

Building Act 2016

Director's Guidelines – Charged Downpipes to Rainwater Tanks of Class 1a & 10 Buildings for Drinking Water Purposes

I, Dale Edward Webster, in my capacity as Director of Building Control, and acting pursuant to section 19(1)(a) & 20(1)(a) of the *Building Act 2016*, hereby make the following Guideline.

Guideline title	Charged Downpipes to Rainwater Tanks of Class 1a & 10 Buildings for Drinking Water Purposes
Description	This guideline provides guidance to plumbing permit authorities and contractors on the installation of charged down pipes on Class 1a & 10 buildings for drinking water purposes.
Version	7 May 2017
Application	For the purposes of 19(3)(b) of the Act, this Guideline applies from the date of its approval until its revocation.
Date of Director's approval	29/06/2017



Dale Edward Webster

Director of Building Control

This Determination is issued pursuant to the anticipatory powers provision of section 11(1) of the *Acts Interpretation Act 1931*

1. Definitions:

Charged Downpipes	For the purposes of the definition, are downpipes that are almost full (charged) continually with water, generally extended below ground and run between the building and rainwater tank inlet.
Categories of plumbing work	These are the categories specified in the Director of Building Control Determination Categories of Plumbing Work
PCA	Plumbing Code of Australia
PPA	Plumbing Permit Authority
Plumbing Permit Authority	A person appointed under Section 24 of the <i>Building Act 2016</i>
Plumbing work	This term has the same meaning as specified in the <i>Building Act 2016</i>

2. Application

This Guideline is to confirm that the details in relation to charged downpipes that are installed in accordance with this guidance note have been determined to be a “deemed to satisfy solution” in Tasmania and rated as low risk plumbing work Category 2B.

3. Interpretation

The *Director of Building Control Determination – Categories of Plumbing Work* specifies low risk, notifiable and high risk work.

Low risk work that an owner or competent person can perform is Category 1. and

Low risk plumbing work (that only a plumber can undertake) without needing inspection by the PPA is (Category 2A) and

Low risk plumbing work (that only a plumber can undertake) but must notify the PPA after the work is completed and (for in-ground drainage) also submit an as-constructed drawing is (Category 2B).

Category 3 plumbing work (that only a plumber can undertake) is Notifiable and cannot commence until the PPA has issued a Certificate of Likely Compliance (CLC).

Category 4 plumbing work (that only a plumber can undertake) is high risk (Plumbing Permit) work.

4. Requirements

The current general requirements for charged downpipes, rainwater storage and collection for drinking water installations are as follows;

1. Charged downpipes should be sealed with water tight pipework (except the inlet and outlet connections) with materials compliant with the requirements of Australian Standard /New Zealand Standard, AS/NZS 4020.
2. There should be two inspection openings (the same size as the charged downpipe) one in the lowest section of the vertical downpipe that is still above ground and one in the horizontal section of pipework (raised to surface) just prior to the riser into the tank.

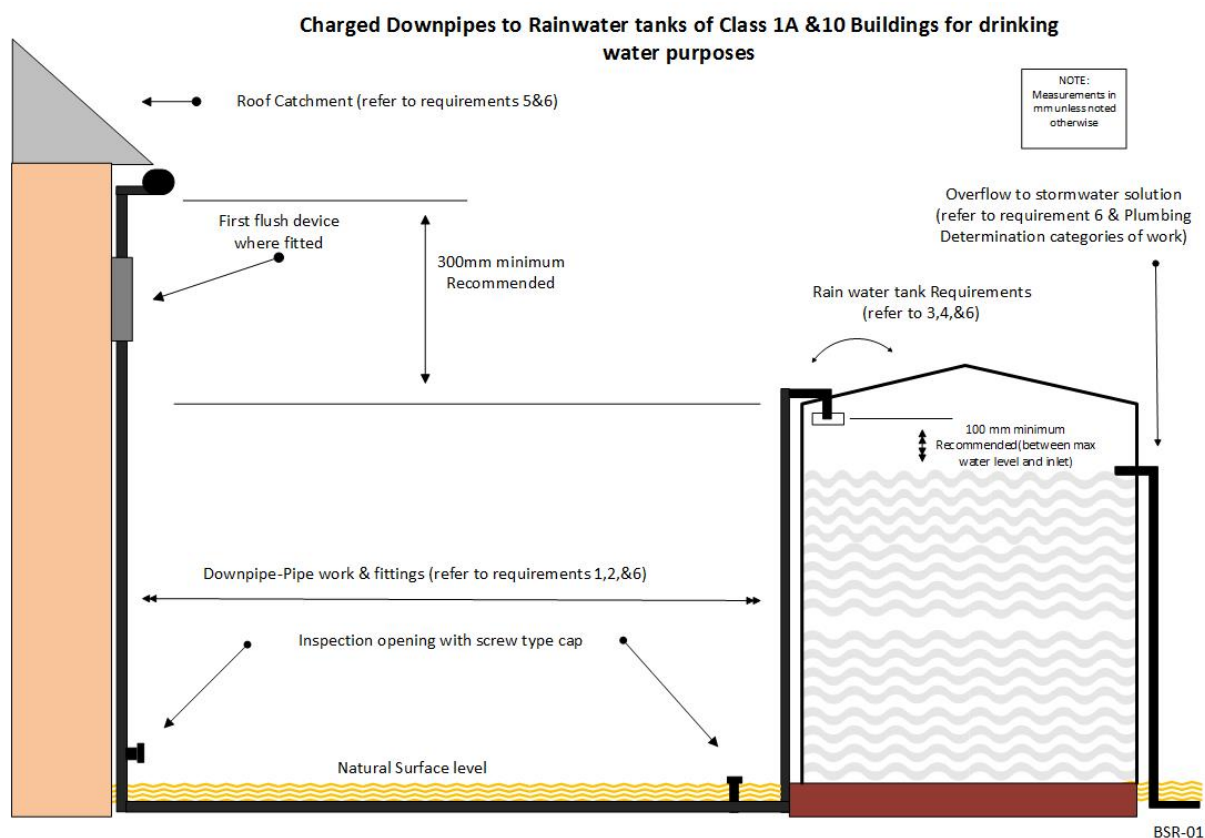
3. Rainwater tanks for drinking water purposes, (if solders are used they must be WaterMark to (AS/NZS 4020) and for further details on tanks see the Plumbing Code of Australia Volume 3 in section Tas B101, all parts as applicable.
4. Vermin and insect–proof screens on the inlet to the tank
5. Roof catchments should be lead free, or for existing lead flashed roofs and or lead washers on roofing screws, they should be painted with non-lead based paints. For further guidance on roof materials [see en HEALTH, “Guidance on use of rainwater tanks”](#).
6. The general installation requirements of (AS/NZS 3500) parts 1 and 3 apply.

5. General Guidance

The following points are recommended to be incorporated into any new or replacement charged downpipe rainwater tank installation.

- Gutter strainers or leaf guards;
- First flush devices on the down pipes from the roof and
- Drainage from any first flush device is to not cause a nuisance.

6. Typical Installation Layout



7. Installation Tips for Tasmanian Plumbers

Installations in accordance with this Directors Guideline are considered to be a low risk “deemed to satisfy” solution.

Note:

Those installations that depart significantly from this guideline shall be considered “performance solutions” that will require an engineering design, Certificate of Likely Compliance and Plumbing Permit to be issued prior to construction.