

BUILDING ADVISORY SERVICES

BUILDING NOTE

Contact Officer Peter Hadfield

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HEATED WATER SERVICES DELIVERY TEMPERATURE

On 3 August 2012 the NT adopted the Plumbing Code of Australia (PCA). Part B2 *Heated Water Services* the deemed to satisfy provisions states "The **design, construction, installation, replacement repair, alteration and maintenance** of a heated water service must be in accordance with AS/NZS3500.4:2003"

When **replacing** an existing hot water heater (like for like), the sanitary fixture delivery temperature must comply with AS/NZS3500.4:2003 Heated Water Services, Clause 1.9.2 Sanitary Fixtures delivery temperature, that is a temperature control device must be installed.

Examples of when a temperature control valve **MUST BE** installed are:

- Replacing a hot water heater – regardless of the type of heater or location of the heater
- When doing new hot water pipe work on an extension, all new AND existing work is required to be tempered
- When temperature touch pads are being installed (touch pads are not an approved temperature control device).

Examples of when a temperature control valve **IS NOT** required are:

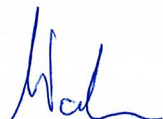
- When there is a factory pre-set hot water unit being installed that supplies ablution areas (e.g. bathrooms)
- When doing maintenance only on the valves to a heater (e.g. replacing duo valve, control valves and the like, or Temperature Pressure Relief valves).

Certifying Plumbers and Drainers are also reminded that solar heaters and panels installed on a roof need to be installed as per the appropriate Deemed To Comply Data Sheet. These sheets can be found at <http://www.ntlis.nt.gov.au/deemedtocomply/>

A Plumbers and Drainers Certificate of Compliance is required to be issued and lodged with the Director Building Control for all **new, like for like and replacement solar heaters**.

All solar hot water heaters installed as part of new building works (eg new roof, new dwellings or additions) must be included in the Building Permit and Occupancy Permit documentation.

This Building Note replaces Building Note 12 dated 7/03/1995.



29/5/2013

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Director Building Control