

Plumbing Regulation Advisory Note

Plumbing Regulation Advisory Note 02/09

Current: May 2009

REQUIREMENTS FOR THE INSTALLATION OF METAL ROOF DECKING/SHEETING

PURPOSE

The purpose of this Plumbing Regulation Advisory Note is to inform building and plumbing practitioners and permit authorities of matters relating to the carrying out of roofing work under the *Building Act 2000* and to identify persons who may perform aspects of this work.

BACKGROUND

The installation of metal roofs has two separate elements:

1st Fixing of roof decking/sheeting.

This is not work that is required to be undertaken by a registered plumber and is normally carried out by builders or roofing plumbers under a Building Permit issued under the *Building Act 2000*.

2nd Work associated with roof plumbing and stormwater systems.

This work includes the installation of:

- roof gutters;
- roof valleys;
- metal roof ridges;
- metal roof weathering;
- roof downpipes; and
- any associated flashings

All of the work in the second element is work that is to be carried out by, or supervised by, a plumber registered to carry out roof plumbing work under the *Plumbers and Gas-fitters Registration Act 1951*. A Plumbing Permit issued under the *Building Act 2000* covers these aspects of the installation of roof plumbing and stormwater systems.

DEFINITIONS (*BUILDING ACT 2000*)

The following definitions are an abridged version taken from the *Building Act 2000* and the *Plumbing Regulations 2004* for plumbing work:

‘Plumbing installation’ includes a system of stormwater drainage and roof drainage (the Act)

‘Plumbing work’ includes any work relating to installing, altering or maintaining a plumbing installation (the Act)

‘Roof water’ means rainwater that runs off a roof, and ‘stormwater’ includes roof water (the Regulations)

‘Stormwater system’ means an installation on the property that includes roof gutters and downpipes, and is used for the conveyance of stormwater to an approved disposal system (the Regulations)

DEFINITIONS (PLUMBERS AND GAS-FITTERS REGISTRATION ACT 1951)

'roof plumbing' means the installation, alteration, removal, or repair of a roof gutter, roof valley, roof ridge, roof weathering, or roof downpipe or any flashing associated with such a gutter, valley, ridge, weathering, or downpipe.

Therefore, based on the definitions provided in both Acts, roof drainage and plumbing does not include the installation of any roof decking/sheeting.

WHO MAY PERFORM ROOF DRAINAGE WORK?

In Tasmania, under the *Plumbers and Gas-fitters Registration Act 1951*, only the work which is defined as roof plumbing is required to be undertaken by a registered plumber, not the installation of roof decking/sheeting.

Therefore, builders may undertake the installation of roof decking/sheeting provided they are properly trained, competent and follow the relevant standards and conditions of permit issued under the *Building Act 2000* where required.

The *Building Act 2000*, section 23 (Offences Relating to Accreditation) recognises that while replacement of roof decking/sheeting is building work, the Act also provides for a registered plumber to undertake this work without having to be an accredited building practitioner, thus acknowledging that both builders and plumbers traditionally install roof decking/sheeting.

START WORK NOTIFICATION

The *Building Act 2000*, section 87 (3) (a), requires that a person must not start any plumbing work (see definitions above) without an authorisation under the Plumbing Regulations.

Section 87 (3) (b) of the Act requires that a person must not start any building work before notifying the building surveyor in accordance with the Building Regulations 2004. This includes roof decking/sheeting work.

MINOR ALTERATIONS AND REPAIRS

Where, in the opinion of a building surveyor, the building work consists of minor alterations or minor repairs to an existing building, the owner does not need to obtain a building permit. In this situation the building surveyor is to notify the permit authority.

CERTIFICATE OF PLUMBING COMPLIANCE

Certificates of plumbing compliance are issued for plumbing work only. A permit authority may accept a certificate from a plumber certifying that the plumbing work complies with the Plumbing Regulations when determining whether or not to issue a completion certificate for plumbing work under section 113(3)(b) of the Building Act 2000. These certificates do not cover the installation of roof decking/sheeting.

FURTHER INFORMATION

For more details about roofing, roof plumbing, the *Building Act 2000*, *Plumbing Regulations 2004* and the Tasmanian Plumbing Code 2006 contact your local council; or

Workplace Standards Tasmanian Helpline:

Phone: (in Tasmania) 1300 366 322; Phone: (outside Tasmania) (03) 6233 7657 Fax: (03) 6233 8338

Email: wstinfo@justice.tas.gov.au Website: www.wst.tas.gov.au/building

Address: PO Box 56, Rosny Park TAS 7018

This document has been produced and published by the Building Control Branch of the Department of Justice. Although every care has been taken in the production of the work, no responsibility is accepted for the accuracy, completeness, or relevance to the user's purpose, of the information. Those using it for whatever purpose are advised to verify it with the relevant government department, local government body or other source and to obtain any appropriate professional advice. The Crown, its officers, employees and agents do not accept liability however arising, including liability for negligence, for any loss resulting from the use of or reliance upon the information and/or reliance on its availability at any time.