

Plumbing Regulation News Updates are issued as and when necessary, to keep the Tasmanian Plumbing Industry informed of developments occurring in the industry, Tasmanian Plumbing Code and its referenced documents and legislation.

## ***Building Act 2000 Accreditation and the design of plumbing work*** **Plumbers and Building Services Designers**

### **Purpose**

The purpose of this News Update is to provide advice to plumbers, designers and others on questions that have been asked about the accreditation requirements under the [Building Act 2000](#) with respect to the design of plumbing work.

### **Do plumbers need to be accredited as a building practitioner to design plumbing work?**

**No!** Accreditation only applies to work of a building practitioner who prepares designs in relation to work that requires a building permit. Some plumbing work requires a building permit as stated below. The requirement for accreditation does not apply to a plumber carrying out a class of plumbing work as defined by the [Plumbers and Gasfitters Registration Act 1951](#). A registered plumber designing plumbing work is exempted from the requirement for accreditation because he or she is registered. The Act also exempts a registered plumber carrying out the replacement of roof decking that requires a building permit.

The design of plumbing work that requires a plumbing permit but where there is no work that requires a building permit falls outside the scope of the accreditation requirements under the Building Act.

### **What is plumbing work?**

Under the Building Act plumbing work means any work relating to plumbing installations and other prescribed work (Unregistrable relocatable buildings). The [Plumbers and Gasfitters Registration Act 1951](#) also describes classes of plumbing work.

### **What is building work?**

The Building Act covers work relating to buildings and through the *Building Regulations 1994* specifically includes fire safety systems, ducted HVAC systems (not in dwelling units).

### **Is some work both building work under the Building Act and plumbing work under the [Plumbers and Gasfitters Registration Act 1951](#)?**

Yes. Fire safety systems and ducted HVAC systems (not in dwelling units).

**Who can be a designer of plumbing work?** A person who is responsible for the design of any plumbing work (which is not also building work) can be an accredited architect, accredited engineer, accredited building designer or accredited building services designer **or** a registered plumber.

Plumbing work which is part of a project that requires a building permit and the total cost exceeds \$5000, can only be designed by an accredited building practitioner **or** a registered plumber.

### **What is a Building Services Designer?**

A **Building Services Designer** (other than a registered plumber) must be accredited for the design of plumbing work that requires a building permit if they are responsible for the design. This category of work includes; heating, air conditioning and ventilation, and fire services.

A guide to these types of work would be any references to piping or ducting in the BCA 2004. Note also that there is “Prescribed Building Work” in the [Building Regulations 2004](#), regulation 5 (b) and (c) which was specifically included to remove doubt about this matter. An appropriately accredited Engineer can also design this type of work.

### **What obligations do owners have under the Building Act in respect to plumbing work and design of plumbing work?**

An owner who engages a person to design plumbing work is to ensure that the person is either an accredited building practitioner **or** a registered plumber.

An owner who engages a person to carry out plumbing work is to ensure that the person is a registered plumber if so required under the [Plumbers and Gasfitters Registration Act 1951](#).

### **What obligations do designers of plumbing work have under the Building Act in respect to plumbing work and design of plumbing work?**

A designer of plumbing work is to ensure that he or she acts only within the area of his or her competence and the design is in accordance with the standards and requirements of the Act.

### **What obligations do plumbers have under the Building Act in respect to plumbing work and design of plumbing work?**

A plumber is to ensure that he or she acts only within the area of his or her registration under the [Plumbers and Gasfitters Registration Act 1951](#) and his or her area of competence.

### **Further Information**

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