
INDUSTRY REGULATION

IS301

Plumbers Licensing Act 1995

**Plumbers Licensing and Plumbing Standards
Amendment Regulations 2020**

SL 2020/132

Made by the Governor in Executive Council.

1. Citation

These regulations are the *Plumbers Licensing and Plumbing Standards Amendment Regulations 2020*.

2. Commencement

These regulations come into operation as follows —

- (a) regulations 1 and 2 — on the day on which these regulations are published in the *Gazette*;
- (b) the rest of the regulations — on the day after that day.

3. Regulations amended

These regulations amend the *Plumbers Licensing and Plumbing Standards Regulations 2000*.

4. Regulation 3 amended

- (1) In regulation 3(1) insert in alphabetical order:

responsible person, in relation to plumbing work, means each of the following —

- (a) a person who carries out the plumbing work;
- (b) a person under whose general direction and control or supervision the plumbing work is carried out;
- (c) the licensed plumbing contractor or permit holder who is responsible for the plumbing work;

- (2) In regulation 3(1) in the definition of *drainage plumbing diagram* paragraph (a) delete “45D; or” and insert:

45D or 45DA(2); or

5. Regulation 45DA inserted

After regulation 45D insert:

45DA. Diagram of sanitary drainage service line or sanitary drainage connection point to be given

- (1) In this regulation each of the following terms has the meaning given in regulation 55 —

lot

sanitary drainage connection point

sanitary drainage service line

subdivided land

- (2) A responsible person for plumbing work that is the installation of a sanitary drainage service line or sanitary drainage connection point on or for a lot on subdivided land must give the Board and the owner or occupier of the subdivided land a diagram of the plumbing work on the land —
- (a) in the approved form; and
 - (b) at the same time as a certificate of compliance for the work is given to the Board under these regulations.

Penalty for this subregulation: a fine of \$5 000.

6. Regulations 47 and 48 replaced

Delete regulations 47 and 48 and insert:

48. Plumbing standards

- (1) The standards that apply to plumbing and plumbing work (*plumbing standards*) are —
- (a) the requirements set out in subregulation (2), subject to the modifications in regulation 49; and
 - (b) if the plumbing and plumbing work is work to which a provision of Part 6A applies — the requirements set out in the provision.
- (2) For the purposes of subregulation (1)(a), the requirements are those —
- (a) set out in the following provisions of the Plumbing Code —
 - (i) Section A;
 - (ii) Parts B1, B2 (other than Part B2.4), B3, B4 and B5;

- (iii) Section C;
- and
- (b) that relate to —
 - (i) water supply plumbing or water supply plumbing work; or
 - (ii) sanitary plumbing or sanitary plumbing work; or
 - (iii) drainage plumbing or drainage plumbing work.

7. Part 6A inserted

After regulation 54 insert:

Part 6A — Plumbing standards for plumbing and plumbing work on subdivided land

55. Terms used

In this Part —

approved disposal system has the meaning given in the Plumbing Code Schedule 3;

common property, in relation to subdivided land, means a part of the land shown on a proposed scheme plan as common property;

connection point means a sanitary drainage connection point or water service connection point;

lot, in relation to subdivided land, means a part of the land shown on a proposed scheme plan as a lot that is not land shown on the plan as common property, a road or reserve;

proposed scheme plan, in relation to land, means a scheme plan proposed to be registered for a survey-strata scheme (as defined in the *Strata Titles Act 1985* section 9) under the *Strata Titles Act 1985*;

sanitary drainage connection point, for a lot on subdivided land, means a point on the lot at which a sanitary main drain for a building on the lot can be connected to a sanitary drainage service line;

sanitary drainage service line, for a lot on subdivided land, means a pipe used or intended to be used for the carrying of wastewater from the sanitary drainage connection point for the lot to a sewer or an approved disposal system;

service line means a sanitary drainage service line or water service line;

subdivided land means land the subject of a proposed scheme plan;

water service connection point, for a lot on subdivided land, means a point on the lot at which a water service for a building on the lot can be connected to a water service line;

water service line, for a lot on subdivided land, means a pipe connecting a water services provider's meter assembly to the water service connection point for the lot.

56. Connection points

- (1) This regulation applies to plumbing and plumbing work that is the installation of a connection point for a lot on subdivided land.
- (2) A responsible person for the installation of a sanitary drainage connection point for the lot on subdivided land must ensure —
 - (a) the sanitary drainage connection point is —
 - (i) installed for the lot; and
 - (ii) subject to regulation 58(3), installed on the lot; and
 - (iii) installed at a depth that is sufficient to ensure that a sanitary drainage system for a building on the lot can be connected to the connection point in accordance with the minimum grades set out in the AS/NZS 3500.2 (Sanitary plumbing and drainage) clause 3.4; and
 - (iv) of a size, type and quality to perform the function for which it is installed;and
 - (b) a pipe is placed immediately above where the sanitary drainage connection point is located that has —
 - (i) a nominal diameter of 40 mm; and
 - (ii) tape attached to the pipe that indicates that a sanitary drainage connection point is underneath the pipe; and
 - (iii) a 40 mm cap placed on the exposed end of the pipe.
- (3) A responsible person for the installation of a water service connection point for the lot on subdivided land must ensure —
 - (a) the water service connection point is —
 - (i) installed for the lot; and

- (ii) subject to regulation 58(3), installed on the lot; and
 - (iii) of a size, type and quality to perform the function for which it is installed;
- and
- (b) a pipe is placed immediately above where the water service connection point is located that has —
 - (i) a nominal diameter of 40 mm; and
 - (ii) tape attached to the pipe that indicates that a water service connection point is underneath the pipe; and
 - (iii) a 40 mm cap placed on the exposed end of the pipe.

57. Service lines

- (1) In this regulation —
 - internal boundary*, in relation to a lot on subdivided land, means the boundary of the lot on subdivided land as shown on the proposed scheme plan, other than the part of the boundary of the lot that is the main boundary;
 - main boundary*, in relation to subdivided land, means a boundary of the subdivided land and other land not forming part of the subdivided land as shown on the proposed scheme plan.
- (2) This regulation applies to plumbing and plumbing work that is the installation of a service line for a lot on subdivided land.
- (3) A responsible person for the installation of the service line for the lot on subdivided land must ensure that the service line is —
 - (a) installed for the lot; and
 - (b) installed —
 - (i) within the main boundary of the subdivided land; and
 - (ii) if there is no other way to connect the sanitary drainage service line to a sewer or an approved disposal system — outside the main boundary of the subdivided land to the extent necessary to connect the service line to the sewer or system.
- (4) A responsible person for the installation of the service line for the lot on subdivided land must ensure that the

part of the service line that is installed on the lot or another lot on the subdivided land is —

- (a) installed —
 - (i) parallel with the main boundary of the subdivided land; and
 - (ii) no more than 1.5 m from the main boundary;or
 - (b) installed —
 - (i) parallel with an internal boundary of the lot; and
 - (ii) no more than 1 m from the internal boundary of the lot;or
 - (c) if the lot is on subdivided land to which regulation 58 applies — installed in accordance with regulation 58(2).
- (5) A responsible person for the installation of the service line for the lot on subdivided land must ensure that the service line is of a size, type and quality to perform the function for which it is installed.

58. Connection points and service lines on rear driveway for particular subdivided land

- (1) This regulation applies to plumbing and plumbing work that is the installation of a service line or connection point for a lot on subdivided land if the proposed scheme plan for the land shows that —
 - (a) the land will be divided into 2 lots; and
 - (b) 1 of the lots (the *front lot*) is between the other lot (the *rear lot*) and a street outside the subdivided land; and
 - (c) the proposed scheme plan shows the rear lot will only be connected to the street outside the subdivided land by a driveway (the *rear driveway*); and
 - (d) the rear driveway is part of the rear lot or is common property.
- (2) A responsible person for the installation of the service line for the front lot or rear lot on the subdivided land may install, or cause to be installed, the service line for the lot anywhere on the part of the land the proposed scheme plan shows as the rear driveway.
- (3) A responsible person for the installation of the connection point for the rear lot on the subdivided land may install, or cause to be installed, the connection

point for the lot anywhere on the part of the land the proposed scheme plan shows as the rear driveway.

59. Service lines on subdivided land with existing building to be moved to be in accordance with r. 57 and 58

- (1) This regulation applies to plumbing and plumbing work that is the installation of a service line for a lot on subdivided land if —
 - (a) the subdivided land has an existing building on it that is connected to existing service lines; and
 - (b) the proposed scheme plan for the land shows that the existing building will be on 1 of the lots (the *existing building lot*) on the subdivided land; and
 - (c) the proposed scheme plan for the land shows that the existing service lines for the existing building will not be wholly within the existing building lot.
- (2) A responsible person for the installation of the service line must ensure that the service line for the existing building lot is installed in accordance with regulations 57 and 58.

8. Regulation 75 amended

In regulation 75(3) in the Table in the last row of the 1st column after “45D(1),” insert:

45DA(2),

M. INGLIS, Clerk of the Executive Council.
