

Building Note 115

Plumbing or drainage works not requiring building permit and occupancy certification

Purpose

This Building Note specifies the types of plumbing or drainage work to be carried out without requiring building permit or occupancy certification, under Regulation 3(2)(b) of the *Building Regulations 1993* (the Regulations).

This Building Note is issued by the Director under section 167B of the *Building Act 1993* (the Act).

Background

Regulation 3(2)(b) provides that sections 55 and 65 of the Act do not apply to or in relation to plumbing or drainage work that is not done in connection with or incidentally to other building work if:

- (i) notice of the work undertaken is given to the Director not later than 7 days after the work is carried out; and
- (ii) the notice is accompanied by a certificate in the approved form of the relevant building practitioner that the work conforms to the relevant code or standard.

Application

This exemption only applies to specific plumbing or drainage works listed in this Building Note, where the works are commenced from the day of the issuance of the Building Note.

If plumbing and drainage works may impact an existing building, such as cutting or removal of part of an existing slab, penetration of walls or floors or other changes to an existing structure, a building permit and occupancy permit may be required.

In the instance of the Wastewater Management System (WMS) is designed for flow over 2,000L/day, it requires performance solution. The performance solution must be designed by an NT registered certifying engineer (hydraulic) and a Performance-Based Design Brief (PBDB) must be provided to the Director of Building Control. In addition, an NT registered certifying plumber and drainer can carry out and certify the construction.

A building certifier must be engaged if the building performance solution involves other building works. Building owners must check with a registered building certifier for any site-specific requirements.

Notice of work

A registered plumber and drainer must notify the Director of the works within 7 days of the work being carried out.

The notice is accompanied by a certificate in the approved form that is the Certificate of Compliance (Plumbing and Drainage Works), which outlines the work conforms with the Plumbing Code. The notification process will result in a record being created on the building file for the relevant property.

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Other notice of work may be required if the work involved drainage work as outlined in Regulation 16 and Building Note 108 or Wastewater Management in Building Note 109.

Audit of Work

The Act provides the Director audit functions and powers related to all categories of building practitioners (including plumbers and drainers) and classes of buildings.

Audits help to ensure that building practitioners comply with the Plumbing Code of Australia and the NT Code of Practice for Wastewater Management.

A delegate of the Director may attend a site where drainage works are being carried out and audit the work of the plumber or drainer carrying out the work.

Definitions

This Building Note is intended to be consistent with the Act and Regulations, and the terms and definitions contained in those documents are intended to have the same meaning in this Building Note.

- **building work** means work for or in connection with the construction, demolition or removal of:
 - a building; or
 - plumbing or drainage services, whether or not connected to a building, other than plumbing or drainage services vested in the Power and Water Corporation established by the *Power and Water Corporation Act 1987*.
- **Plumbing Code** means the Plumbing Code of Australia set out in Volume Three of the National Construction Code Series.

Further information

Contact Building Advisory Services for further information at BAS@nt.gov.au or phone 08 8999 8985.



Mark Meldrum
Director of Building Control
1 September 2025

Table 1. Categories of plumbing or drainage work Sections 55 and 65 of the Act do not apply to

This Building Note only applies to plumbing or drainage work not done in connection with or incidentally to other building work. Self-certifying plumbers or drainers must provide the Director with a notice of work completion along with the Certificate of Compliance (Plumbing and Drainage Works) not later than 7 days after the work is carried out.

Type of works	Scope of works	Requirements
Replacement of existing water services within a building or property	<ul style="list-style-type: none"> No new penetrations to existing structures. 	<ul style="list-style-type: none"> Certificate of Compliance (Plumbing and Drainage Works).
Wastewater Management System (WMS) over 2,000L/day		<ul style="list-style-type: none"> Mandatory notification of drainage work; and Site Soil Evaluation; and WMS documentation; and Certificate of Compliance (Plumbing and Drainage Works); and Performance Solution Report Performance-Based Design Brief (PBDB)
Wastewater Management System (WMS) under 2,000L/day		<ul style="list-style-type: none"> Mandatory notification of drainage work; and Site Soil Evaluation; and WMS documentation; and Certificate of Compliance (Plumbing and Drainage Works).
Installation or replacement of solar hot water system	<ul style="list-style-type: none"> Limited to existing buildings only; and does not exclude any alteration to roof structure; or if alteration to roof structure is required for installation, it will need a separate building permit. 	<ul style="list-style-type: none"> Certificate of Compliance (Plumbing and Drainage Works).
Replacement of an existing single major component of a water heater	<ul style="list-style-type: none"> Replacement of storage tank; or solar collector; or mounting frame. 	<ul style="list-style-type: none"> Certificate of Compliance (Plumbing and Drainage Works).
Removal and reinstatement of an existing solar hot water system	<ul style="list-style-type: none"> Not done in connection with or incidentally to other building. 	<ul style="list-style-type: none"> Certificate of Compliance (Plumbing and Drainage Works).

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Type of works	Scope of works	Requirements
Realignment or replacement of existing drainage lines	<ul style="list-style-type: none"> No alterations to existing structures such as cutting or removal of slabs, floors). 	<ul style="list-style-type: none"> Mandatory notification of drainage work; and Certificate of Compliance (Plumbing and Drainage Works).
Replacing any external sanitary drainage		<ul style="list-style-type: none"> Mandatory notification of drainage work; and Certificate of Compliance (Plumbing and Drainage Works).
Installing a new water supply to an existing building		<ul style="list-style-type: none"> Certificate of Compliance (Plumbing and Drainage Works).
Replacement of a major component to an existing onsite wastewater treatment system	<ul style="list-style-type: none"> Failed tank replacement. 	<ul style="list-style-type: none"> Mandatory notification of drainage work; and Certificate of Compliance – Wastewater Management System Design/Installation; and Certificate of Compliance (Plumbing and Drainage Works).
Replacement of existing effluent disposal areas	<ul style="list-style-type: none"> Absorption and/or transpiration beds and drains). 	<ul style="list-style-type: none"> Mandatory notification of drainage work; and Certificate of Compliance – Wastewater Management System Design/Installation; and Certificate of Compliance (Plumbing and Drainage Works); and Soil Site Evaluation.
Installation or replacement of an existing grease trap or arrestor		<ul style="list-style-type: none"> Mandatory notification of drainage work; and Certificate of Compliance (Plumbing and Drainage Works); and

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Type of works	Scope of works	Requirements
Installation or maintenance of a temperature control device	<ul style="list-style-type: none">• Thermostatic Mixing Valve (TMV); or• tempering mixing valve; and• only licensed advanced tradesman who has endorsement to do thermal mixing valve are allowed to carry out the work.	<ul style="list-style-type: none">• Certificate of Compliance (Plumbing and Drainage Works).