

Building Act 2016

Director's Determination – Categories of Plumbing Work

I, Dale Edward Webster, in my capacity as Director of Building Control, and acting pursuant to section 20(1)(d) of the *Building Act 2016*, hereby make the following Determination.

Determination title	Categories of Plumbing Work
Description	This Determination specifies: a) the types of plumbing work that are categorised as either Low Risk, Notifiable Work or Permit Work; and b) the persons who may perform those types of work.
Version	v1.3, 8 May 2018
Application	For the purposes of 20(3)(b) of the Act, this Determination applies from 8 May 2018 until its revocation.
Date of Director's approval	8 May 2018



Dale Edward Webster

Director of Building Control

Table of Contents

Mandatory Requirements	4
Category 1 –Low Risk Plumbing Work by an owner, competent person or licensed plumber .	4
Category 2A - Low Risk Plumbing Work by a licensed plumber.....	4
Category 2B - Low Risk Plumbing Work by a licensed plumber (with post construction reporting to the Permit Authority).....	4
Category 3 –Plumbing Work Notifiable by a licensed plumber to the Permit Authority before work starts.....	4
Category 4 Plumbing Work that requires a Plumbing Permit by a licensed plumber.....	4
Appendix 1: Launceston City Council – Figure 1 - Combined drainage area map.....	4
Appendix 2: Map of “High Sensitivity Karst Areas: Meander Valley Local Government Area”.	4
Explanatory Notes (Advisory information)	4
Abbreviations and Definitions used in this Determination.....	4
Explanatory Appendix - Building classification system – Extract from the Building Code of Australia (Vol. One of the National Construction Code series)	4
Standard Limitations applicable to all Categories	5
Document Development History	5
Amendments in this Release:	5
Category 1– Plumbing work that can be undertaken by:	6
Description of works.....	6
Maintenance, repairs or replacement of existing tapware.....	6
Replacing or minor repairs of a shower head or rose	6
Maintenance and repairs to water closet cistern outlet and inlet valves.....	6
Replacing a domestic water filter cartridge.....	6
Removing or replacing ground level inspection caps on sewer or stormwater drains and replacing grates on stormwater pits and channels.....	6
Septic tank maintenance such as visual inspection and providing access for cleaning.....	6
Pump out of a septic tank, grease trap, trade waste or similar maintenance	7
New installations of domestic and commercial irrigation and lawn watering systems.....	7
A “like for like” replacement of an existing water tank.....	7
Category 2A– Low Risk (non-notifiable) Plumbing Work	8
Category 2B Low-Risk Plumbing Work that requires reporting post-construction/ installation	13
Category 3 – Notifiable Plumbing Work	17
Category 4 - Plumbing work that requires a Plumbing Permit	20
Explanatory Notes for this Determination (non-mandatory details).....	27
General guide to interpretation (for work on heated or cold water supply or sewer drainage):	27

All required plumbing work may be approved as one application.....	27
As-constructed drawings required for any Category 2b, 3 or 4 work	27
Fires Services Work of plumbers	27
Fire Hydrant.....	28
Karst landscapes.....	28
Tradewaste and TasWater approval.....	28
Abbreviations and Definitions used in this Determination.....	28

Mandatory Requirements

Category 1 –Low Risk Plumbing Work by an owner, competent person or licensed plumber

Category 2A - Low Risk Plumbing Work by a licensed plumber

Category 2B - Low Risk Plumbing Work by a licensed plumber (with post construction reporting to the Permit Authority)

Category 3 –Plumbing Work Notifiable by a licensed plumber to the Permit Authority before work starts

Category 4 Plumbing Work that requires a Plumbing Permit by a licensed plumber

Appendix 1: Launceston City Council – Figure 1 - Combined drainage area map

Appendix 2: Map of “High Sensitivity Karst Areas: Meander Valley Local Government Area”

Explanatory Notes (Advisory information)

Abbreviations and Definitions used in this Determination

Explanatory Appendix - Building classification system – Extract from the Building Code of Australia (Vol. One of the National Construction Code series)

Standard Limitations applicable to all Categories

All work must comply with:

- Relevant provisions of the *Building Act 2016* and the *Building Regulations 2016*;
- The Plumbing Code of Australia (Volume Three of the National Construction Code Series);
- Australian/ New Zealand Standard AS/NZS 3500;
- WaterMark approved, where required; and
- Water Efficiency Labelling Scheme (WELS) approved, where required

Document Development History

Version	Application Date	Reason	Sections amended
1.3	8 May 2018	Fixed typographical error	2.2.2
1.2	7 March 2018	Add Repair of OSWWMS	2.2.6 – Added 4.2.5 – Amended 2.3.2 – Editorial
1.1	1 July 2017	Significant Revisions	See Explanatory List provided
1.0	12 December 2016	Original release	-

Amendments in this Release:

Section Title	Clause number	Amendment Summary
Category 2B Repairs and Maintenance	2.2.2	Fixed typographical error – removed reference to form 80
Category 2B Repairs and Maintenance	2.2.6	Added repair of on-site wastewater management systems to Category 2B.
Category 4 Other types of “High Risk” plumbing work	4.2.5	Limited commissioning of On-site Wastewater Management Systems for Category 4 to the initial commissioning after installation. Allows for re-commissioning after repair to be completed as Category 2B as part of the repair work.
Category 2B New Installations and Alterations	2.3.2	Removed dot point in Limitations.

Category I– Plumbing work that can be undertaken by:

- 1) An owner; or
- 2) A competent person contracted by the owner; or
- 3) A licensed plumber

No.	Description of works	Limitations	Explanatory notes
1.1.1.	Maintenance, repairs or replacement of existing tapware	Any replacement must be a “like for like” replacement. E.g. mixer for mixer No substitution of types Not for new fitting types such as vegetable spray mixer, shower spray on hose (backflow risks arise) Cannot include any modification on in-wall pipework or tapware	Substituting alternative types of taps may introduce backflow risks
1.1.2.	Replacing or minor repairs of a shower head or rose	Any replacement must be like for like Any existing backflow protection must be maintained	
1.1.3.	Maintenance and repairs to water closet cistern outlet and inlet valves		
1.1.4.	Replacing a domestic water filter cartridge		
1.1.5.	Removing or replacing ground level inspection caps on sewer or stormwater drains and replacing grates on stormwater pits and channels	Inspection caps must already be at ground level Not for raising of the access point	
1.1.6.	Septic tank maintenance such as visual inspection and providing access for cleaning	Owner, qualified person or contractor Must not pump out	Risks to public and environmental health

No.	Description of works	Limitations	Explanatory notes
1.1.7.	Pump out of a septic tank, grease trap, trade waste or similar maintenance	Must be performed by a Controlled Waste Transport Business (septic tank pumping contractor) licensed by the Tasmanian Environment Protection Authority.	Owner to notify TasWater in accordance with their trade waste consent agreement.
1.1.8.	New installations of domestic and commercial irrigation and lawn watering systems	<ul style="list-style-type: none"> • If a suitable backflow prevention device is installed to protect a potable water supply. Owner must consult a licensed plumber to ensure correct class of backflow prevention device is fitted. • Not for a dual water supply • Not for a land application (irrigation) area connected to an On-site Wastewater Management System 	Different types of irrigation and lawn watering systems have different classes of backflow prevention devices
1.1.9.	A “like for like” replacement of an existing water tank	<ul style="list-style-type: none"> • Same tank size and support structure • Using existing pumps, connections and pipework. 	<p>Tanks material and fittings can be of a different material (e.g. substitution of a plastic tank for galvanised steel)</p> <p>For premises in a Bushfire-Prone Area, the water tank required to be installed for fire-fighting purposes has to meet special criteria; refer to Director's Determination on building in Bushfire-Prone Area</p>
1.1.10.	Unblocking of toilets, showers or other plumbing fixtures with a handheld plunger	No rodding or using mechanical devices to unblock drains	

Category 2A– Low Risk (non-notifiable) Plumbing Work

- **Category 2A** No plumbing permit is required and this does not require any Notification or post-construction “reporting” of that work to the Permit Authority
- All the following types of work must be undertaken by a licensed plumber. The plumber is responsible for ensuring the work complies with applicable standards National Construction Code, referenced standards.

No.	Description of works	Limitations	Explanatory notes	Form No.
2.0.0	Investigation, maintenance, repair and “like for like” replacements on existing plumbing installations			
2.0.1	Sewer drains	<ul style="list-style-type: none"> • The work is located above ground; and • Remains readily visible when complete 		Nil
2.0.2	Stormwater drains	<ul style="list-style-type: none"> • Repairs or replacement of downpipes, roof gutters, sumps or rainheads or stormwater pipes above ground; and <ul style="list-style-type: none"> ○ does not increase loading on the stormwater drainage system; and ○ the work is located above ground; and ○ work remains readily visible when completed. 	Applicable to all classes of buildings	Nil
2.0.3	Stormwater repairs	All stormwater drainage repairs to existing buildings (any class) with gravity connection available		Nil
2.0.4	Roofing	Maintaining, replacing and repairing of roof plumbing components, including downpipes, roof gutters	Allows for use of dissimilar materials where appropriate (for example, substitution of modern plastic instead of cast iron)	Nil
2.0.5	Fixtures, tapware and equipment	Does not include works on thermostatic mixing valves and backflow prevention devices.		Nil

No.	Description of works	Limitations	Explanatory notes	Form No.
2.0.6	Unblocking drains	Where work is unblocking and does not include remedial plumbing work in conjunction (such as of removal of piping required to facilitate unblocking	includes drain plunging, the use of mechanical drain cleaners and exposing the Inspection Opening	Nil
2.0.7	Sanitary Plumbing and Drainage	<ul style="list-style-type: none"> ● The work is located above ground; ● Remains readily visible when complete; ● Fixture(s) remains in the same room; and ● No additional fixtures or fixture load ratings 		Nil
2.0.8	Fire Services (fire hydrant system or fire hose reel)	<ul style="list-style-type: none"> ● Maintaining, repairing or replacing like for like, components of a fire hydrant system or fire hose reel 		Nil
2.0.9	Heated and cold water reticulation (connection to a drinking water service)	<ul style="list-style-type: none"> ● Removing, or repairing ● Cannot be work upstream of a testable backflow prevention device 	This clause does not include work on part of a fire service Connection to a non-drinking water service is Notifiable (Category 3) work	Nil
2.0.10	Non-testable backflow prevention devices	<ul style="list-style-type: none"> ● Repair, maintenance or like for like replacement of a non-testable backflow prevention device 	Not for: new installation of a device; or any work on testable backflow prevention device Does not apply to work on (TasWater) infrastructure	Nil

No.	Description of works	Limitations	Explanatory notes	Form No.
2.0.11	Rainwater tanks/ water storage tanks	<ul style="list-style-type: none"> ● Work necessary for maintenance or repair of a rainwater tank for potable water or non-potable water or as a fire-fighting water supply tank; and ● Does not include connection of or modifications to a system with a mains backup. 		Nil
2.0.12	Installing, or replacing a temperature control device		Includes: <ul style="list-style-type: none"> ● All tempering valves; or ● a thermostatic mixing valve in a class I building if it was installed at the owner's request (and not required to be installed to comply with the Plumbing Code of Australia) 	Nil
2.0.13	Plumbing drainage on any Class 10 buildings or Farm Sheds (includes installation of subsoil drainage system for stormwater: examples are soakage or dispersion drains or soakage trenches)	Connected to existing stormwater disposal system if available; if not available the water must not create a nuisance. If a subsoil drainage system is to be installed in a residential area, or a residential curtilage area, then the plumbing work must be designed by either: <ul style="list-style-type: none"> ● a licensed building services designer-hydraulic; or ● an engineer (building services – hydraulic) 	Class 10 are non-habitable buildings such as sheds, garages, carports. See the definition of Farm sheds in the see explanatory notes. Not intended for the dispersal of treated water from an onsite-waste-water management system	Nil

No.	Description of works	Limitations	Explanatory notes	Form No.
2.0.14	New downpipes on existing building	Connected to existing stormwater disposal system		Nil
2.1.0	New installations			
2.1.1	Installation of new rainwater tanks/ storage (for potable water or non-potable water for fire-fighting water supply tanks)	<ul style="list-style-type: none"> ● Above ground tanks only ● New installation as a private water supply, not connected to a reticulated supply from a NUO <ul style="list-style-type: none"> ○ runoff from the tank is to be connected to an existing stormwater disposal system of a NUO; or ○ if that system is not available, the runoff of must not cause a nuisance 	Examples: <ul style="list-style-type: none"> ● a Potable water supply, or ● a Fire Fighting Water supply ● a Second tank (additional or replacement) For premises in a Bushfire-Prone Area, the water tank required to be installed for fire-fighting purposes has to meet special criteria; ref to Director's Determination on Building Bush-Fire Prone Areas	Nil
2.1.2	Heated and cold water reticulation (connection to a drinking water service)	<ul style="list-style-type: none"> ● Only if relocating within the same room ● Cannot be work upstream of a testable backflow prevention device; Notes: <ul style="list-style-type: none"> ○ This work is not part of a fire service ○ Connection to a non-drinking water service is Notifiable (Category 3) work 		Nil

No.	Description of works	Limitations	Explanatory notes	Form No.
2.1.3	Connection of an unregistrable relocatable building to a water supply or sewerage system	<ul style="list-style-type: none"> • Clause is not applicable to: <ul style="list-style-type: none"> ○ New prefabricated buildings constructed off-site and then moved to a permanent location ○ Caravans or similar vehicles that can be registered by Tasmanian Registrar of Motor Vehicles • A connection to an OSWWMS is Plumbing Permit (Category 4 work) 	Examples: <ul style="list-style-type: none"> • Builders site sheds • Temporary relocatable buildings or structures 	Nil

Category 2B Low-Risk Plumbing Work that requires reporting post-construction/ installation

Mandatory reporting to the Plumbing Permit Authority after the work is completed using Form 80 is required

No.	Description of works	Limitations,	Explanatory notes	Form No
2.2.0	Repairs and maintenance			
2.2.1	<p>2B General repairs and maintenance</p> <ul style="list-style-type: none"> • any repair or maintenance work, other than those already included in Category 2; • emergency work (including work required by an Emergency Order issued by a Permit Authority); and • repair or replacement of any part of a wastewater or stormwater installation that is in-ground and in same location 	<p>Repair work on any sewerage system covers sewer drains only and not an onsite waste-water management system including the land application area.</p>		80
2.2.2	<p>2B Maintenance of onsite wastewater management systems.</p>	<ul style="list-style-type: none"> • Routine servicing of AWTS or other secondary treatment systems and maintaining, like for like; and • Does not include replacement of failed OSWWMS or new wastewater land application areas 	<ul style="list-style-type: none"> • Includes pumps, blowers, and disinfection replacement (chlorine) • New septic tank systems including absorption trenches, AWTSs and irrigation areas and composting toilets are Category 4 work. 	

No.	Description of works	Limitations,	Explanatory notes	Form No
2.2.3	2B Recycled water / Greywater/ Non-drinking water reticulation generated on-site (not from a network utility operator's system)	<ul style="list-style-type: none"> ● Maintenance and repair work on a recycled, greywater, or sewage treatment system. ● Where backflow protection is already installed Applies to the pipework system only	Note: where a testable backflow prevention device is required to be installed, that is Permit (Category 4) work.	80
2.2.4	2B Trade Waste installations	Repairs and maintenance only of existing systems.	TasWater regulate the pre-treatment devices used to treat trade waste before discharge to a TasWater sewerage system	80
2.2.5	2B Testable backflow prevention device repair or maintenance			80
2.2.6	2B Repairs to existing onsite wastewater management systems	Like for like reinstatement/repair of damaged or disturbed existing system components including, but not limited to, pipework, fittings, and treatment system tanks.	Only applies to existing systems, where the reinstatement or repair results in no change to the original approved installation. Does not require a new as-constructed drawing.	80

No.	Description of works	Limitations,	Explanatory notes	Form No
2.3.0	New Installations and Alterations			
2.3.1	2B Sanitary plumbing & drainage, and water supply (above and below ground, for all building Classes)	On existing services, new work that is not increasing the fixture load on those services.	<ul style="list-style-type: none"> ● Examples of permissible work are: <ul style="list-style-type: none"> ○ Kitchen and bathroom alterations and additions, relocations of existing fixtures; ○ Removal of a shower over a bath, to install separate bathtub and new shower unit; ○ Extending or altering pipe work; ○ Relocating fixtures in a building, (not just within a room); and ○ Sealing a sanitary drain upstream from the connection point to a service provider's sewerage system ● An increase in system loading on existing services is Category 3 work 	80
2.3.2	2B New heated water installation (in a new location) from an existing service in all classes of buildings	On existing services, new work that is not increasing the fixture load on those services	An increase in the loading on existing services is Notifiable (Category 3) work	80
2.3.3	2B Installing, replacing or servicing thermostatic mixing valves			80

No.	Description of works	Limitations,	Explanatory notes	Form No
2.3.0	New Installations and Alterations			
2.3.4	2B Installation of new non testable backflow prevention device	Does not apply to work on NUO infrastructure which is regulated by the <i>Water and Sewerage Industry Act 2008</i>		80
2.3.5	2B Stormwater (new installations for any class of building)	Gravity connection only to existing stormwater disposal system if available; if connection to a system is not available the water must not create a nuisance	The loading on the stormwater connection must be fit for purpose. As a standard drainage guide, if the total catchment area of the premises is less than 290m ² (for a standard 100mm connection), it is work that would not require a Notification to the council. Note that for premises located in a declared landslip hazard area there additional requirements applicable to the disposal of stormwater from (to prevent an increase of the hazard risk)	80
2.3.6	2B New charged downpipes from a roof to a rainwater tank	<ul style="list-style-type: none"> ● Class 1 or 10 buildings only ● Requirements of installation of charged downpipes is as Determined in the Director's Guidelines on charged downpipes 		Nil

Category 3 – Notifiable Plumbing Work

- Mandatory Notification to the Plumbing Permit Authority before work can commence (inc. obtaining a Certificate of Likely Compliance), and on completion of work
- All the following types of work must be undertaken by a licensed plumber. The plumber is responsible for ensuring the work complies with applicable standards National Construction Code, referenced standards.
- All parts of required plumbing work may be approved for an entire project (see Explanatory Notes)

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

No.	Description of works	Limitations	Explanatory notes	Form No.
3.0.3	3 New heated and cold water reticulation including water heaters (all building classes)	<ul style="list-style-type: none"> ● New work that will increase the fixture load on existing services 	<ul style="list-style-type: none"> ● Examples: <ul style="list-style-type: none"> ○ New heated water and/or cold water connection/reticulation systems; and ○ New water heaters (all types, including an energy efficiency heated water system) ● NUO (TasWater) approval is also required for new cold water connections ● Note: If a testable backflow prevention device is required to be installed that is Permit (Category 4) work. 	3
3.0.4	3 New buildings (Class 1-9) connected to a network utility operators system (no trade waste)			3

No.	Description of works	Limitations	Explanatory notes	Form No.
3.0.5	3 Fire Services installation or alteration	<ul style="list-style-type: none"> ● Install, extend or remove on an existing system a <ol style="list-style-type: none"> 1. fire hydrant or 2. fire hose reel 	Removal and capping (without replacement) of a fire hydrant that was required by the Building Regulations to be provided for the premises as an Essential Building Service, may only be undertaken with the advice of a licensed Building Surveyor	3

Category 4 - Plumbing work that requires a Plumbing Permit

- All permit work must be undertaken by licensed plumber
- The owner is to apply for a Plumbing Permit before any work can commence
- Form 3 is to be used for approval of a Plumbing Permit (Or add a column)
- All parts of required plumbing work may be approved for an entire project (see Explanatory notes)
- Any other types of work not covered in: -
 - Low Risk Work or
 - Plumbing Permit work

requiring an application to the Permit Authority -Plumbing as Notifiable Plumbing Work

No.	Description of works	Limitations	Explanatory notes	Form No.
4.0.0	Plumbing Work that is to be performed in specific high risk locations			
4.0.1	Premises located in Appendix I “Figure I the “Combined Sewerage/ Drainage Area Map” (Launceston City)	Applicable special conditions: <ul style="list-style-type: none"> • No new connections without the approval of the Group Manager, Infrastructure. • All plumbing work that is: <ul style="list-style-type: none"> ○ “Notifiable Work” in Category 3 and ○ “Permit Work” in Category 4 ○ Low Risk Category 2 that is to be performed in these specific areas/ locations of the State, is deemed to be of a higher risk, that requires an application for a Plumbing Permit by the owner instead of a 	<ul style="list-style-type: none"> • The Map shows the Combined Drainage Area and the Combined Sewerage and Stormwater System (Combined System) within the Launceston Municipality. • Within the Combined Drainage Area stormwater can legally be discharged into a sewer. TasWater will determine whether capacity within the Combined System is sufficient to service any connection to that system. • Outside of this area connecting stormwater to sewerage infrastructure is illegal. 	3

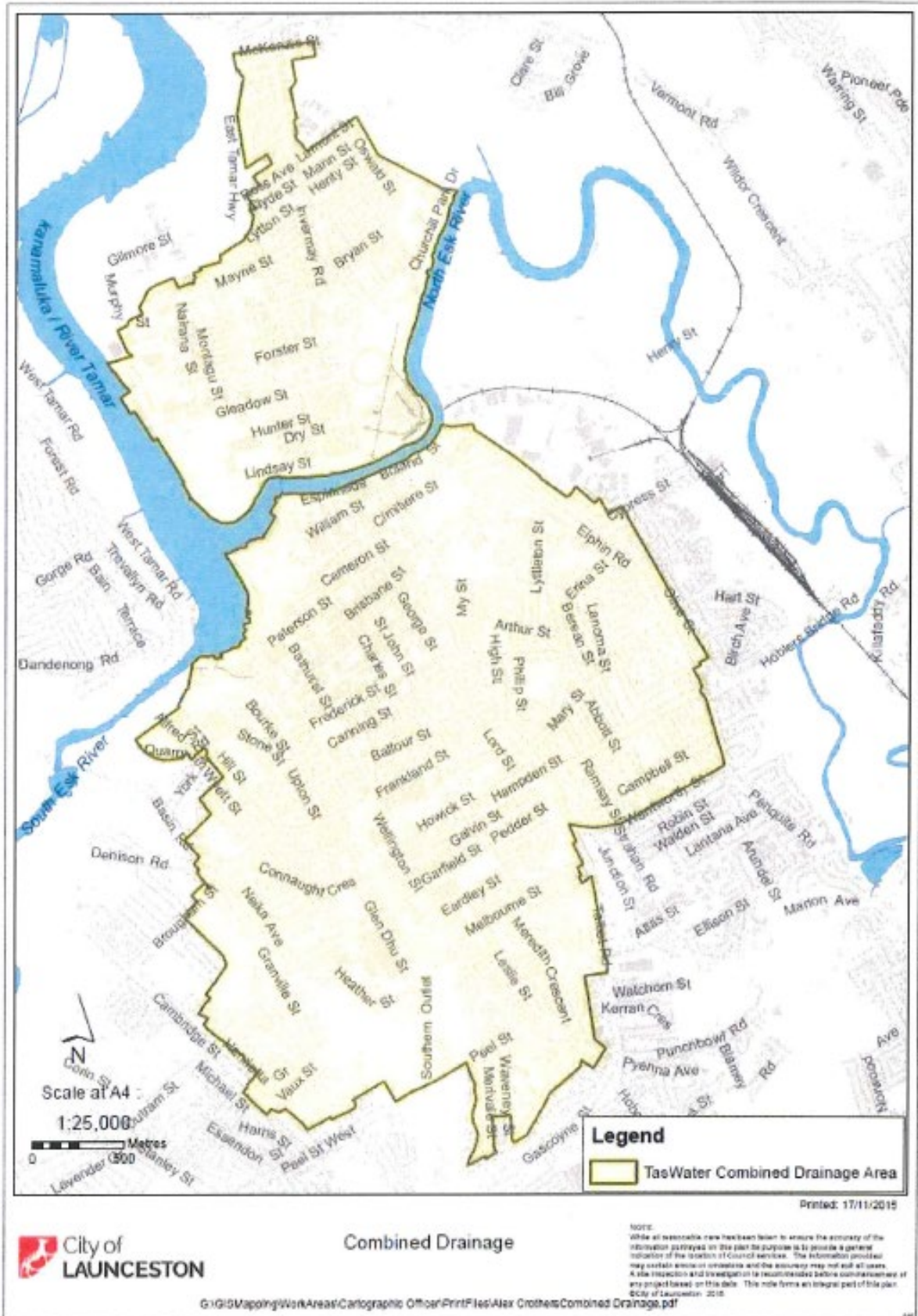
No.	Description of works	Limitations	Explanatory notes	Form No.
		<p>Notification by the plumber to the Permit Authority. Also a copy of any Application or Notification, where required for trade waste, site containment and backflow prevention devices, is provided to TasWater</p>	<ul style="list-style-type: none"> ● Within the Combined Drainage Area Council will determine whether the connection point for stormwater is permitted to enter the Combined System at the boundary of the property after: ● Receiving confirmation from TasWater that the capacity of the Combined System is sufficient ● Confirming that there is a single pipe system already in existence, ● Confirming no other means of drainage are available; and <p>No order to carry out separation works can be issued.</p>	
4.0.2	<p>Sewer drainage and stormwater disposal in Karst (limestone) landscape areas within the Meander Valley municipality</p>	<p>See Map of “High Sensitivity Karst Areas: Meander Valley Local Government Area” at Appendix 2</p>	<p>Natural drainage characteristics may be disrupted, subsidence can occur, and groundwater contaminated by inappropriate drainage in Karst areas. Planning of these works is to take into account the Guidelines of DPIPWE published at: www.dpipwe.tas.gov.au/conservation/geoconservation/karst/protecting-karst</p>	3
4.1.0	<p>Plumbing Work performed in multi-storey or complex buildings</p>			
4.1.1	<p>Multi-stack sanitary plumbing and drainage in Class 2-9 buildings</p>		<p>Includes multi-storey above-ground sanitary stack systems, in residential, or commercial buildings</p>	3

4.2.0	Other types of “High Risk” plumbing work			
4.2.1	Fire Services	<ul style="list-style-type: none"> ● Installation of new and/ or additional fire hose reels, hydrants, or the water supply to fire services ● It is the work of a licensed plumber and not of a specialist contractor who holds a Permit issued by the CFO ● Any new work on Class 2 – 9 buildings, that need the approval of a Building Surveyor (by the issuing of a Certificate of Likely Compliance) and that work is reportable to the Tasmania Fire Service 		3
4.2.2	Non-drinking water, recycled water or greywater treatment systems	<ul style="list-style-type: none"> ● Any new work on an alternative water supply system (for example recycled water plumbing, greywater or treatment systems) 	Includes dual pipe systems installations for supply of recycled water	3
4.2.3	Trade waste installations	<ul style="list-style-type: none"> ● Any plumbing work for, or connected to, a trade waste installation (other than the maintenance that is permitted in Category 2 or 3) 	<ul style="list-style-type: none"> ● Includes commercial kitchens and cafes etc. ● Also applies to trade waste treated, stored or disposed of on-site including: dairies and food processors ● Note: notification required to the Network Utility Operator (TasWater) regarding trade waste discharge 	3

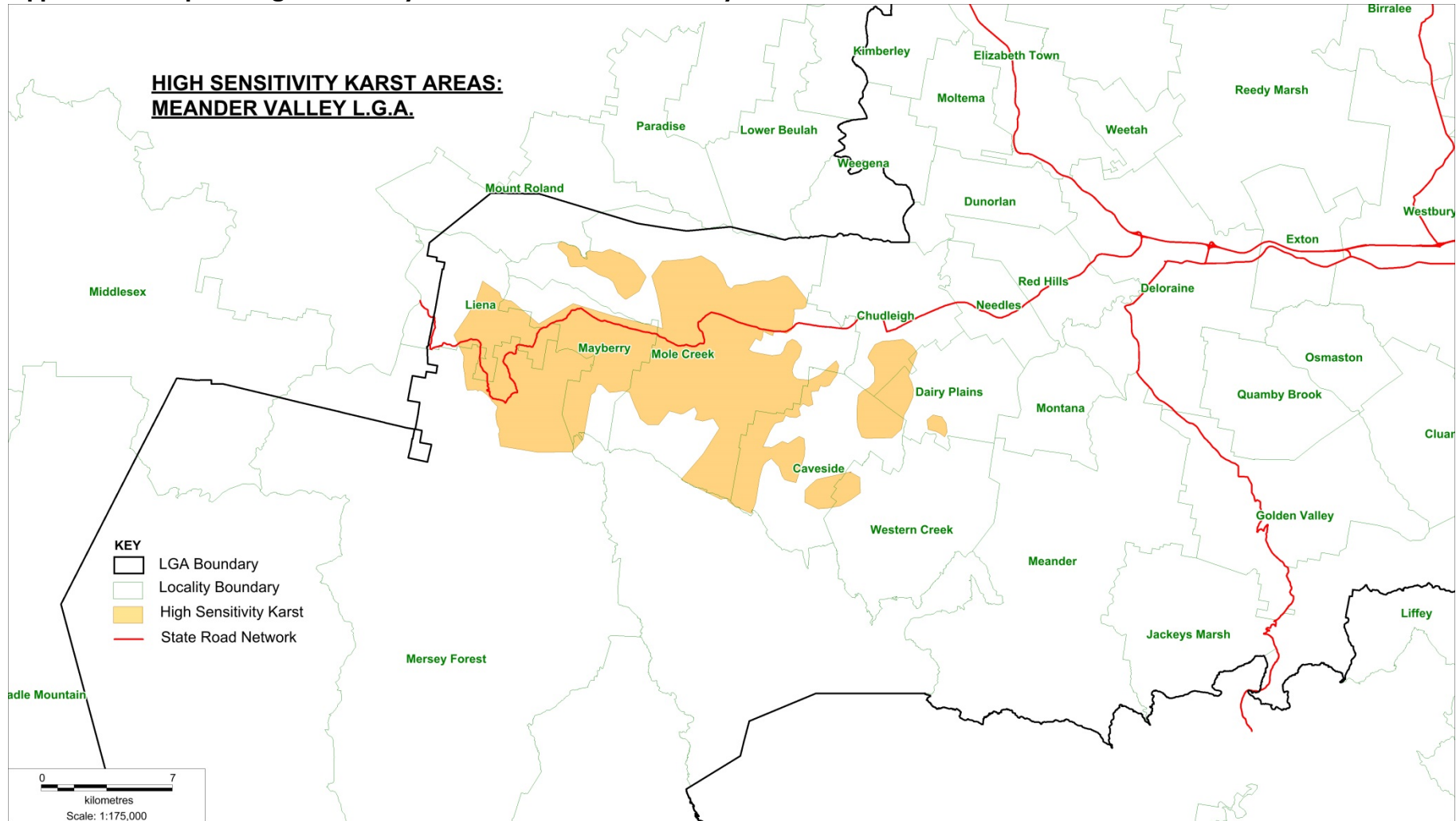
4.2.4	Backflow prevention		<ul style="list-style-type: none"> ● Installation of testable backflow prevention devices including those installed for ● fire services or ● irrigation systems 	3
4.2.5	On-site Wastewater Management System		Design, installation, or initial commissioning of on-site wastewater management systems (including septic tanks, aerated wastewater treatment systems, land application systems, composting toilets and any other similar system)	3
4.2.6	Designs of plumbing work incorporating a Performance Solution	Not including work as Determined to be Category 2b work (for charged downpipes for Class 1 and 10 buildings only)	Plumbing work, that uses a Performance Solution (also known as an alternative solution) as the means of achieving compliance with the performance requirements of the Plumbing Code of Australia	3
4.2.7	Pumped drainage systems (sewerage & stormwater)		<p>Includes:</p> <ul style="list-style-type: none"> ● a fixture on a floor below an available gravity connection requiring pump up to nearest gravity connection point discharges waste into an approved disposal system ● Installation of reflux valves 	3

4.3.0 Installation of certain plumbing fixtures, where the use or operation may pose a high risk				
4.3.1	Pump station (domestic or commercial) wet well or pump out toilet		<ul style="list-style-type: none"> ● Installation of a wet well or a pump out toilet used to transfer sewage or stormwater from land or a building to an approved disposal system or is transported to that system. 	3
4.3.2	Installation of: <ul style="list-style-type: none"> ● a unique plumbing product; or ● a product that performs as an on-site wastewater management system 	<ul style="list-style-type: none"> ● Where the installation is permitted by the <i>Building Regulations 2016</i> 		3

Figure 1 - Combined Drainage Area Map



Appendix 2: Map of “High Sensitivity Karst Areas: Meander Valley Local Government Area”



Explanatory Notes for this Determination (non-mandatory details)

General guide to interpretation (for work on heated or cold water supply or sewer drainage):

- Like for like replacements – mainly fall within Category 2A
- Extensions of an existing plumbing system – mainly fall within Category 2B
- New installations (whole new system and not a replacement) mainly fall within Category 3.

However designers and plumbers should ascertain the correct category and clause for proposed work and if in doubt seek the advice of the Permit Authority-Plumbing.

All required plumbing work may be approved as one application

The Determination divides the categories of plumbing work to apply specific requirements where particular work may be the sole component of a plumbing project.

Where the applicant is required to apply for an approval for the proposed plumbing work (such as by making a Notification for Category 3 Work or an application for a Plumbing Permit for Category 4 work) that application for approval may also incorporate all the proposed plumbing work, regardless of whether that may include works that could fall in the Notifiable or Low Risk Categories.

Example:

Construction of a new house requires:

1. New water supply (Notifiable Work) and
 2. New sewer connection (Notifiable Work) and
 3. New stormwater drainage connection (Low Risk Work with post-construction reporting).
- That application for a Certificate of Likely Compliance for the Notifiable Work is to include the design of all aspects of the plumbing work for the new house, even though a stormwater connection alone is as Category 2b Low Risk Work.
 - The Permit Authority - Plumbing may consider all designs and give approval for all required plumbing work necessary for that project.

As-constructed drawings required for any Category 2b, 3 or 4 work

- These drawings are required to only show works that are to be covered up (backfilling, under a slab, behind walls etc.) during work or at completion of building work.
- As-constructed drawings of plumbing work are not required by a Permit Authority where installations remain readily visible after work is completed.
- The Director's Specified List (as provided in Schedule 3) provides the details of the required technical standards for preparing as-constructed drawings)

Fires Services Work of plumbers

The *General Fire Regulations 2010* provides that a person does not require a Chief Officer's Permit to install or maintain a fire hydrant system or fire hose reel in any building if he or she is a licensed plumber with the relevant competence.

Fire Hydrant

A fire hydrant is an active fire protection measure, and a source of water provided in most urban, suburban and rural areas to enable firefighters to tap into the water supply to assist in extinguishing a fire. They can be located inside or outside buildings and are designed so that large fire hoses can be connected to them for firefighting purposes.

Karst landscapes

Karst landscapes are the result of some rock types being relatively soluble in water. These rocks tend to gradually dissolve, rather than be eroded by the physical processes that shape landforms in other environments. Tasmania's karst landscapes are formed mainly from limestone or dolomite rocks. There are special requirements for plumbing work in the Meander Valley Council municipality to minimize the risks to Karst landscapes: see the Map at Appendix 2.

Tradewaste and TasWater approval

- Trade waste disposal to sewer is managed by TasWater to minimise the risks and potential for increased costs associated with the transport and treatment of trade waste.
- Any customer who is responsible for a business that discharges trade waste to sewer is receiving a trade waste service from TasWater, and has a legal obligation to apply for permission to discharge the waste from that business.
- More information is on the TasWater website at: www.taswater.com.au/Customers/Trade-Waste

Abbreviations and Definitions used in this Determination

Unless the contrary intention appears, an expression used in this determination that is defined in the *Building Act 2016* or *Building Regulations 2016*, or the National Construction Code (Plumbing Code of Australia) has the same meaning in this Determination as in the Act or Regulations.

AWTS	means an aerated wastewater treatment system
CFO	means the Chief Officer appointed under section 10 of the <i>Fire Services Act 1979</i>
CLC	means a Certificate of Likely Compliance issued by a Plumbing Permit Authority for either Notifiable Plumbing Work or Plumbing Permit Work
Competent person	means someone who has sufficient training and experience or knowledge and other qualities that allow them to perform that work to comply with the NCC or a particular Standard. The level of competence required will depend on the complexity of the plumbing work. That person may specialise in a particular type of work, but is not necessarily the holder of a plumber's licence
Essential building services	means the features of a building, or the measures in or associated with a building, that are prescribed (for the safety, health or amenity of occupants)
Emergency work	means plumbing work that – (a) is required to be performed under an emergency order; or (b) is required on reasonable grounds to be performed in an emergency, or to circumvent an emergency – (i) to protect public health or safety; or (ii) to prevent significant damage to property; or (iii) to prevent a waste of water; or (iv) to restore a water supply that has been cut off to prevent a waste of water; or (v) to free a blocked pipe.

Farm Shed	means a single storey Class 7, 8 or 10 building located on land primarily used for farming that is— (i) used in connection with farming; or (ii) used primarily to store one or more farm vehicles; or (iii) a combination of (i) and (ii); and <ul style="list-style-type: none"> • occupied neither frequently nor for extended periods by people; and • in which the total number of persons accommodated at any time does not exceed 2.
Fixture load	means the hydraulic load placed by a fixture on the sanitary drainage system.
NCC	means the National Construction Code
NUO	means Network Utility Operator (examples are TasWater for sewer and water supply system, or a local council for stormwater disposal system)
Nuisance	A wrongful disturbance or interference with a person's use of enjoyment of land and for which there is a legal remedy. This may include allowing or causing the escape of deleterious things (such as water, dust, fumes etc.) onto another person's land that must be removed or that interference terminated.
OSWMMs:	means a plumbing installation that is an on-site wastewater management system defined in Section 4 of the <i>Building Act 2016</i>
PCA	means the Plumbing Code of Australia - volume 3 of the National Construction Code (NCC)
Upstream	<ul style="list-style-type: none"> • For a backflow prevention device, means a point where the water service enters the backflow device body ahead of the first check valve; • For a sanitary drain or sewerage system, means a point above a fitting.

Explanatory Appendix - Extract from the Building Code of Australia (Vol. One of the NCC series)

PART A3 - CLASSIFICATION OF BUILDINGS AND STRUCTURES

A3.1 Principles of classification

The classification of a building or part of a building is determined by the purpose for which it is designed, constructed or adapted to be used.

A3.2 Classifications

Buildings are classified as follows:

Class 1: one or more buildings which in association constitute—

- (a) Class 1a — a single dwelling being—
 - (i) a detached house; or
 - (ii) one of a group of two or more attached dwellings, each being a building, separated by a fire-resisting wall, including a row house, terrace house, town house or villa unit; or
- (b) Class 1b —
 - (i) a boarding house, guest house, hostel or the like—
 - A. with a total area of all floors not exceeding 300 m² measured over the enclosing walls of the Class 1b; and
 - B. in which not more than 12 persons would ordinarily be resident; or

- (ii) 4 or more single dwellings located on one allotment and used for short-term holiday accommodation, which are not located above or below another dwelling or another Class of building other than a private garage.

Class 2: a building containing 2 or more sole-occupancy units each being a separate dwelling.

Class 3: a residential building, other than a building of Class 1 or 2, which is a common place of long term or transient living for a number of unrelated persons, including—

- (a) a boarding house, guest house, hostel, lodging house or backpackers accommodation; or
- (b) a residential part of a hotel or motel; or
- (c) a residential part of a school; or
- (d) accommodation for the aged, children or people with disabilities; or
- (e) a residential part of a health-care building which accommodates members of staff; or
- (f) a residential part of a detention centre.

Class 4: a dwelling in a building that is Class 5, 6, 7, 8 or 9 if it is the only dwelling in the building.

Class 5: an office building used for professional or commercial purposes, excluding buildings of Class 6, 7, 8 or 9.

Class 6: a shop or other building for the sale of goods by retail or the supply of services direct to the public, including—

- (a) an eating room, cafe, restaurant, milk or soft-drink bar; or
- (b) a dining room, bar area that is not an assembly building, shop or kiosk part of a hotel or motel; or
- (c) a hairdresser's or barber's shop, public laundry, or undertaker's establishment; or
- (d) market or sale room, showroom, or service station.

Class 7: a building which is—

- (a) Class 7a — a carpark; or
- (b) Class 7b — for storage, or display of goods or produce for sale by wholesale.

Class 8: a laboratory, or a building in which a handicraft or process for the production, assembling, altering, repairing, packing, finishing, or cleaning of goods or produce is carried on for trade, sale, or gain.

Class 9: a building of a public nature—

- (a) Class 9a — a health-care building, including those parts of the building set aside as a laboratory; or
- (b) Class 9b — an assembly building, including a trade workshop, laboratory or the like in a primary or secondary school, but excluding any other parts of the building that are of another Class; or
- (c) Class 9c — an aged care building.

Class 10: a non-habitable building or structure—

- (a) Class 10a — a non-habitable building being a private garage, carport, shed, or the like; or
- (b) Class 10b — a structure being a fence, mast, antenna, retaining or free-standing wall, swimming pool, or the like; or
- (c) Class 10c — a private bushfire shelter.

A3.3 Multiple classification

Each part of a building must be classified separately, and—

- (a)
 - (i) where parts have different purposes — if not more than 10% of the floor area of a storey, being the minor use, is used for a purpose which is a different classification, the classification applying to the major use may apply to the whole storey; and
 - (ii) the provisions of (i) do not apply when the minor use is a laboratory or Class 2, 3 or 4 part; and
- (b) a plant room, machinery room, lift motor room, boiler room or the like must have the same classification as the part of the building in which it is situated; and
- (c) if a building has parts of different classification, each part must comply with all the relevant provisions for its classification.

A3.4 Parts with more than one classification

- (a) Notwithstanding A3.3, a building or part of a building may have more than one classification applying to the whole building or to the whole of that part of the building.
- (b) If a building or part of a building has more than one classification applying to the whole building or part in accordance with (a), that building or part must comply with all the relevant provisions of the BCA for each classification.