News Flash
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Hot water temperature control in houses built to the Adaptable Housing Code

The Department has received a number of enquiries, concerning the control of hot water temperature in *adaptable houses* built to meet the standards recommended in the Adaptable Housing Code AS4299 - 1995.

An adaptable house is a standard dwelling, which has been, or can be easily adapted to provide for the needs of users of all ages and abilities. An adaptable house may be partly of fully fitted out with sanitary fixtures suitable for use by a person with a disability, when first constructed or at any later time.

The Adaptable Housing Code is a voluntary standard. It is not called up as a mandatory standard by the *Building Code of Australia*. Adaptable houses are not like purpose built buildings catering for aged or disabled (eg. institutions, nursing homes, etc), in the sense that they are not designed to accommodate and care for large numbers of occupants. Under the *Building Code Australia*, an adaptable house remains a Class 1a building the same as any other single dwelling.

Like other Class I buildings, hot water delivered at personal hygiene fixtures in an adaptable house must not exceed 50^0C. A question has arisen as to whether a thermostatic mixing valve needs to be fitted to control the hot water delivery temperature in an adaptable house.

AS/NZS3500.4.2 – Hot water supply systems, requires the installation of either a thermostatic mixing valve or an automatic mixed water system, to control the hot water delivery temperature in the facilities for disabled identified in Clause 1.6.2 of the standard. However, for residential buildings this standard does not specify how the delivery temperature is to be controlled, nor does the Adaptable Housing Code.

Therefore, there is no requirement under the *Sewerage and Water Supply Act 1949*, to install a thermostatic mixing valve in a house constructed to the standards recommended in the Adaptable Housing Code.

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