

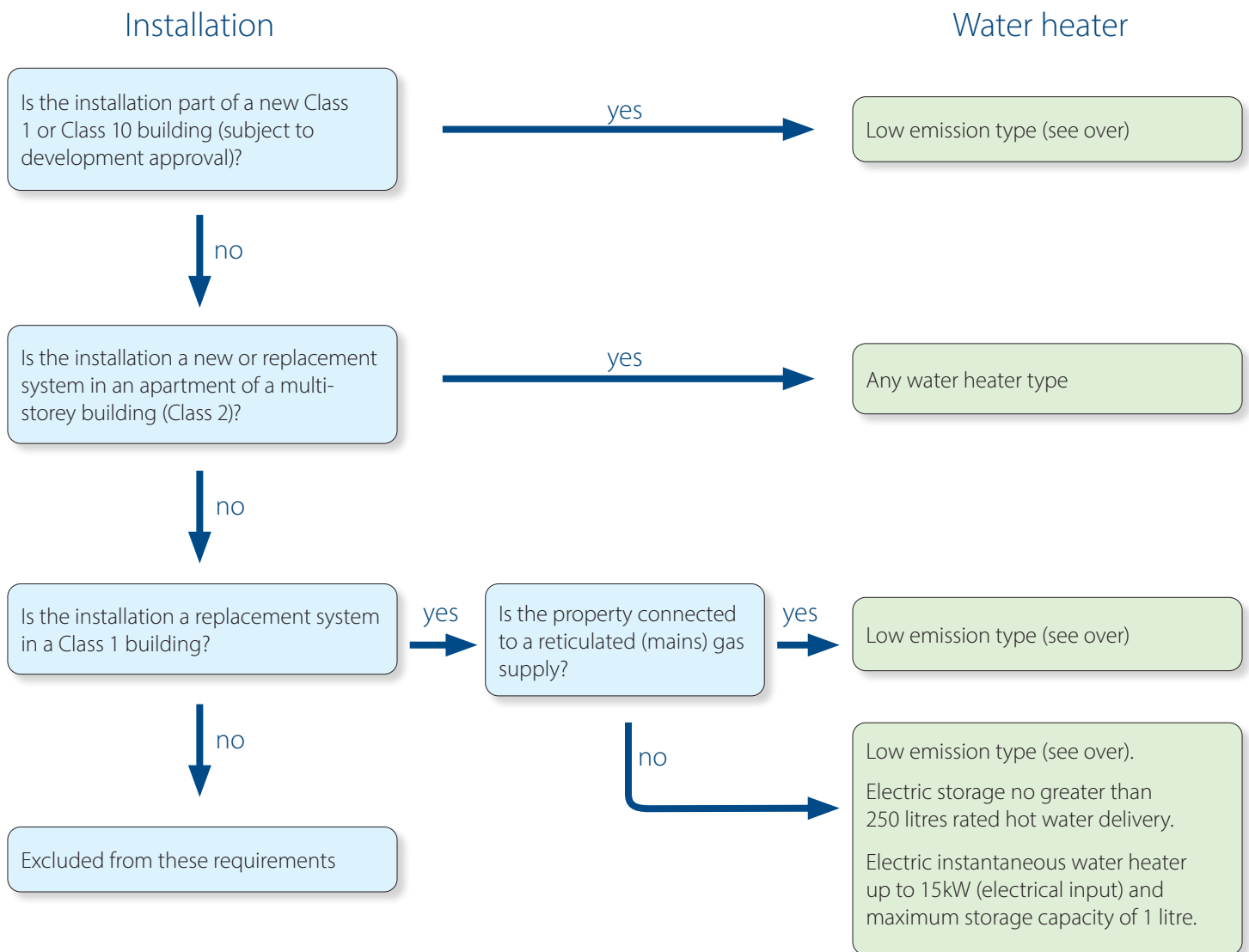
South Australian residential water heater requirements

Plumbing Advisory Note

Revised October 2023

Rules relating to domestic water heater installations have been in place in South Australia since July 2008 to help lower household energy use and greenhouse gas emissions. The rules apply in both metropolitan and regional areas across the state.

Types of water heaters that can be installed



Continued over page...

Low emission water heater types

Type of water heater	Requirements																				
Solar – electric boosted (single tank) or Electric heat pump (single tank)	<p>You can install a water heater that meets either of the zone requirements anywhere in South Australia.</p> <table><tr><th>Year</th><th>Tank volume between 700 and 400 litres</th><th>Tank volume between 400 and 220 litres</th><th>Tank volume less than 220 litres</th></tr><tr><td>2022</td><td>34 in zone 3 and/or 32 in zone 4</td><td>24 in zone 3 and/or 23 in zone 4</td><td>15 in zone 3 and/or 14 in zone 4</td></tr><tr><td>2023</td><td>30 in zone 3 and/or 28 in zone 4</td><td>21 in zone 3 and/or 20 in zone 4</td><td>13 in zone 3 and/or 12 in zone 4</td></tr><tr><td>2024</td><td>26 in zone 3 and/or 25 in zone 4</td><td>18 in zone 3 and/or 18 in zone 4</td><td>11 in zone 3 and/or 11 in zone 4</td></tr><tr><td>2025</td><td>22 in zone 3 and/or 21 in zone 4</td><td>16 in zone 3 and/or 15 in zone 4</td><td>10 in zone 3 and/or 9 in zone 4</td></tr></table> <p>STCs (Small-scale Technology Certificates) are based on Clean Energy Regulator zones. More information can be found online at cleanenergyregulator.gov.au</p>	Year	Tank volume between 700 and 400 litres	Tank volume between 400 and 220 litres	Tank volume less than 220 litres	2022	34 in zone 3 and/or 32 in zone 4	24 in zone 3 and/or 23 in zone 4	15 in zone 3 and/or 14 in zone 4	2023	30 in zone 3 and/or 28 in zone 4	21 in zone 3 and/or 20 in zone 4	13 in zone 3 and/or 12 in zone 4	2024	26 in zone 3 and/or 25 in zone 4	18 in zone 3 and/or 18 in zone 4	11 in zone 3 and/or 11 in zone 4	2025	22 in zone 3 and/or 21 in zone 4	16 in zone 3 and/or 15 in zone 4	10 in zone 3 and/or 9 in zone 4
Year	Tank volume between 700 and 400 litres	Tank volume between 400 and 220 litres	Tank volume less than 220 litres																		
2022	34 in zone 3 and/or 32 in zone 4	24 in zone 3 and/or 23 in zone 4	15 in zone 3 and/or 14 in zone 4																		
2023	30 in zone 3 and/or 28 in zone 4	21 in zone 3 and/or 20 in zone 4	13 in zone 3 and/or 12 in zone 4																		
2024	26 in zone 3 and/or 25 in zone 4	18 in zone 3 and/or 18 in zone 4	11 in zone 3 and/or 11 in zone 4																		
2025	22 in zone 3 and/or 21 in zone 4	16 in zone 3 and/or 15 in zone 4	10 in zone 3 and/or 9 in zone 4																		
Gas Continuous flow, natural gas, or bottled LPG	<p>Must have an energy rating of 5 stars or more.</p> <p>If you are installing a gas water heater entirely within a fully enclosed roof space, room or attached garage of an established home, it must have a 3-star or higher energy rating. This option is not available for water heaters installed as part of building works that require development approval.</p>																				
Solar – gas boosted	Eligible for 1 or more STC with a total tank volume of 700 litres or less.																				
Solar – wood boosted	Any water heater can be installed, provided it has no additional heating mechanisms and has a tank volume of 700 litres or less																				
Wood combustion	Any water heater can be installed, provided it has no additional heating mechanisms and has a tank volume of 700 litres or less																				
Demand response capable water heater	A water heater that complies with AS/NZS 4755.2 (when published) or AS/NZS 4755.3.3:2014 DRM1																				

Installations excluded from the water heater requirements

- Non-residential premises — for example, retail, school, office, health care, commercial buildings
- Serving only a shed, garage, or swimming pool
- A secondary electric storage water heater up to 55 litres that doesn't serve a shower or bath
- Shared between multiple units, flats or apartments in a multi-storey apartment building
- An electric storage water heater up to 55 litres providing temporary water heating for up to 60 days, pending installation of a complying water heater
- An electric or gas gravity-fed water heater up to 250 litres rated hot water delivery located in a roof space
- Replacing a single faulty component in an existing solar or heat pump water heater
- Repairs to an existing water heater or replacing a water heater under warranty.

Performance solution

As the Plumbing Code of Australia (PCA) is a performance document plumbing practitioners do not necessarily have to meet the Deemed to Satisfy requirements in the PCA but can opt to meet the performance requirements.

On the next page is an example of one of the heated water performance solution requirements.

B2P7 Energy use and source

(1) A heated water service, including any associated distribution system and components, must ensure the efficient use of energy and water.

(2) Features in B2P7(1) must be appropriate to the following:

- (a) The heated water service and its usage.*
- (b) The geographic location of the building.*
- (c) The location of the heated water service.*
- d) The energy or water source.*

Some performance solutions can be very complex and require a suitably qualified person to sign off on them.

Further information on performance solutions can be found on the [Australia Building Codes Board website](#).

Contact the Office of the Technical Regulator for more information

Online otr.sa.gov.au

Email otr.plumbregulator@sa.gov.au

Phone 1300 760 311



**Government of
South Australia**