to be prepared only by a licensed building surveyor rather than by an owner themselves
- There is no longer a requirement to display an Annual Maintenance Statement (known as “Approved Form 56”). Emphasis has shifted to maintaining the EBS rather than filling in forms.

Maintaining plumbing features in residences

Maintenance of certain “High Risk” plumbing installations for a domestic dwelling are now considered maintainable EBS. Examples are on-site wastewater management systems or backflow prevention devices. This is not a new maintenance requirement, as performing similar maintenance tasks was a condition when a “Special Plumbing Permit” applied to the premises.

Council Permit Authorities will be working with home-owners to assist with the creation of a Maintenance Schedule for their premises and remind them to undertake maintenance by arranging for

Owner builders and sheds

Oops. Seems the new Building Act allowed an owner builder to build a three bedroom house but not a shed in their backyard.

We’ve addressed this by introducing a special licence for owner builders who want to build a shed.

This allows an owner builder to do the work of a licensed builder for Class 10a structures on the owner’s property. The process and form will

be the same as an owner builder permit application and must be done through the Building Surveyor.

If an owner builder is building a house, they will always need a building permit from the Council in addition to their permit from the Director of Building Control to act as an owner builder.

But if they are building a class 10a structure such as a shed, the work

may be classified as notifiable work, depending on the size of the shed and so not need a permit from the Council.

Owner builders in this category who just want to build a shed will not be required to complete the owner builder course or take out insurance.

Look up, look out

contractors to perform regular testing and inspections.

Compliance

The Director of Building Control may carry out audits of owners to ensure they are undertaking maintenance by asking to see maintenance records. Where deficiencies are detected a building inspection may be made. Powers to enter premises and inspect EBS have also been given to the Tasmania Fire Service and Worksafe Tasmania.

References:

- *Building Act 2016*, Part 14
- *Building Regulations 2016*, Part 7
- Determination Maintenance of Prescribed Essential Building Services (December 2016)

These are all available via the CBOS website.

In an appeal to the community to take extra care, TasNetworks is warning people to stay well away from damaged or vandalised electrical infrastructure in order to avoid being harmed.

This warning follows the recent incidences of copper earth damage where vandals strip high-voltage power poles of their copper cables. These cables are part of the built-in safety features of the electricity network.

“When earths are removed, it means electricity cannot safely return to the ground. Instead, electricity from the transformer will spread as far as fifteen metres around the impacted power pole,” TasNetworks Health Safety and Environment Leader Adrian Daniels said.

TasNetworks warns in-built protection systems may be compromised because of the damage as customers

rely on network earths to protect their dwelling if a broken house neutral is present. Furthermore, damage to copper earths cause unwanted disruptions to the services Tasmanians rely on. During times of unplanned outages, missing earths mean distribution lines are unable to self-clear faults, resulting in longer outage times for customers.

Copper earth damage is an issue of delivery, reliability, and above all, safety. Tasmania Police and Crime Stoppers are increasing their attention to copper earth vandalism.

If you see someone trespassing, vandalising or acting suspiciously near TasNetworks infrastructure, call Crime Stoppers on 1800 333 000 or TasNetworks on 132 004.

For more information see www.tasnetworks.com.au/safety/safety-campaigns/look-up-look-out/



New example design documentation provided to design industry

In response to a request from industry, Consumer, Building and Occupational Services (CBOS) has worked with the Building Designers Association and the Australian Institute of Building Surveyors to produce additional example design documentation.

The design, detailing a complex two storey dwelling, is for reference by licensed building professionals and demonstrates compliance with the minimum design requirements of the Building Act 2016.

In addition to the new two storey

example design documentation, CBOS has amended the existing single storey example design to include non-mandatory Universal Access considerations. Universal Access is a concept whereby developers, designers, builders and other industry professionals are encouraged to consider design elements that cater for physical or mental impairment.

In February 2017 CBOS sent a USB device to all licensed building designers and architects in Tasmania

containing the new two storey design, the updated single storey design, an example of 'as-constructed' plumbing documentation and a Universal Access Fact Sheet.

CBOS will continue to audit designers and architects against the requirements of the Building Act 2016 with a focus on education.

Examples of design documentation

www.justice.tas.gov.au/building/regulation/example_design_documentation



3D rendered image showing elevation of two storey example dwelling.





Program of Continuing Professional Development for architects and building designers

The Board of Architects of Tasmania in conjunction with the Tasmanian Chapter of the Australian Institute of Architects is pleased to be working with the Department of Justice to deliver a program of Continuing Professional Development (CPD) events for designers in both Northern and Southern Tasmania to assist them in meeting their requirements for continuing their accreditation as Building Practitioners under the Building Act.

Maintaining and developing a practitioners knowledge, skills and competence in today's ever changing environment is vital to provide a higher standard of service to consumers.

The Program will be designed to offer a comprehensive CPD program to improve documentation and design standards within the industry for the benefit of the whole community. Events will be aimed specifically at architects, as well as

courses targeting members of the broader construction industry, such as engineers, planners, building surveyors, building designers and project managers. The program will include sessions on changes to licencing arrangement, the Planning legislation and updates to the BCA 2016 including the use of timber in commercial buildings. This joint approach can be applied to such topics as Building Information Modelling (BIM), project management and best practice in documentation. A unified approach to these types of issues will streamline the process and help stakeholders in the broader industry to develop a better understanding of issues and concerns and to find ways to address problems more effectively.

The CPD program will be arranged by the Institute and will aim to deliver approximately 30 comprehensive CPD sessions, delivered in both Northern &

Southern Tasmania, covering a wide range of topics and targeting identified weaknesses in the building industry. The Board of Architects, on behalf of the Director of Building Control, will be monitoring and auditing the compliance of architects to the CPD requirements under the Scheme for the Accreditation of Building Practitioners. The current requirement is 20 hours per year.



Australian Institute of Architects

Building a shed in Tasmania

The Building Act 2016 introduced a much faster, simpler and cheaper approach to building smaller structures such as sheds, carports and garages in Tasmania.

We recognise that these projects usually represent a low risk and as long as basic factors are considered can safely be done by an owner or licensed builder (including owner builders).

In response to a number of queries we've clarified some of the things you need to take into consideration before building, and produced a handy table setting out who can do what and any restrictions that apply.

Although in most cases you won't need to have a council permit for this sort of work, there are types of structures that you do need to let the council know about at the end of the building project.

If you're building in a bushfire-prone area there are additional matters to consider.



Easy Guide to building sheds in Tasmania:

Type of Structure	Owner	Owner Builder (Class 10a)	Licensed Builder	Notify Council Before Starting	Notify Council on Completion	Builder Surveyor Needed	Council Permit Needed	Licensed Designer Needed
Shed, carport or garage up to 18m ²	✓	✓	✓	✗	✗	✗	✗	✗
Prefabricated shed, carport or garage up to 36m ²	✓	✓	✓	✗	✓	✗	✗	Engineers drawings provided with kit
Non-Prefabricated shed, carport or garage up to 36m ²	✗	✓	✓	✗	✓	✗	✗	✗
Farm shed up to 72m ²	✓	✓	✓	✗	✓	✗	✗	✗
Shed, carport or garage larger than 36m ²	✗	✓	✓	✓	✓	✓	✗	✓
Prefabricated shed, carport or garage larger than 36m ²	✗	✓	✓	✓	✓	✓	✗	Engineers drawings provided with kit
Farm shed larger than 72m ²	✗	✓	✓	✓	✓	✓	✗	✓
Industrial or commercial shed	✗	✗	✓	✓	✓	✓	✓	✓

For more detail, see www.justice.tas.gov.au/building/regulation/building_in_hazardous

If you're building a shed that is larger than 36m², the owner needs to engage a building surveyor.

What checks do I need to make before building?

You need to make sure you are complying with the planning rules. For instance, there may be setbacks from boundaries that you need to consider. Check with your council to make sure your project is not going to contravene the local planning scheme.

You should also check your title to make sure you are not building over an easement and, of course, dial before you dig to make sure you are not interfering with our valuable underground assets.

Check plumbing requirements

Larger sheds, especially those in urban areas with smaller allotments, need to have the storm water from the roof properly managed, so you don't cause problems for yourself or your neighbours.

The Director's Determination of Categories of Plumbing Work (available at www.justice.tas.gov.au/building/regulation/review) explains the things you need to consider.

You don't need any formal approval for this type of plumbing, but if you are going to connect to the storm water system then you will need a licensed plumber to do the connection.

You can find more detail on our Fact Sheet – Sheds and similar structures at www.justice.tas.gov.au/building/regulation/review

Building in bushfire-prone areas

In Tasmania all new development in a bushfire-prone area must be planned, designed and constructed to survive a major bushfire.

This means that if you are intending to undertake building work in a bushfire-prone area, you will need to plan to reduce your vulnerability to bushfire. A bushfire hazard management plan prepared by an accredited bushfire hazard practitioner can detail how a development meets the minimum planning and building requirements.

The Director of Building Control recently updated the requirements for building in bushfire-prone areas in two new Determinations, which are available at www.justice.tas.gov.au/building/building2016

These Determinations set out specific building and construction requirements, and the application of the requirements to low risk work and notifiable work.

What is bushfire-prone vegetation?

Some council planning schemes show bushfire-prone areas on their overlay maps. Otherwise, a bushfire-prone area is land within 100 metres of an area of bushfire prone vegetation of a hectare or larger.

Bushfire-prone vegetation means contiguous vegetation of a hectare or more that includes forests, grasses and shrubs, but does not include maintained lawns, parks or gardens,

nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on horticultural land.

More information

A Fact Sheet on building requirements for hazardous areas, which includes bushfire-prone areas is available at www.justice.tas.gov.au/building/regulation/building_in_hazardous

The Tasmanian Fire Service provides useful information on planning and building in bushfire-prone areas, including fact sheets on building for bushfire, hazard management areas and bushfire attack levels (BAL) at www.fire.tas.gov.au

A note on transitional arrangements

The requirements for planning and building in areas subject to natural hazards (such as bushfire) are changing during 2017. These future building changes are set out in Part 5 of the *Building Regulations 2016* and in new hazardous area Determinations which will be issued later in 2017.

The changes will take effect in each municipal area at the same time as the new Tasmanian Planning Scheme. Until then, Part 5 of the *Building Regulations 2016* is not active, and the specific building requirements in bushfire-prone areas which are set out in the *Building Act 2000* and *Building Regulations 2014* will continue to apply.





New legislation Q&A



Rick Sassin, Executive Director – Tasmania, Housing Industry Association

HIA continues to receive questions about the new legislation and is working with the Tasmanian government on resolving issues. Some of the questions HIA Workplace Advisers are receiving are answered below.

Q: Do I have to license my company or partnership to continue building?

A: Not yet – provided that your company or partnership was trading in the building industry before 1 January 2017 and you still have the same licensed builder working for that company or

partnership. There is a two year grace period for these existing companies and partnerships to be licensed. If you are setting up a new company or new partnership you must license that company or partnership before it can sign contracts to carry out building work.

Q: I am building a shed/retaining wall/driveway at a client's home. Surely I don't need to use one of the new contracts?

A: If the cost of the building work is \$20,000 or more – including the cost of materials – you are required to use the new contracts. The definition of residential building work is very broad and covers more than just building work on an actual house. If you are doing any building work on residential land you should assume that you are required to use the new contracts unless you get clear advice and reliable advice that it is not required.

Q: Do I need to get separate permits for demolition and building work?

A: If you are going to demolish and then build you only need to obtain

one permit – a building permit.

Q: Who is able to undertake roof plumbing?

A: Roof plumbing remains prescribed work that can only be done by a licensed roof plumber. Discussions continue about the scope of work for both builders and roof plumbers and this will continue to a review of the licensing scheme which begins in March.

Working in the building industry involves dealing with a constant flow of information related to changing laws and regulations regarding contracting and employment. HIA can help you manage and deal with common issues – at no extra cost to your HIA membership.

For more information on how to become a HIA member and access the wide range of member benefits, please contact us on 1300 650 620.

Determinations and Fact Sheets for the Building Act 2016

Determinations

The Building Act 2016 is supported by a number of Determinations made by the Director of Building Control.

These are legally binding documents that set out specifics within the legislation.

While you need to be familiar with the Building Act and Regulations, because they tell you about the processes (“the How”), the Determinations often provide the “What” and “When”.

They can be updated if new issues emerge, following consultation with industry, without having to go back to Parliament.

Determinations are also being developed regarding:

- Protection Work
- Demolition Work
- Temporary Occupancy Permits

You can find the current Determinations at www.justice.tas.gov.au/building/regulation/review

Fact Sheets

CBOS has developed a number of Fact Sheets in response to commonly raised issues.

These include:

- Fact Sheet – Consumer Guide – Low Risk Building and Plumbing Work (January 2017, v1.0)
- Fact Sheet – Sheds and similar structures – Building Act 2016 (March 2017, v1.3)
- Fact Sheet – Building requirements for hazardous areas (transitional provisions) (February, v1.0)
- Fact Sheet – Low Risk Work by and Owner or Competent Person (January 2017, v1.0)

You can find these fact sheets at www.justice.tas.gov.au/building/regulation/review

Fact Sheets under development include:

- Planning and Building
- Owner Builders
- Shipping Containers
- Illegal Work
- Heritage Buildings



Determination	Description	Date, Version
Director's Specified List	a) Specifies time periods and documents b) Schedule 1 - Minimum requirements for design documentation for Class 1 and Class 10 buildings. c) Schedule 2 -Documents and minimum requirements for design documentation of plumbing work	December 2016, v1.0
Maintenance of Prescribed Essential Building Services	Specifies prescribed Essential Building Services required to be maintained and the required frequency of testing, inspection or maintenance of those Essential Building Services	December 2016, v1.0
Categories of Building and Demolition Work	Specifies the types of building or demolition work that are categorised as either Low Risk, Notifiable Work or Permit Work and the persons who may perform those types of work	February 2017, v1.2
Categories of Plumbing Work	Specifies the types of plumbing work that are categorised as either Low Risk, Notifiable Work or Permit Work and the persons who may perform those types of work	December 2016, v1.0
Required Maintenance of Plumbing Installations	Specifies use, maintenance, monitoring and management of plumbing installations Specifies matters Director will consider when assessing an application for accreditation of a plumbing installation	December 2016, v1.0
Certificates by Qualified Persons for Assessable Items	Specifies the required expertise and qualifications of persons who may provide a certificate for an assessable item	December 2016, v1.0
Fire Hazard Materials	Specifies what are Special Fire Hazard Materials for certain premises	December 2016, v1.0
Occupational Licensing (Building Services Work)	Specifies <ol style="list-style-type: none"> 1. Classes and scopes of Building Services providers work 2. Minimum qualifications and competence for Building Services Providers licence 3. Specific provisions for <ul style="list-style-type: none"> • Licensed Entities • Permit Authority • Owner Builders of Class 10a structures 	February 2017, v1.1
Application of Requirements for Building in Bushfire-Prone Area	Specifies: <ol style="list-style-type: none"> (a) the types of low risk work in bushfire-prone areas that are to be considered as notifiable work (b) the types of low risk work and notifiable work in bushfire-prone areas that are subject to specific controls. 	February 2017, v1.0
Requirements for Building in Bushfire-Prone Areas	Specifies the requirements for building in bushfire-prone areas, for the purposes of the savings and transitional provisions of the <i>Building Regulations 2016</i>	February 2017, v1.0

Separating walls on boundaries – a gap with fire safety implications

CBOS acknowledges the Victorian Building Authority for their permission to publish this article

The VBA Pro-Active Inspection Program has identified many garage brick walls on boundaries being bricked only as high as the course below the lower end of the pitched gutters, and in some cases only as high as the top plate.

This practice saves a number of courses of brickwork and avoids the task of splitting bricks. The gap that extends up to the underside of the gutter is being clad with a metal sheet Colorbond flashing, with the structural framework immediately behind, including wall and roof framing members.

However this practice is not acceptable as Colorbond flashing is not a fire-rated material and does not provide fire separation in its own right.

Achieving compliant external fire separation walls

The National Construction Code, Vol. 2, sets out the Performance Requirements relating to protection from the spread of fire. Key information on this issue can be found in Part 2.3.1 – Fire Safety: Protection from the spread of fire and Part 3.7.1 – Fire Separation, including Part 3.7.1.3 External walls of Class 1 buildings and Clause 3.7.1.8 Separating walls.

Deemed-to-Satisfy (DTS) provisions for External Walls on Boundaries includes four diagrams indicating acceptable construction methods (Figure 3.7.1.3). It is important to note that figure 3.7.1.3 (c) does not permit a gap to be provided between the underside of the gutter, the flashing or brickwork.

Figures 3.7.1.11 provide acceptable construction practices for separating walls between dwellings.

Performance Solutions may be proposed that meet Performance Requirement P2.3.1. However these must be designed by a suitably qualified person and be reviewed and approved by the Building Surveyor to verify compliance with NCC Clause 1.0.5 (Clause A0.5 of Volume 1). This is to occur prior to construction.

For Class 2 to 9 buildings (NCC Volume 1), the Performance Requirements are contained in Clauses CP2 & CP8. Compliance with BCA Volume 1, Clause A0.5 is to be verified by the Building Surveyor prior to construction. DTS Clause C2.7 specifies that a fire wall is to be carried through to the underside of the roof covering. Concessions exist to permit certain elements to cross or pass through a fire wall.



Example of a typical domestic garage wall on the title boundary with a non-compliant fire-resisting wall. Excessive metal flashing between the top of the brick wall and the underside of the gutter can be seen.



Example of a typical domestic garage wall on the title boundary with the timber framing behind the gutter and metal flashing; without the required fire-resisting protection in place. (Note: approximately 3 brick courses are missing and the metal flashing should also continue and be located directly under the roof covering - refer Figure 3.7.1.3(c) of the BCA).



Example of a completed domestic project where the top 340mm of the external wall on the boundary is non-compliant.

New dwellings built as “Notifiable Building Work”

The new category of Notifiable Building Work enables a range of residential building work to be performed without a council building permit. Its scope is designed to cover many types of alterations and extensions of existing buildings. At the upper end of this category is potential for building a new house or unit without a building permit.

This article looks at when construction approval for a new dwelling under this Work Category may be appropriate.

What is “Notifiable Building Work”

The Building Act 2016 provides that certain types of building work require only the submission of plans and an application to start work (called giving a Notice of Work) to a building surveyor. No building permit is required for these types; instead the council is given a notification by that building surveyor that the work is to proceed (therefore this process is called “Notifiable Work”).

Approval process for Notifiable Work

After receiving a Notice of Work (Form 79A) from the builder or owner, the building surveyor engaged by the owner will issue a Certificate of Likely Compliance (Building Work) (Form Number 11A) that the proposed work is likely to comply with the National Construction Code and the Building Act 2016. The building surveyor may also issue a Start Work Notice to the nominated builder at the same time, if satisfied that work can start on a specific date.

Types of building work permitted as being “Notifiable”

The types of work that come within the Notifiable Work category have been set by the Director of Building Control.

They are found in a document called Determination - Categories of Building and Demolition Work (v1.2 February 2017). See the works listed under “Category 3 - Notifiable Work”.

This includes:

- Work on single residential buildings (Class 1a or 1b), including new construction, alteration and additions larger than permitted as “Low Risk Work”, and associated outdoor structures
- Large farm sheds (Class 7b)
- Some alterations or additions of commercial buildings.

Prerequisites for approval of a house as Notifiable Work

To build a new residential building as Notifiable Work there are standard conditions that must first be met:

- The design has to conform to required criteria of Planning Directive 4.1 (Standards for Residential Development in the General Residential Zone as a Permitted Use or no Planning Permit required). Key mandatory provisions of this Directive include:
 - (i) Separation between buildings
 - (ii) Visual impact
 - (iii) Overshadowing
- The proposed design must also meet:
 - Set back distances from boundaries, habitable buildings, etc
 - Cut or fill limits
 - Stormwater discharge managed
 - Not be over any easements, infrastructure, or on-site wastewater management systems or within 2m of TasWater assets.

The building designer’s activities will include preparing a design that is in conformance with the requirements of that Planning Directive.

What can’t be Notifiable Work?

(i) residential buildings that don’t fit the criteria of the Notifiable Work category

(ii) large or complex constructions

Examples of these are:

- Land is not in a General Residential Zone
- Dwelling is proposed to be built on a boundary (no setback)
- Units one above the other (Class 2 buildings).

An application for a building permit is then required for these types of work.

Notifiable Work is also not appropriate where premises are in certain Hazardous Areas, such flood-prone or landslip-prone land; however work in a bushfire-prone area can be approved as Notifiable Work if it is designed to withstand the assessed hazard risk.

Why the link to planning requirements?

The linkage with the planning requirements of Planning Directive 4.1 is designed to ensure that a development that meets the planning scheme without discretionary approval can proceed to the building stage without needing a building permit, with technical plan assessment and inspection of construction work subject to approval of a licensed building surveyor.

Initial requirements of the Determination may appear to limit the use of Notifiable Work for construction of new dwellings. However reforming planning laws and planning schemes is continuing and PD 4.1 will be replaced. Once additional land is brought within the new planning system, the potential for carrying out more new dwelling construction as Notifiable Work will expand.



Barriers for seating structures

CBOS acknowledges the Victorian Building Authority for their permission to publish this article

How high does the barrier need to be at the rear of a tiered seating stand?

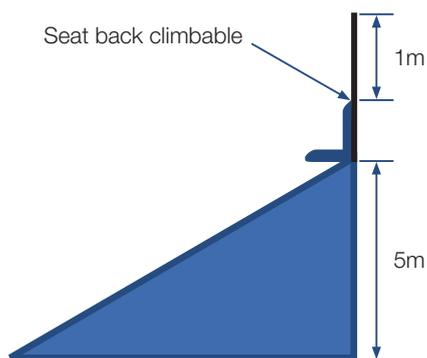
Questions have been raised regarding the correct interpretation of the National Construction Code (NCC) provisions relating to the rear barrier of seating stands (erected either as permanent or temporary structures). The issue relates to when the height

of the seating stand at the rear is more than 4m above the surface beneath. The requirement of NCC Volume One in Table D2.16a 3(c) is that any horizontal or near horizontal elements between 150mm and 760mm above a floor must not facilitate climbing.

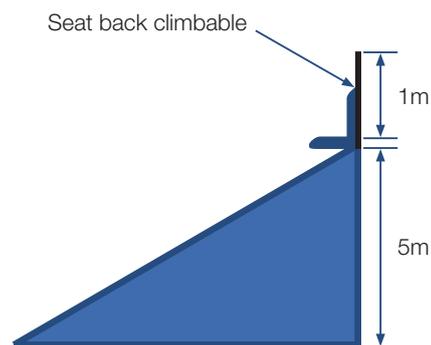
In the instance where the height of the seating stand is more than 4m high there can be no horizontal climbable elements from 150mm above the rear seat base to 760mm up the required 1m height from the seat base barrier. This is due to the seat back

itself being regarded as a horizontal element that can be climbed upon.

This means that for rear seat backs to comply, the rear barrier needs to be raised to a height (1m) that will satisfy this requirement under Volume One Table D2.16a 3(c) and the ABCB Temporary Structures Standard clause 5.1.5(e). Alternatively the rear of the seating stand needs to be enclosed. See the examples below demonstrating compliant or non-compliant installations.



Compliant



Non-Compliant

Planning and building

Who is responsible for getting planning advice?

Role	Responsibility	Comments
Owner	Owner contacts council to seek planning advice	Owner may engage designer to act as agent
Designer/Architect	Designer confirms planning advice and prepares design in accordance with advice or planning permit if one has been granted	Property may be: <ul style="list-style-type: none"> • Planning exempt • Permitted use • Discretionary • Permit required
Building Surveyor	Building Surveyor confirms that design complies with any planning conditions or planning permit	Building surveyor is not required to provide planning expertise but is required to take into account all relevant laws before issuing CLC, including the Land Use <i>Planning and Approvals Act 1993</i>
Planning Authority	Provides planning advice and grants or rejects planning application	May take compliance action if planning conditions breached

Continuing Professional Development

Since July last year, when Continuing Professional Development (CPD) was extended to Electrical Trades, Plumbers and Gasfitters, I have met with numerous industry associations and individuals, as has Consumer, Building and Occupational Services (CBOS) to discuss the CPD rollout. Industry has in the main been very supportive. I have however, also received feedback from a number of people who have raised concerns with CPD.

Stemming from all these discussions, a number of positive improvements to the process are being put in place. For example Government has agreed to adopt additional implementation steps - such as CBOS conducting more briefings across the state and a moratorium being placed on compliance for a 3 year period in cases where a practitioner has not complied with the 12 point requirement. This will see a concentration on delivery of training and allow more time for the system to become imbedded.

Further, I can advise that CBOS has established a Reference Group with relevant representatives from around the state to meet with CBOS to work

through some fine tuning of CPD processes.

CBOS has also identified a staff member to become the CPD specialist, to assist industry, and as a priority the web site will be revamped to improve its functionality and ensure the information on it is up to date. The department will use practitioners to test drive the new website before it is launched.

Training and information sessions listed on the department's website are another area which will be improved to ensure that topics are relevant and information is presented clearly. Also, going forward information on available sessions will be published as the centrefold in Connections Magazine. I ask that you refer to the article and information in the middle of this magazine.

I think it is important that everyone understands that CBOS treats regions as 10 separate locations – not 3 as some might think – and CBOS holds courses/information sessions across the 10 locations.

CBOS will continue to partner with key industry associations and specialist providers - such as TasNetworks, to

deliver seminars including multiple courses, 3-4 times a year.

One of the key comments about CPD is the potential impact it may have on already busy people and businesses. The government recognises this and has commenced investigating using webcam technology to assist practitioners who have difficulty in attending training sessions – this would involve filming the seminar and having it uploaded to the website for general access.

As you can see there is still some work to be done. We have listened to all feedback provided and taken on board a number of suggestions. It has been a challenging situation but I am confident that the introduction of CPD provides a valuable and sound platform for practitioners to remain up-to-date in what is a constantly evolving industry and as a result set a knowledge benchmark for the industry.

The introduction of CPD ensures you can offer ongoing high quality services that safeguard the Tasmanian community.

Hon Guy Barnett MP

Upcoming events that have Continuing Professional Development points

Date	Event	Industry	Provider & Where	Points
Ongoing Events/Training				
As Required	MPA Tas CPD Toolbox	Plumbing & Gas Fitters	Online registration: www.cpdtoolbox.com.au/	As per activity
As Required (1 & 2 Day course)	Working in a confined space	Building, Plumbing, Gas Fitting & Electrical	RIS Safety Registration: Contact 1300 663 255	6
As Required (1 Day)	Safe Working at Height for resource and infrastructure sectors	Building, Plumbing, Gas Fitting & Electrical	RIS Safety Registration: Contact 1300 663 255	6
Events/Training - For further details contact the providers				
2 May 2017 (12pm-4pm)	Waterproofing Wet Areas	Building	Andrew Golle - Bass & Flinders Motor Inn, Ulverstone Registration: Online or phone 1300 650 620	4
2 May 2017 (5pm – 9pm)	Waterproofing Wet Areas, Inspections & Defects	Building	Andrew Golle - Bass & Flinders Motor Inn, Ulverstone Registration: Online or phone 1300 650 620	4
8 May 2017 (8.30am-4.30pm)	Work Safely at Heights	Plumbing	RIS Safety - 2/8 Lampton Avenue, Derwent Park Registration: Phone: 62 722 188 or email: hobart@rissafety.com	TBC
8 May 2017 (5pm-9pm)	Understanding Contracts	Building	HIA – HIA Prospect Registration: Online or phone 1300 650 620	4
8 May 2017	Type B Gas Fitting Forum	Gas Fitting	Gas Standards and Safety, Launceston Registration: MPA CPD Toolbox or melita.pickering@justice.tas.gov.au or phone (03) 6777 2850	
9 May 2017 (6.30pm-7.30pm)	Obligations and Responsibilities	Electrical contractor, nominated managers and signatories only	CBOS Registration: Online – CPD approved training courses for electricians http://www.justice.tas.gov.au/licensing_and_accreditation/continuing_professional_development Where: Huonville Town Hall, Main Street, Huonville	4
10 May 2017 (6.30pm-7.30pm)	Obligations and Responsibilities	Electrical contractor, nominated managers and signatories only	CBOS Registration: Online – CPD approved training courses for electricians http://www.justice.tas.gov.au/licensing_and_accreditation/continuing_professional_development Where: C3 Convention Centre, Angelsea Street, South Hobart	4
15 May 2017 (4pm-8pm)	Loop Impedance Testing	Electrical	Master Electricians Training in partnership with Get Compliance Registration: Call 1300 889 198 or email training@masterelectricians.com.au Where: Rexel, 33 Federal Street, North Hobart	4
16 May 2017 (5pm-9pm)		Electrical	Master Electricians Training in partnership with Get Compliance Registration: Call 1300 889 198 or email training@masterelectricians.com.au Where: WP Martin, 75 Elizabeth Street, Launceston	4
16 May 2017 (8am-12pm)	RCD Testing & Fault Finding	Electrical	Master Electricians Training in partnership with Get Compliance Registration: Call 1300 889 198 or email training@masterelectricians.com.au Where: Rexel, 33 Federal Street, North Hobart	4
17 May 2017 (9am-1pm)		Electrical	Master Electricians Training in partnership with Get Compliance Registration: Call 1300 889 198 or email training@masterelectricians.com.au Where: WP Martin, 75 Elizabeth Street, Launceston	4
15 & 22 May 2017 (4.30pm-8.30pm)	First Aid HLTAID001 Provide CPR HLTAID002 Provide basic emergency life support HLTAID003 Provide First Aid	Building	Surf Life Saving Tas Registration: Online or phone 1300 650 620 Where: HIA Prospect	8
23 May 2017 (8.30am – 4.30pm)	Enter & Work in Confined Spaces	Plumbing	RIS Safety Registration: Phone: 62 722 188 or email: hobart@rissafety.com Where: 2/8 Lampton Avenue, Derwent Park	TBC
30 May 2017	Working from Heights and Budgeting/Management	Electrical	NECA, Hobart Registration: TBC Where: TBA	3
31 May 2017	Working from Heights and Budgeting/Management	Electrical	NECA, Launceston Registration: TBC Where: TBA	3
1 June 2017	Working from Heights and Budgeting/Management	Electrical	NECA, North West Registration: TBC Where: TBA	3
2 June 2017 (9am-4.30pm)	Work Safely At Heights RIIWH5204D	Electrical	Master Electricians Training in partnership with AES Registration: Call 1300 889 198 or email training@masterelectricians.com.au Where: Tasmanian Technopark, Innovation Drive, Dowsing Point	6
6 June 2017 (6.30pm-7.30pm)	Obligations and Responsibilities	Electrical contractor, nominated managers and signatories only	CBOS Registration: Online – CPD approved training courses for electricians http://www.justice.tas.gov.au/licensing_and_accreditation/continuing_professional_development Where: West Coaster Motel, Queenstown	4
7 June 2017 (6.30pm-7.30pm)	Obligations and Responsibilities	Electrical contractor, nominated managers and signatories only	CBOS Registration: Online – CPD approved training courses for electricians http://www.justice.tas.gov.au/licensing_and_accreditation/continuing_professional_development Where: Tall Timbers, Smithton	4

7 June 2017	Waterproofing Wet Areas	Building	Andrew Golle - Bass & Flinders Motor Inn, Ulverstone Registration: Online or phone 1300 650 620	4
7 June 2017	Waterproofing Wet Areas, Inspections & Defects	Building	Andrew Golle - Bass & Flinders Motor Inn, Ulverstone Registration: Online or phone 1300 650 620	4
8 June 2017 (6.30pm-7.30pm)	Obligations and Responsibilities	Electrical contractor, nominated managers and signatories only	CBOS Registration: Online – CPD approved training courses for electricians http://www.justice.tas.gov.au/licensing_and_accrreditation/continuing_professional_development Where: Leven Theatre, Civic Centre, Ulverstone	4
14 June 2017 (6.30pm-7.30pm)	Obligations and Responsibilities	Electrical contractor, nominated managers and signatories only	CBOS Registration: Online – CPD approved training courses for electricians http://www.justice.tas.gov.au/licensing_and_accrreditation/continuing_professional_development Where: The Tramsheds Auditorium, Launceston	4
15 June 2017 (6.30pm-7.30pm)	Obligations and Responsibilities	Electrical contractor, nominated managers and signatories only	CBOS Registration: Online – CPD approved training courses for electricians http://www.justice.tas.gov.au/licensing_and_accrreditation/continuing_professional_development Where: Beachfront (Motel), Bicheno	4
20 & 27 May 2017 (4.30pm-8.30pm)	First Aid HLTAID001 Provide CPR HLTAID002 Provide basic emergency life support HLTAID003 Provide First Aid	Building	Surf Life Saving Tas Registration: Online or phone 1300 650 620 Where: HIA Prospect	8
21 June 2017	Introduction to key aspects of Tasmanian Plumbing Legislation and Training Requirements	Plumbing	TasTAFE, Hobart Additional sessions in Hobart, Launceston and NW – based on demand	6
22 June 2017	Introduction to key aspects of Tasmanian Gas Fitting Legislation and Training Requirements	Gas Fitting	TasTAFE, Hobart Additional sessions in Hobart, Launceston and NW – based on demand	6
26 June 2017 (9am-4.30pm)	Work Safely At Heights RIIWH5204D	Electrical	Master Electricians Training in partnership with AES Registration: Call 1300 889 198 or email training@masterelectricians.com.au Where: Launceston Conference Centre, 50 Glen Dhu St, Launceston	6
21 August 2017 (4pm-8pm)	Test and Tag	Electrical	Master Electricians Training in partnership with Get Compliance Registration: Call 1300 889 198 or email training@masterelectricians.com.au Where: Rexel, 33 Federal Street, North Hobart	4
22 August 2017 (8am-12pm)		Electrical	Master Electricians Training in partnership with Get Compliance Registration: Call 1300 889 198 or email training@masterelectricians.com.au Where: WP Martin, 75 Elizabeth Street, Launceston	4
4 September 2017 (9am-4.30pm)	Work Safely At Heights RIIWH5204D	Electrical	Master Electricians Training in partnership with AES Registration: Call 1300 889 198 or email training@masterelectricians.com.au Where: Tasmanian Technopark, Innovation Drive, Dowsing Point	6
14 September 2017 (9am-4.30pm)	Work Safely At Heights RIIWH5204D	Electrical	Master Electricians Training in partnership with AES Registration: Call 1300 889 198 or email training@masterelectricians.com.au Where: Launceston Conference Centre, 50 Glen Dhu St, Launceston	6

Upcoming Events/Training – Dates to be advised

TBA	Wiring Rules (AS/NZS 3000:2017)	Electrical	CBOS - Statewide	6
TBA	Conducted drawings	Plumbing	MPA Tas	TBC
TBA	Plumbing Code Australia	Plumbing	MPA Tas	TBC
TBA	Australian Standards 3500	Plumbing	MPA Tas	TBC

NECA - Continuing Professional Development

National Electrical and Communications Association launched the series of CPD events in late 2016 which are part of the broader Building Industry program. We were fortunate enough to have the Hon Guy Barnett MP, Minister for Building and Construction, launch our programs.

The first event was in Launceston on 3 October 2016 with more than 130 electrical contractors attending. This was followed by a similar event in Hobart the following day with over 160 attendees and a final seminar in the launch series on 23 November in Burnie with over 100 attendees. Representatives from the Department of Justice also provided an update on the CPD program as well as changes to Tasmanian building and construction laws. The topic for NECA's first round of CPD subjects was "Stamping out non-compliant products", presented by Suresh Manickam, Chief Executive Officer, NECA. The combined attendance at these three initial events of over 400 people equates to approximately 10% of all licensees across Tasmania. In February 2017, NECA ran a further three workshops on the topic of "Working with

Asbestos" – also presented by Suresh Manickam. These events were also well received and had more than 250 attendees across Hobart, Launceston and Burnie.

Future events

NECA will be holding more FREE sessions in Burnie, Launceston and Hobart in May/June 2017 on the topics - Working from heights and Budgeting and Management.

Please contact NECA to register to attend. You are also invited to suggest topics for future sessions at marketing@neca.asn.au

NECA also plans to work with CBOS and hold sessions on AS/NZS 3000 *Wiring Rules* when the update has been completed. This is expected to be in the second half of 2017.

NECA estimates that we have been in front of approximately 20% of Tasmanian licensees in this program to date. Critical to the success of CPD in Tasmania, NECA reports that licensees are progressively accepting the introduction of CPD in Tasmania.

As the peak industry body for electrical contracting in Tasmania, and throughout Australia, NECA is committed to ensuring that the introduction of CPD remains relevant and as seamless as possible for our members and the sector. To this end, we will continue to work with the industry and Department of Justice in monitoring and refining CPD for our sector.

FREE online CPD tracker

Available to licensees at www.electricalcpdtracker.com.au

This easy-to-use self-managed system allows contractors to record all CPD sessions they attend at no cost.





TechSafe Australia – Tasmania

TechSafe provide electrical inspection services throughout Tasmania via a contract with the State Government Department of Justice. Under this contract, TechSafe is the sole employer of Authorised Electrical Inspectors in the state of Tasmania and therefore they perform every service requiring an electrical inspection, including:

- Entering contractor notifications into a database
- Inspections of new installations
- Inspections for high voltage installations
- Inspections of all solar installations
- Inspections of alterations and additions
- Electrical shock and fire investigation and reporting
- Report defective electrical work and issue defect notices to contractors and unsafe installation notices to customers
- Manage defect notice database and collect / administer fines from customers
- Audit electrical contractors
- Work scheduling to meet contract requirements
- Arrange and coordinate industry stakeholder meetings

Inspectors complete in excess of 12,000 electrical inspections per annum, ensuring the electrical work performed in Tasmania by licensed practitioners meets the Australian standard for electrical compliance.

The TechSafe team consists of approximately 12 electrical inspectors and administrative personnel with many of the current inspectors being originally trained while employed by Aurora Energy and the Hydro-Electric Corporation.

An electrical inspector's key responsibility is to ensure the installation is safe or made safe, compliant, and where necessary initiate rectification with the person responsible for the work or the owner of the installation. In their role, an inspector could visit every perceivable type of electrical installation from a simple residential premise through to conducting visual and process audits of electrical work at mines, industrial plants, schools, hospitals and remote areas such as the huts on the Three Capes Track.

TechSafe Australia established three offices in Tasmania, which are located in the major regions throughout the State:

- Ulverstone (North West) – Reibey Street Ulverstone (6425 2079)
- Launceston (North / North East) – Galvin Street, South Launceston (6345 5100)
- Hobart (South) - Jannah Court, Mornington (6282 3100)

Hobart serves as Head Office and home of the key contact centre and primary administrative and supervisory teams. Localised offices provide a presence in the community and surrounding municipalities for the Building and Maintenance industry along with a local contact point for those seeking guidance on the application of Standards or legislative compliance on a daily basis.

TechSafe inspectors play an important role in the development and education of the broader Tasmanian electrical industry and therefore all inspectors need to have a detailed understanding of Electrical Standards, Acts and Regulations. To keep abreast of the many industry requirements, inspectors possess an inherent passion for electrical safety, promoting safe use of electricity at every opportunity.

Providing a certificate of electrical compliance

The requirements surrounding the notification of electrical work have recently changed. In practice, notification is providing a Certificate of Electrical Compliance (CEC) to TechSafe.

The previous Determination for the classification of electrical work exempted “minor electrical work” from notification. This term has now been deleted and the revised Determination (December 2016) states more positively when there is a requirement to notify.

Please provide a CEC to TechSafe for:

- (i) An electrical installation that is energised or is capable of being energised for the first time;
- (ii) A generation system that is energised, or is capable of being energised, for the first time;
- (iii) an electrical storage system that is energised, or is capable of being energised, for the first time;
- (iv) A new or replaced consumer main or sub main;
- (v) A new or replaced switchboard, including switchboard enclosures;
- (vi) The addition of a new electrical circuit, to an existing electrical installation;
- (vii) The addition of a new electrical appliance that is connected by fixed wiring and new to that electrical installation, excluding like for like replacements;
- (viii) An addition to or the replacement of an existing generation system or component, which increases capacity, compared to its original specifications;
- (ix) The relocation of an existing generation system;
- (x) An addition to an existing electrical storage system which increases capacity, compared to its original specifications;
- (xi) Change of battery chemical type or technology, in an existing electricity storage system;
- (xii) All hazardous area electrical work, excluding like for like replacements;
- (xiii) All High voltage electrical work excluding like for like replacements;
- (xiv) All electrical work performed to rectify a defective or unsafe

situation, that is listed on a Defective Electrical Work Notice or an Unsafe Electrical Infrastructure or Installation Notice and an Authorised Officer requires notification.

It is important to be aware that if electrical work is not included in the list above, you do not have to notify TechSafe on completion of this work.

Electricity Standards and Safety have continued to undertake audits of electrical contractors to determine compliance, particularly the requirements for notification. Failure to provide a CEC to TechSafe when it is required most often results in an infringement notice of \$314.00 for each installation as well as a full inspection.

If you are unsure of whether your work requires a CEC, you could either contact a local TechSafe electrical inspector or Electricity Standards and Safety at CBOSinfo@justice.tas.gov.au

The full Occupational Licensing (Electrical Work Licence Classes) Determination 2016 can be viewed at www.justice.tas.gov.au

Refresher sessions for nominated managers

During 2017 Consumer Building and Occupational Services (CBOS) will run refresher/update sessions for Electrical Contractor Nominated Managers.

The focus will be on:

- legislative compliance
- recently revised Determinations
- obligations of Nominated Managers.

Sessions will be run in major cities as well as regional areas and will attract 4 CPD points. Make sure

CBOS has your current contact details by emailing CBOSinfo@justice.tas.gov.au so we can notify you when and where the sessions are being held.

TasTAFE (in consultation with CBOS) is also reviewing the current course for Nominated Managers.



Electrical work in hazardous areas

A Nominated Manager must ensure workers are licensed and competent to perform specialised electrical work when working in hazardous areas.

Notification

A Certificate of Electrical Compliance is required to be submitted for all electrical work in a hazardous area, not including like for like replacements.

Many electrical contractors are unaware that there are restrictions on energising electrical work in these areas unless:

- (a) an approved certification for the work has been submitted to, and accepted by, an authorised officer; or
- (b) an authorised officer otherwise permits.

Inspection

When the work is inspected, the first thing an electrical inspector will ask for is the site dossier as required by the Standards. This document includes all the details of the hazardous area equipment used and must be available to the inspector. Typically this is kept on site.



High voltage certification and connection

High voltage electrical work must only be undertaken by specialists. There are many facets to a high voltage installation including cable laying, terminations, earthing and circuit protection. They must all be considered together.

As it is not unusual for multiple electrical contractors to be involved in high voltage work for one project, a detailed knowledge of both AS/NZS 3000:2016 *Electrical installations (known as the Australian/New Zealand Wiring Rules)* and AS/NZS 2067:2016 *Substations and high voltage installations exceeding kV a.c.* is required. Some years back we introduced a certification process that included the requirement for an engineer to oversee the certification of certain high voltage work.

In December 2016 we revised the Occupational Licensing (Private High-

Voltage Electrical Work – Certification and Energisation) Determination 2016 to take account of the three levels of high voltage electrical work and apply oversight accordingly:

1. Like for like replacement
2. Standard high voltage electrical for work that is performed in accordance with recognised design and construction drawings
3. All other high voltage electrical work

The documentation required by this process will be considered by an electrical inspector before giving permission to energise electrical work.

If you work in this area please ensure you are familiar with the Occupational Licensing (Private High Voltage Electrical Work – Certification and Energisation) Determination 2016 available from our website at www.justice.tas.gov.au



Errors are costly in more ways than one

Electrical inspectors are often faced with having to issue a defect notice to the same contractor for the same defect but on different jobs. The cost of the re-inspection fee is often insignificant in comparison to the overall actual cost of returning to the job. Consider the cumulative costs such as fuel, salaries, materials, and of course time. In addition to these costs there are the hidden losses such as:

- customer confidence
- staff management
- the increase in the number of inspections as the ratings of both electrician and contractor drop in our database.

Electrical work inspections ensure work is done in accordance with particular Standards. Inspections can also act as a form of education.

A defect notice and associated fee is intended to change behaviour and prevent a reoccurrence by acting as a deterrent. Clever electrical contractors raise each defect notice with all of their staff at a 'toolbox meeting'. This ensures that the mistake is not repeated by other staff members.

There are many similar quotes online but this one may be worth printing to hang up in your workshop:

"You can never make the same mistake twice, the second time you make it, it's a choice"

CBOS encourages electrical contractors to contact either the issuing inspector or staff at Electricity Standards and Safety if they wish to clarify the interpretation of the Standard related to their particular defect notice.

Electrical contractors can query the inspector's initial determination if they disagree with the defect notice.

Follow the same process if you feel the defect does exist but you are not the person or contractor responsible.

Before you contact the inspector and ask for an explanation of their determination it pays to read the clause in the relevant Standard.

If you are unable to get clarification or still disagree with the inspector, you may contact staff at Electricity Standards and Safety, by emailing CBOSinfo@justice.tas.gov.au. In all cases please provide enough information to back up your claim. Photographs are always helpful.



The risks of buying online

Although it is tempting to buy cheaper products online, you might like to consider the consequences if that product fails.

Some of these products fail in their expected performance and cause no harm but others have the potential to catch fire.

They may not meet Australian Standards and you may not have any consumer protection for products sourced outside Australia.

Insurance investigators occasionally seek information about incidents from our Department under Right to Information legislation. Where would you stand if this related to electrical work or products, installed by you or your business?

Consumer Building and Occupational Services (CBOS) recommends you choose a reputable brand and always buy through a reputable supplier.



Electrical standards update

AS/NZS 3000:2017 - The Wiring Rules

By now most will have heard that publication of the new edition of the Wiring Rules is imminent. This revised Wiring Rules has some substantial changes and was therefore not considered for just an amendment but rather a new revision.

Some of the major changes include an expansion of the requirements surrounding circuit protection. This will include a requirement to install Residual Current Devices on all sub circuits with a **current rating less than 20amps** irrespective of the electrical equipment.

It is envisaged that the Standard will be published around mid-year with a mandatory compliance date six months from date of publication. All electrical work performed after that date must be in accordance with the requirements contained within the new Standard. Once published, designers and estimators should start implementing the new requirements in all projects particularly those that will be energised after the mandatory compliance date.

To effectively communicate across the electrical industry, Consumer Building and Occupational Services (CBOS) are intending on embarking on a road

show throughout the state. This will attract a significant number of CPD points for those that are attending.

To get further details of these events it is important that CBOS (in particular the Licensing unit) have your correct mobile number and email address. Send new or changes to contact details to CBOSinfo@justice.tas.gov.au and not to TechSafe as they are unable to update the Licensing Database.

AS/NZS 3010 Electrical Installations – Generating Sets

The Standard that provides requirements surrounding the installation and connection of generating sets has now been finalised and will be published soon. This Standard will have an implementation date of three months from date of publication.

It is very important for all electrical contractors, switchboard manufacturers, designers and estimators to be aware of the changes regarding change over switches and generators which are connected to an electrical installation for the purpose of providing back up or supplementary power.

ELECTRICAL

SAFETY RECALL

Eaton Industries Pty Ltd - Quicklag ELQ Earth Leakage Circuit Breaker (RCBO)



AFFECTED MODELS:

Current Rating	30mA 1 Pole	10mA 1 Pole	100mA 1 Pole	30mA 2 Pole
10A	ELQ110C3TW	ELQ110C1TW	ELQ110C10TW	ELQ210C3TW
16A	ELQ116C3TW	ELQ116C1TW	ELQ116C10TW	ELQ216C3TW
20A	ELQ120C3TW	ELQ120C1TW	ELQ120C10TW	ELQ220C3TW
25A	ELQ125C3TW	ELQ125C1TW	ELQ125C10TW	ELQ225C3TW
32A	ELQ132C3TW	ELQ132C1TW	ELQ132C10TW	ELQ232C3TW

Affected models were sold nationally from April 2004.

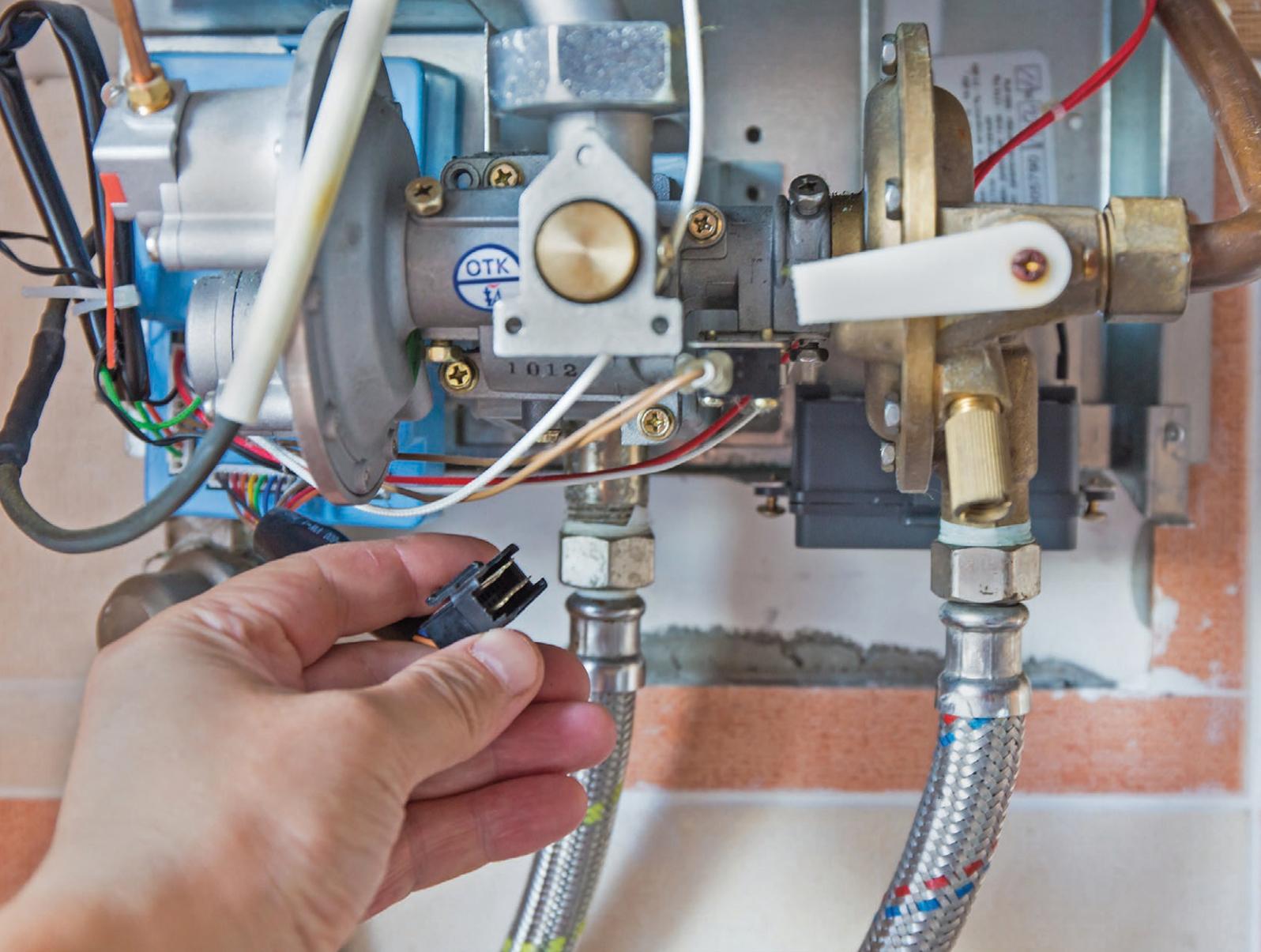
HAZARD: A non-compliant material has been used in the manufacture of a component, and when operating under short circuit conditions the product may express ionised gases through the exhaust port which may result in conditions creating a fire risk.

WHAT TO DO: Building owners, managers and electrical contractors should check switchboards or loadcentres for potentially affected RCBOs. The affected models can be identified by the presence of a green test button, as shown in the above image. Products without a test button or with a white or an orange test button are not impacted by this recall. Further guidance on how to identify an affected model are available at www.eatoncorp.com.au/elqtw-r

If your RCBO is an affected model, contact Eaton at the contact details below to arrange for a replacement RCBO to be installed onsite at no charge.

CONTACT DETAILS: Please direct all inquiries regarding this recall to:
 Phone: 1800 870 851
 Website: www.eatoncorp.com.au/elqtw-r

See www.productsafety.gov.au for Australian product recall information



Conditions of Gas Act 2000 acceptances

Gas-fitters should be aware that the Director of Gas Safety can impose conditions on any acceptance issued under Section 77 of the Gas Act 2000. These acceptances relate to complex gas installations, prescribed standard gas installations and Type B appliance installations.

The Director has made the above installation type acceptances subject to the following generic conditions:

- The acceptance will lapse after 2 years if the installation is not commissioned and all conditions met.
- The gas-fitter must ensure that the installation is installed and tested as per the relevant standards.
- The gas-fitter contact the distribution system operation prior

to turning on the gas supply (Natural Gas only).

- The gas-fitter must ensure that commissioning complies with the relevant Standards.
- The gas-fitter sends the completed and signed Statement of Compliance (Gas Fitting Notice) with 48 hours of commissioning to the:
 - Director of Gas Safety
 - customer
 - owner of the installation
 - gas supplier
 - any additional condition included in the acceptance.

Final acceptance takes place when all the conditions of the acceptance are met. Subsequently, until all conditions of an acceptance are met the

installation remains under the control of the gas-fitter.

Standard Gas Installations

You are required under the Gas (Safety)_Regulations 2014, Regulation 50 to submit a completed Certificate of Compliance (within 48 hours of the installation being commissioned) to the:

- Director of Gas Safety
- customer
- owner of the installation
- gas supplier.

Air requirements for gas appliances

Gas-fitters are reminded that air supply to appliance provisions prescribed in AS/NZS 5601.1:2013 Gas installations, differ depending on when the building (in which the gas-fitting work is being undertaken) was approved for construction.

This means gas appliance ventilation must comply with the newer requirements within AS 5601.1 if the building was approved for construction after 16 September 2013.

Given that transition date, it is becoming more and more likely that gas-fitters are becoming involved in gas installation and gas appliance ventilation design in accordance with the revised ventilation requirements. It is therefore imperative that relevant designers and tradespersons familiarise themselves with Clause 6.4.5 and Table 6.2 of the Standard, which provides a means of compliance for ventilation of a room, enclosure, residential garage or plant room containing one or more flued (open flued) or flueless gas appliances.

There are some specific appliance ventilation requirements prescribed in clause 6.4 of AS/NZS 5601 that may also apply, for example multiple cookers in schools, decorative flame effect fires, and laundry dryers.

Some major differences for gas appliances installed in buildings approved for construction after 16 September 2016 include:

- 0.4Mj/h/m³ maximum for open flued appliance
- 3Mj/h/m³ for flueless appliances other than space heaters

- No ventilation allowance permitting flueless space heaters within spaces that do not meet minimum required area
- The size of the ventilation opening Factor (F) has increased for plant rooms and garages.

Gas Standards and Safety have Fact Sheets on a range of gas topics available at www.justice.tas.gov.au/building/gas/gas_resources

You can contact CBOS on 1300 654 499 or email CBOSinfo@justice.tas.gov.au



Means of disconnection for appliance isolation valves

Gas Standards and Safety have become aware that there is some confusion in the industry about the requirement for having a means of disconnection directly downstream of a gas appliance isolation valve.

When AS/NZS 5601.1:2010 Gas Installations Part 1: General Installations was reviewed and updated, Clause 5.2.8 was removed from the 2013 version. This clause required that “Where a manual shut off valve is installed in consumer piping a means of disconnection for the Appliances shall be provided immediately downstream of the valve.” This was usually done by either fitting

a barrel union or flare union on the outlet of the valve.

The same requirement to fit a manual shut off valve is still required by clause 6.6.4 Means of Disconnection: The gas appliance connection shall include a means of disconnection where a means of isolation is provided to satisfy Clause 6.6.3 the means of disconnection shall be downstream of the means of isolation.

Consequently gas fitters must continue to fit a means of disconnection to all isolation valves within a gas installation, ensuring that the isolation valve remains fitted to the consumer piping.

Gas-fitting certifiers to sign gas fitting notice

This is a reminder to all gas-fitters that the Gas Fitting Notice (GFN) is a form approved by the Director of Gas Safety. Therefore it is a legal document.

Gas Standards and Safety (GSS) have noticed an increase in GFN's that have been **signed** by gas-fitter administrative staff. GFN's can be filled in by administrative staff but the certifying gas-fitter should always confirm that the information is correct and the description of gas-fitting work is accurate.

Gas (Safety) Regulations 2014 make it **mandatory** for a GFN to be signed by the gas-fitter who performed the work.

Gas Fitting Notices are required for all gas-fitting work other than servicing. This includes same for same appliance or component changeovers. The information provided by gas-fitters on a GFN is valuable for GSS. It helps us ensure public safety by judiciously targeting responses to gas appliance recalls. The information also provides a legal record of the work undertaken. This protects the gas-fitter who has undertaken the work in the event non-compliant or unsafe work is undertaken by others later.

Any queries please contact Gas Standards and Safety on 1300 654 499 or email CBOSinfo@justice.tas.gov.au



Gas appliance recalls and safety alerts

The Consumer Building and Occupational Services Gas Standards and Safety unit (GSS) receive all gas-related recall alerts from the gas technical regulators in other States and Territories and from Product Safety Recalls Australia – a division of the Australian Competition and Consumer Commission (ACCC).

Recent gas appliance recalls and Safety Alerts

Real Flame Pty Ltd – Landscape LS1000 and LS1600 Gas Space Heater

In extremely rare cases, abnormal wear and tear on the fan may generate more surface heat as a result of reduced fan speed. As a result of lower fan speeds excess heat may be generated and present a fire risk.

This applies to all units of **LS1600** and **LS1000** sold between October 2011 and April 2016.

Appliance owners should be urged to contact Real Flame to book a service call to rectify the issue. Please contact Real Flame Service Department on **1300 014 389** between 900am-5.00pm EST (Mon – Fri) or email productservice@realflame.com.au

BSH Home Appliances Pty Ltd – Bosch Freestanding Gas/Electric Cooker 60cm

In certain instances the adaptor between the gas supply and the appliance may crack causing a potential gas leak which may cause an explosion.

Affected Bosch cookers are

- **models HGV74W255A,**

HGV74W355A and HSV745055A

- manufactured between January 2007 and October 2011
- batch numbers between **8701** and **9110**

Customers with this model should be urged to immediately check the appliance rating plate for the Model Number (E-Nr) and Batch Number (FD). You can check the appliance at www.gascookingsafety.com to see if it is an affected model.

If you have a recalled product or if you're unsure then immediately shut off the gas supply to the appliance. Contact BSH Home Appliances Pty Ltd. on 1300 955 742 or www.gascookingsafety.com

Awareness and Report anything of alarm

Gas-fitters should be aware of the above recalls. If you encounter a recalled product make the installation safe. Urge the appliance owners to follow the appliance manufacturer's notification instructions.

GSS are also keen to hear from any gas-fitter that is called to an incident involving a gas appliance or comes across a gas appliance issue that poses substantial safety concerns. This especially includes where there appear to be manufacturing faults. This information allows GSS to protect consumers by ensuring that systemic gas appliance safety issues do not go unresolved.

Gas Standards and Safety can be contacted on 1300 654 499 or CBOSinfo@justice.tas.gov.au





Dial Before You Dig (DBYD)

Dial Before You Dig (DBYD) is a FREE referral service designed to prevent damage and disruption to the vast pipe and cable networks providing Tasmania's essential services. DBYD is used by the majority of Tasmanian owners of buried infrastructure to provide information on locating underground utilities.

Consumer Building and Occupational Services (CBOS) urges all excavators, electricians, plumbers, gas-fitters, planners, developers, farmers, land surveyors, builders, home owners and landscapers to use this referral service. In certain instances it is unlawful to uncover or to come in contact with buried infrastructure.

No matter the size of your project you should always use DBYD. Whether landscaping on your own property or installing an entire network. You just need to provide DBYD the details of when and where you plan to dig and this information is passed on to the

underground infrastructure owners. Affected owners will respond directly to you with cable and pipe location information. This happens generally within two business days.

The DBYD service may also keep you and your employees safe. Whether you are a back yard renovator, an individual tradesman or a commercial excavator operator the potential for injury, personal liability and even death exists every day. Getting accurate information about your work site significantly minimises these risks.

You also need to study the plans you receive from Asset Owners thoroughly. Make sure they relate to the area you requested and that you understand them. If you are unclear about what the symbols mean or how to proceed, contact the relevant network owner.

When working in the vicinity of underground networks, it is important to observe any instructions stated

on the plans provided by the Asset Owner. Underground assets may be as little as a few millimetres below the surface.

You should also be aware that underground location plans in some instances provide information about network presence only; they do not pinpoint the exact location.

You can lodge your enquiry with DBYD:

- using your desktop computer or mobile device - www.1100.com.au
- Download and using the iPhone app.
- contact the DBYD call centre on 1100 during business hours.





New requirements for waste water treatment system servicing in Tasmania

There are changes to servicing requirements for on-site waste water treatment systems in Tasmania. This is in direct response to industry representations and improves governance with the servicing of these types of systems. You can get a copy of the Determination – Accreditation and maintenance of plumbing installations v1.0 at www.justice.tas.gov.au/building/regulation/review/building_act_2016

Qualifications required for maintaining an Aerated wastewater treatment system (AWTS)

- Plumbing Contractor licence with drainage endorsement: on-site waste water management systems maintenance. This licence is issued under the *Occupational Licensing Act 2005*.

Employing a maintenance technician

A plumbing contractor may employ an AWTS maintenance technician to service and maintain aerated wastewater treatment systems. As a minimum the technician must:

- Be supervised by the plumbing contractor
- Work under the general supervision of the plumbing contractor and have completed a qualification or training course approved by the Administrator of Occupational Licensing.

Approved courses or qualifications

- Centre for Environmental Training – AWTS servicing and maintenance 3 day course
- QLD334WE01B – Maintain and

service domestic treatment plants and on-site sewerage facilities.

A plumbing contractor must keep a register (including training records) of all AWTS service technicians they employ. A copy of the register must be supplied to the Director of Building Control and Administrator of Occupational Licensing no later than 30 of June each year.

For further information regarding servicing of waste water treatment systems or other plumbing installation that require scheduled maintenance please visit www.justice.tas.gov.au/building/plumbing

Continuing Professional Development

The plumbing and gasfitting industry is one that is forever changing with the introduction of new technologies, products and legislative requirements. Ultimately, good plumbing is the cornerstone of public health, environmental sustainability and community development and this is why our industry needs to be regulated including the licensing of plumbing and gasfitting professionals.

With the public responsibility the plumbing industry carries, we need to ensure that we are, individually and collectively, at the cutting edge of our profession. We need to be current in our knowledge and practices so that we can deliver quality and safe plumbing to the public. This is a responsibility we hold as a licensed profession.

In keeping with our industry responsibilities and to reduce the incidence of reported plumbing defects by permit authorities, the State Government introduced mandatory continuing professional development (CPD) as of 1 July last year. Master Plumbers Tasmania has always supported the concept of CPD because the more skilled and current our industry is the better plumbing we do and, as a by-product, the less legal liability we carry. The responsibility we hold for public health and environmental sustainability means we need to be an informed and educated industry and CPD is one way of achieving this.

To coincide with the roll out of mandatory CPD for plumbers and gasfitters, Master Plumbers Tasmania has been hard at work developing and implementing a CPD program called CPD Toolbox which is a free service for all licensed plumbers and gasfitters

in Tasmania. We are pleased to say that our program has been extremely well received by industry and we currently have over 500 participants undertaking just over 3000 hours of CPD already!

We know your time is precious so we have designed CPD Toolbox to help you save time sourcing relevant CPD activities while also keeping track of where you're at with your CPD.

CPD Toolbox is available free to all licensed plumbers and gasfitters in Tasmania; is easy to use and enables you to keep all your CPD records and information in one handy location.

As records of your CPD are required by Consumer, Building and Occupational Services (CBOS) on renewal of your licence, CPD Toolbox makes this extra easy for you by giving you the ability to:

- let you see what CPD activities are available near you or online
- register online for activities that you would like to attend
- upload your own CPD activities;
- keep records of CPD activities that you have undertaken and the points you have earned
- get information and news on CPD
- contact us with ideas for CPD
- check out our FAQ page
- see links to other external CPD activities
- print and email a CPD Report of completed activities to accompany your licence renewal
- apply to the Tasmanian Building and Construction Industry Training Board (TBCITB) for training subsidy.

Our CPD program has really taken off with a range of training being delivered, in conjunction with our associate members and industry

partners, including:

- Waste Water Systems Design and Specifications
- Work Health & Safety Training Forum
- AS:1428.1-2009 Amendment 1 Design for access and mobility
- Fire Collar & Passive Fire Protection Training Forum
- Plumbing State Regulations
- Confined Space Operations
- Working Safely at Heights
- Gas Fitting Forum

To supplement our CPD Program we have launched our CPD eLearn portal, in conjunction with Pointsbuild, and we are offering the following online courses provided by industry experts.

- Basic Contract Law
- Using the NCC
- Understanding the Performance Based NCC
- NCC Volume Three
- Employment Law
- Asbestos Awareness
- Insurance
- Superannuation
- Safe Work Method Statements
- Dial Before You Dig

CPD Toolbox is free to all licensed plumbing and gasfitting practitioners/contractors and here to make life easier for you. To register just go to: www.cpdtoolbox.com.au

If using the internet is not for you, then just call us and we will put you on a mailing list so that we can let you know what's happening and keep you up to date and informed with CPD information. Please call our office on 6272 2199 for help with your CPD.

Article supplied by
Master Plumbers Tasmania



The future; building and plumbing approvals online

After extensive consultation and cooperation with the building and construction industries, it was clear that government needed to make some significant changes to the Building Act and Plumbing Act. The result of this was the introduction of the Building Bill and on 1 January 2017, the Building Act 2016 came into effect.

The Building Act 2016 is one of many initiatives that will be delivered by the Tasmanian State Government to make building in Tasmania fairer, faster, simpler and cheaper for Tasmanian's and investors.

The vision government has for the

online portal is that it will inform the applicant whether their proposed development is low risk, notifiable or requires a permit. This online system should provide the applicant with knowledge to make decisions without going to the expense of engaging a professional or submitting an application to a permit authority unnecessarily. This is just one way that the government will be able to deliver on their commitment to making building in Tasmania fairer, faster, simpler and cheaper.

The Planning and Building Portal project is in its infancy and our team is scanning and learning about similar

systems across Australia to ensure that the government implements the best value and performance technology here in Tasmania.

As the project grows momentum, the project team will be meeting with representatives from the building and construction industry.

We look forward to providing you with another update in the next edition of Connections.

Planning and Building Portal Project
Department of Justice

CBOS online services

Consumer Building and Occupational Services is improving the way we offer services. Customers are driving change to meet the way they now expect to do their business with Government. Our customer base is varied across the many Government services we deliver. Every industry sector has asked for:

- the ability to access more online services using their home computer or mobile digital device (smartphone, laptop or tablet)
- 24/7 access to our services.

Customers cannot afford the time away from their business to lodge paperwork with Service Tasmania and want to be able to complete transactions outside normal business hours.

CBOS has listened. This feedback has prompted a review of operations and resulted in major changes to the way we operate. This will culminate in the delivery of a new computer system to support online capability later this year.

Customers can expect **faster, cheaper and smarter** licensing processes. In some cases licensing processes will be weeks faster. For some licence types, application costs will reduce. In most cases services will be smarter and people will save time. For example customers will receive a text message advising they can renew a licence using a mobile phone.

Expect to see more information as this new system is brought online and customers can access our new online services.

Minimum Standards for Rental Premises

The laws that govern rental properties in Tasmania have changed.

The Residential Tenancy Act 1997 was amended to create certain requirements known as 'minimum standards'.

So what do these changes mean?

For leases signed after 1 August 2015

A leased property must be weather-proof and in a proper state of structural repair.

This means:

- there is no obvious way for air or water to get into the property accidentally: the roof, floors, ceilings, walls and stairs must be in good repair, must not be subject to significant dampness, and must not be liable to collapse due to rot or other defects
- any defects would be obvious, without requiring significant inspection.

Note

For leases signed before 1 August 2015, the property must be weatherproof and structurally sound by 1 August 2018.

For leases signed after 1 August 2016

All properties with a new lease must have the following:

- a flushable toilet that is:
 - o connected to a sewer, on-site wastewater management system (including septic system) or any other council-approved waste disposal system
 - o in a separate toilet room or bathroom containing a vent, opening window or mechanical ventilation
- a bathroom that:
 - o can be made private
 - o has a shower or bath (or both) and washbasin, each with

a reasonable supply of hot and cold water

- a functioning sink with hot and cold water
- a functioning stove top and microwave or convection oven
- a fixed heater (electric or gas) or heat pump or wood heater (not open fireplace) or floor heating or ceiling heating
- an adequate mains electrical supply to meet the needs of the number of people that the property is designed to accommodate
- safe power points and electrical connections
- adequate natural or artificial light in each room (other than storage rooms or garage)
- adequate ventilation in each room, meaning:
 - o there are one or more openings in the room which are 5 per cent or more of the floor area of that room and that open to an area of the premises that is not another room, or
 - o there are one or more openings in the room that open to an area of the premises that is another room but:
 - neither of those rooms is a toilet room
 - there are openings in the adjoining room
 - the total openings of the first and adjoining room are 5 percent or more of the floor area of the adjoining room
 - o in a toilet room, bathroom or laundry, the room has a working ventilation system that directs air to:
 - an outside space
 - a roof space that is adequately ventilated by open eaves, roof vents or covered by roof tiles to which sarking (or other material preventing air escaping) has been applied
 - a window that provides adequate ventilation and can be securely

fastened into a position that creates a gap between an edge of the window and an edge of the window frame that:

- o is 15 cms or more wide
- o prevents a person entering the room
- window coverings in bedrooms and living rooms

Note

For leases signed before 1 August 2016, the property must meet these standards by 1 August 2018

Smoke Alarms

Under the Residential Tenancy (Smoke Alarms) Regulations 2012 it is also a requirement that all rental properties contain a functional smoke alarm that complies with AS 3786—1993 Smoke alarms or AS 1670.1—2004 Fire detection, warning, control and intercom systems – System design, installation and commissioning - Fire.

The smoke alarm must be either mains-powered or powered by a 10 year non-removable lithium battery. There must be an alarm in the area, hall or corridor outside a bedroom, and any storey of the property that does not contain a bedroom should also have a smoke alarm installed.

For more information on these requirements,

- read the Rental Guide or Minimum Standards Fact Sheets available at www.consumer.tas.gov.au
- visit any Service Tasmania shop
- phone 1300 65 44 99

CONNECTIONS

Feedback

Your feedback is important to us.

If you would like to comment on Connections, please contact us at:

CBOSinfo@justice.tas.gov.au OR

PO Box 56, Rosny Park TAS 7018

Ph: 1300 654 499

Fax: 03 6173 0205

Web: www.justice.tas.gov.au

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eConnections Newsletter

CBOS produces an eNewsletter which is published every two months. If you would like to subscribe please email your request to CBOSinfo@justice.tas.gov and put eConnections subscription in the subject line.



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