

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 Notification by the plumber to 	<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. • Within the Combined Drainage 	3

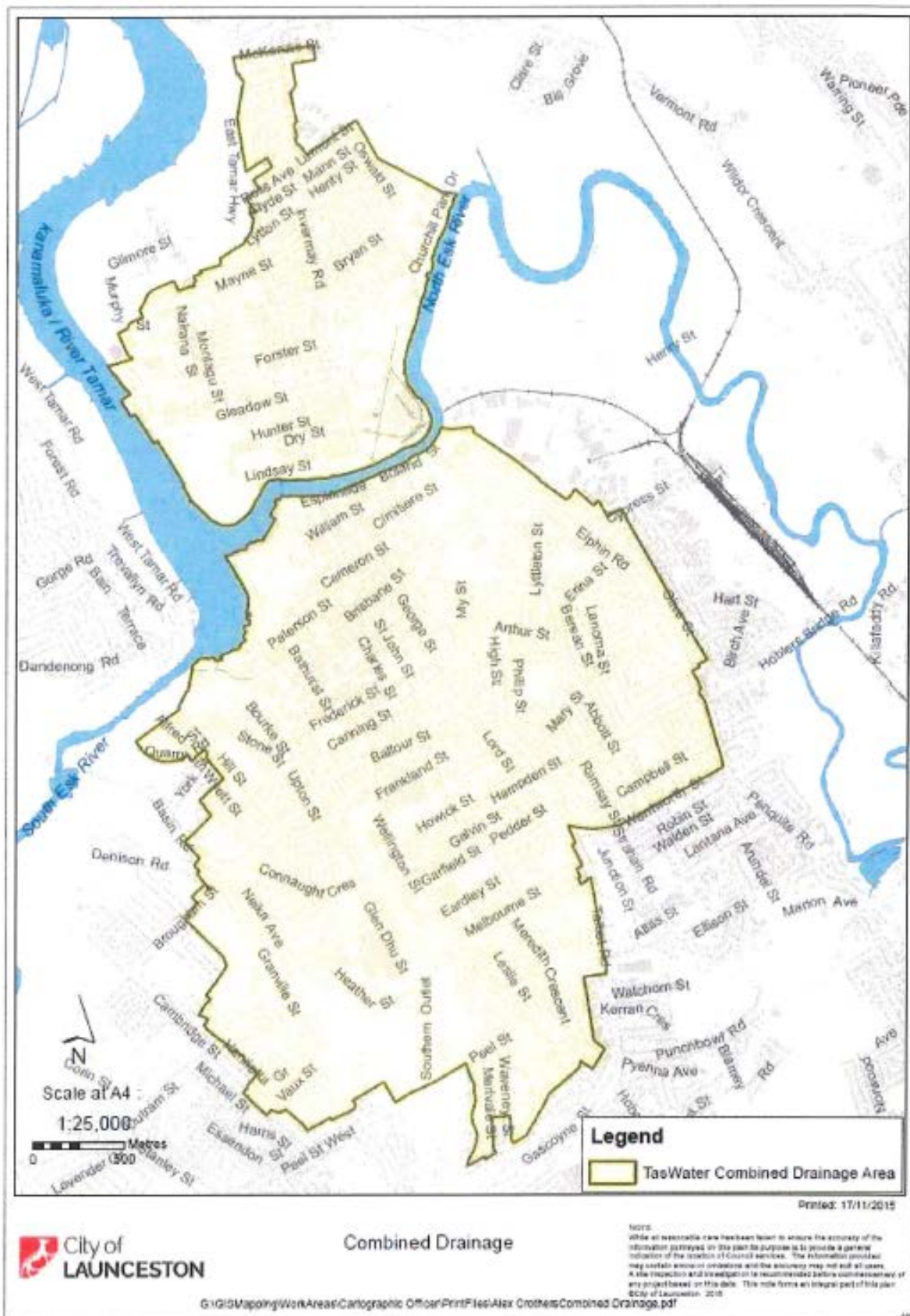
No.	Description of works	Limitations	Explanatory notes	Form No.
		<p>the Permit Authority. Also a copy of any Application or Notification, where required for trade waste, site containment and backflow prevention devices, is provided to TasWater</p>	<p>Area Council will determine whether the connection point for stormwater is permitted to enter the Combined System at the boundary of the property after:</p> <ul style="list-style-type: none"> ● 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

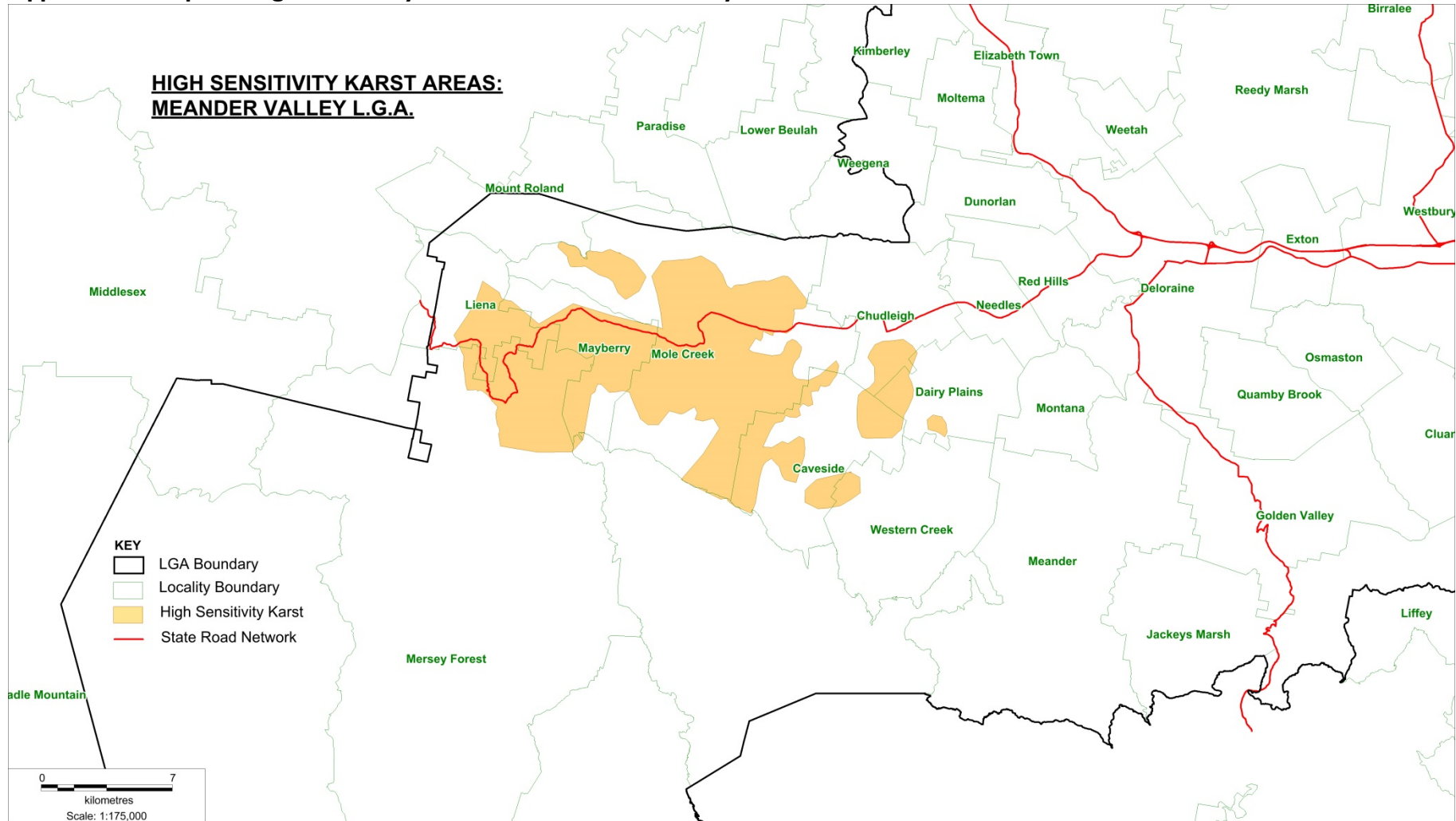
4.2.4	Backflow prevention		<ul style="list-style-type: none"> ● Installation of testable backflow prevention devices including those installed for ● fire services or ● irrigation systems 	3
4.2.5	On-site Wastewater Management System		Design, installation, or commissioning of on-site wastewater management 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.