

BUILDING ADVISORY SERVICES – FACT SHEET

Refurbishing and renovating wet areas

This fact sheet outlines the requirements for building approval and plumbing certification when working on wet areas in Building Control Areas of the Northern Territory. Wet areas in houses, units and buildings include bathrooms, toilets and en-suites where there are water fixtures (eg shower, bath, sink, toilet).

You always need a licensed plumber

All plumbing works must be performed by a licensed plumber regardless of whether building approval or plumbing certification is required. The licensed plumber will ensure that all plumbing works and installations comply with the current plumbing codes and standards.

REQUIREMENTS FOR BUILDING APPROVAL / PLUMBING CERTIFICATION

1. When Building Approval and/or Plumbing Certification is required	
Note: Applies to all buildings from class 1 to 10	
Type of work	Example
Putting in or taking out partitions or walls	<ul style="list-style-type: none"> Dividing a room to create a separate area Removing a partition to incorporate a toilet in a bathroom Enclosing an outside laundry
Breaking into or altering the walls or floors ¹	<ul style="list-style-type: none"> Putting new plumbing through or into the wall or floor Installing or increasing the size of a window or door Adding or removing a wall
Installing new fixtures or fittings where one does not already exist	<ul style="list-style-type: none"> Putting in a new bath or plumbing where there was none before Putting in a shower where there used to be a bath
<i>1. Termite treatment will be required in this case.</i>	

Before starting work you must engage a private building certifier and provide them with details of the proposed work, structural engineer's certification if applicable and the certifying plumber's design. The building certifier will issue a building permit to allow work to begin.

On completion of the works the building certifier will issue a permit to occupy and lodge a copy with Building Advisory Services for your building file.

2. When only Plumbing Certification is required	
Note: Applies to all buildings from class 1 to 10	
Type of work	Example
Replacing any external sanitary drainage or installing a new water supply	<ul style="list-style-type: none"> Digging up pipes and putting in new ones
Moving, removing or adding plumbing or drainage services, fixtures or fittings not requiring building approval	<ul style="list-style-type: none"> Moving a laundry trough from inside to outside
Installing a solar hot water system ¹	<ul style="list-style-type: none"> Replacing existing or installing new system on existing roof
Replacing any plumbing fixture or fitting with a different component providing there is no alteration to existing services.	<ul style="list-style-type: none"> Changing a bath to a spa (if wall/floor penetration not required) Removal and capping of fixtures such as shower, bath, toilet and hand basin
<i>1. The fixing of solar hot water systems must comply with the relevant Deemed To Comply (DTC) sheet. Where there is no DTC sheet, certification from a registered structural engineer is required. The plumbing installation must comply with the <u>current</u> plumbing standards and codes, and a certificate of compliance must be provided on completion of the work.</i>	

Before starting work you must engage a registered certifying plumber.

On completion of the works the certifying plumber will give you a certificate of completion, and in the case of drainage works will give a copy of the certificate and the drainage plan to Building Advisory Services for your building file.

3. When neither Building Approval nor Plumbing Certification is required:	
Note: Applies to all buildings from class 1 to 10 with the exception of the retiling of existing wet areas in class 2-9 buildings	
Type of work	Example
Maintenance/repair of fittings, fixtures and floor and wall tiling	<ul style="list-style-type: none"> • Replacing damaged tiles¹ • Changing a tap or fitting² • Repairing/changing a hand basin or toilet cistern²
New joinery work	<ul style="list-style-type: none"> • New cabinets and bench tops provided there is no extension or inclusion of new plumbing work
Replacing existing plumbing fixtures or fittings with similar	<ul style="list-style-type: none"> • A new bath to replace an old bath² • A basin to replace a basin² • Replacement of taps, faucets and the like²
Shower screen	<ul style="list-style-type: none"> • Installing a new or replacing an existing shower screen
Retiling an existing wet area ³	<ul style="list-style-type: none"> • Replacing small areas of damaged tiles¹ • Overall retiling of a wet area¹
<p>1. The removal and replacement of tiles may damage the waterproof membrane protecting the floors and walls. These areas should be waterproofed in accordance with AS3740 (Water Proofing of Wet Areas) to protect the integrity of the waterproof membrane.</p> <p>2. A licensed plumber must be engaged to do these works which, on completion, must comply with the <u>current</u> plumbing standards and codes.</p> <p>3. Does not apply to the retiling of wet areas to class 2 – 9 buildings</p>	

Where neither building approval nor plumbing certification is required, you do not need a permit to start work. On completion of any plumbing works it is recommended that you get a detailed statement of completed works from the licensed plumber responsible and keep this for your records.

Building Control Areas To see if your house is in a building control area visit our website:
www.nt.gov.au/lands/building/regulations/areas

Licensed plumber Person licensed as an advanced tradesman (plumber, drainer or plumber and drainer) by the Plumbers and Drainers Licensing Board under the *Plumbers and Drainers Licensing Act*. Find a list of licensed plumbers at www.nt.gov.au/plumbers.

Certifying Plumber Person registered as a Certifying Plumber & Drainer by the Building Practitioners Board under the *NT Building Act*.*

Journeyman A Journeyman is not a licensed plumber and is not qualified to undertake this type of work.

Building Certifier Person registered as a Building Certifier by the Building Practitioners Board under the *NT Building Act*.*

Structural Engineer Person registered as a Certifying Engineer (Structural) by the Building Practitioners Board under the *NT Building Act*.*

* Find a list of registered certifying plumbers, building certifiers and structural engineers at www.nt.gov.au/bpb.

For further information about building rules and regulations contact the Building Advisory Services Branch in your region or visit our website : www.nt.gov.au/building			
DARWIN Ground Floor, Cavenagh House 38 Cavenagh Street DARWIN NT 0800 Ph: 8999 8965 or 8999 8966	KATHERINE 1 st Floor, Government Centre First Street KATHERINE NT 0850 Ph: 8973 8926	TENNANT CREEK Transport and Works Building Leichardt Street TENNANT CREEK NT 0860 Ph: 8951 9235 (Alice Springs)	ALICE SPRINGS First Floor, Alice Springs Plaza Todd Mall / Parsons St ALICE SPRINGS NT 0870 Ph: 8951 9235
<i>Last updated April 2009</i>			