

THE SOUTH AUSTRALIAN GOVERNMENT GAZETTE

WATER INDUSTRY ACT 2012

Plumbing Standard Published by the Technical Regulator

The Plumbing Standard published on 1 May 2023 is revoked.

This Standard is published by the Technical Regulator pursuant to Sections 66 and 67 of the *Water Industry Act 2012* (the Act).

This Standard comes into effect on the date on which it is gazetted.

This Standard relates to plumbing, including plumbing work or any equipment, products or materials used in connection with plumbing.

1. For the purposes of Section 67(3)(b) of the Act, the persons to whom Section 67(2) of the Act applies are:
 - (1) licensed plumbing contractors (under the *Plumbers, Gas Fitters and Electricians Act 1995*) contracting for plumbing work;
 - (2) licensed building work contractors (under the *Building Work Contractors Act 1995*) contracting for plumbing work; and
 - (3) registered plumbing workers (under the *Plumbers, Gas Fitters and Electricians Act 1995*) carrying out plumbing work.
2. The above-mentioned persons must comply with the following requirements:
 - (a) Relevant components of the National Construction Code Volume 3 (Plumbing Code of Australia) (including any standards referred to therein) as amended from time to time, as follows:
 - (1) Preface;
 - (2) Section A Governing Requirements, Section A, Parts A1, A2, A3, A4, A5, A6 and A7;
 - (3) Section B Water Services, Parts B1, B2, B3, B4, B5 and B6;
 - (4) Section C Sanitary Plumbing and Drainage Systems, Parts C1, C2 and C3;
 - (5) Section D Excessive Noise, Part D1;
 - (6) Section E Facilities, Part E1;
 - (7) Schedule 1 Definitions;
 - (8) Schedule 2 Referenced documents; and
 - (9) Schedule 8 South Australia
 - (b) In an established Class 1 building connected to a reticulated gas supply or a new Class 1 or Class 10 building, a water heater must be one of the following types:
 - (1) A natural gas or LPG water heater, either instantaneous, continuous flow or storage, that has an energy rating of 5 stars or more;
 - (2) A natural gas or LPG boosted solar water heater, with a total tank volume of not more than 700 litres, that is eligible for any number (one or more) small-scale technology certificates (STCs);
 - (3) An electric boosted solar water heater or electric heat pump water heater (air source or solar boosted), with a single tank, that is eligible small-scale technology certificates;
 - (4) A wood combustion water heater, with no additional heating mechanisms, with a total tank volume of not more than 700 litres;
 - (5) A wood combustion boosted solar water heater, with no additional heating mechanisms, with a total tank volume of not more than 700 litres; and
 - (6) A demand response capable water heater that complies with AS/NZS 4755.2.
 - (c) In an established Class 1 building that is not connected to a reticulated gas supply, a water heater must be one of the following types:
 - (1) A water heater complying with the requirements set out in 2(b);
 - (2) An electric water heater with a rated hot water delivery of no greater than 250 litres; and
 - (3) An electric instantaneous water heater, having a water storage capacity no greater than one litre and total electrical input no greater than 15.0kW.
 - (d) The requirements of 2(b) and 2(c) do not apply to any of the following:
 - (1) Water heaters serving buildings other than Class 1;
 - (2) Secondary electric water heaters of up to 55 litres rated delivery, which do not serve a shower or bath;
 - (3) Temporary electric water heaters of up to 55 litres rated delivery, for a period not exceeding 60 days, pending installation of a complying water heater;
 - (4) An electric or gas vented (gravity fed) water heater, located in a roof space of an established Class 1 building, of no greater than 250 litres rated hot water delivery; and
 - (5) A gas water heater installed entirely within a fully enclosed roof space, room or attached garage of an established Class 1 building, providing the water heater has an energy rating of 3 stars or more.
 - (e) Persons Constructing, installing, replacing, repairing, altering and maintaining pipes or any other equipment, products or materials used in connection with plumbing are required to book the following plumbing categories for audit with the Office of the Technical Regulator:
 - (1) Sanitary plumbing and drainage systems;
 - (2) Fire-fighting water services (in-ground pipework and testable backflow prevention devices only);
 - (3) FPAA101D automatic fire sprinkler system installations;
 - (4) Greywater plumbing and drainage systems;
 - (5) Non-drinking water services;
 - (6) Drinking water services in parks and recreational areas;
 - (7) Final inspections of completed commercial plumbing installations; and
 - (8) Such other plumbing categories as determined by the Technical Regulator.
3. The persons referred to in paragraph 1, (1) and (3) above must comply with the following requirements:

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- (1) Testable backflow prevention devices on the customer's side of any water connection point must be commissioned and tested after installation in compliance with AS/NZS 2845.3.
4. The Technical Regulator may grant an exemption from this Standard, or specified provisions of this Standard, with or without conditions as the Technical Regulator considers appropriate.

Dated: 14 May 2026

R. FAUNT
Technical Regulator
