

Building and Plumbing Newsflash 505

Notifiable work – amended regulations, including final categories of work are now online

Purpose

To advise that the Plumbing and Drainage and Other Legislation Amendment Regulation (No. 1) 2012 (PDOLAR), including the final schedules of notifiable, minor and unregulated work is now available online.

Background

To cut red tape in the plumbing and drainage industry, a new category of plumbing and drainage work called 'notifiable work' has been created.

This expands the amount of plumbing and drainage work that does not require a permit or mandatory inspections. When a licensee performs notifiable work, they must simply lodge a Form 4 to the Plumbing Industry Council (PIC) within 10 days of completion. These changes commence on 1 November 2012 and will save industry and consumers time and money.

The vast majority of work undertaken in existing buildings will be notifiable work, including:

- kitchen and bathroom additions and renovations
- installing or replacing hot water heaters
- installing fixtures in an existing home (e.g. toilets, showers and sinks)
- extending or altering pipe work.

Some plumbing and drainage work that was previously regulated work (now called compliance assessable work) will become notifiable work under the reforms. However, all regulated work permits issued before 1 November 2012 will remain subject to the requirements under which they were issued. The category of minor work has also been expanded allowing more plumbing and drainage to be undertaken without the need for notification or compliance assessment.

Legislation

The PDOLAR is now available online at www.legislation.qld.gov.au/LEGISLTN/SLS/2012/12SL167.pdf
The PDOLAR amends the:

- *Plumbing and Drainage Regulation 2003* (PDR)
- *Standard Plumbing and Drainage Regulation 2003* (SPDR)
- *Sustainable Planning Regulation 2009* (SPR)
- *Building Regulation 2006* (BR)

The explanatory notes for the PDOLAR provide further detail on the amendments and are also available on this website.

Plumbing and Drainage Regulation 2003

Amendments to the PDR prescribe the fees for electronic (\$25) and manual (\$35) lodgment of Form 4s for notifiable work.

Standard Plumbing and Drainage Regulation 2003

Amendments to the SPDR include the final schedules of notifiable work (Schedule 2), minor work (Schedule 3) and unregulated work (Schedule 5) which will take effect from 1 November 2012. The changes to the SPDR also clarify exclusions to notifiable work (for example any work that involves trade waste or a combined sanitary drain). These exclusions will be compliance assessable.

The changes also specify that notifiable work is only applicable to:

- existing buildings (of all building classes where applicable)
- an extension to an existing class 1 building (e.g. house or townhouse)
- a structure (e.g. a pool) that is for an existing class 1 building.

Further changes to the SPDR include provisions relating to local government assessment of notifiable work and the rectification notice process.

Sustainable Planning Regulation 2009

Changes to the SPR provide a concurrence agency role to local government where a class 1 building, for example house or townhouse:

- has an on-site wastewater management system; and
- building work adding one or more bedrooms is being undertaken.

This change makes sure that wastewater management systems are adequately checked when the hydraulic loading of a building changes. For example, a system that was originally designed to service four occupants may not be suitable for six occupants.

Building Regulation 2006

Changes to the BR are related to the following updated versions of the Queensland Development Code (QDC):-

- 4.1 – Sustainable Buildings;
- 4.2 – Water Savings Targets; and
- 4.3 – Alternative Water Sources – commercial buildings.

The new version of QDC 4.1 removes references to 'minor notifiable work' and 'other renovations'. These references have been made redundant by the notifiable work reforms that have removed the need to obtain a plumbing permit for a house renovation. The new versions of QDC 4.2 and QDC 4.3 will reduce the costs associated with maintaining rainwater tanks by allowing dual check valves with an atmospheric port to be used instead of backflow prevention devices.

Contact for further information

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5 October 2012

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