

BUILDING ADVISORY SERVICES BRANCH

# BUILDING NOTE

Contact Officer: Peter Zagorski

Edition Number: 56 20/06/2006

## SOLAR HOT WATER HEATERS INSTALLATION POLICY.

Attached is a policy for the installation of Solar Hot Water Heaters Adopted by the Building Advisory Committee to facilitate the installation of SHWH on **Existing Roofs** without the requirement to obtain a building permit. (Policy no. BAC/2006/1)

All Solar Hot Water Heaters installed as part of new building works (eg new roof, new dwelling or addition) must be included in the Building Permit and Occupancy Permit documentation.

For future property transactions owners should be encouraged to retain all documentation with regard to the installation of the SHWH as evidence that the installation has been carried out in accordance with this exemption.

  
Fabio Finocchiaro  
Director  
Building Control

20 June 2006



**BUILDING ADVISORY COMMITTEE**  
**POLICIES**

**POLICY NO. BAC/2006/1**

***Installation of Solar Hot Water Heaters.***

**General**

In the past, it has been generally accepted in the building industry that building approval was not required for the installation of solar hot water heaters (SHWH) providing they are products included in the Deemed to Comply Manual (DTCM) and installation is in accordance with the DTCM. However, with the introduction of status reports on buildings prior to the building being sold, it has brought to light that the SHWH are being classed as unauthorised building work if they don't appear on the building permit plans. No official policy has previously been developed and the Building Advisory Services Branch has not previously considered requirements in relation to the installation of Solar Hot Water Heaters. This policy is intended to formalise the approval requirements and establish specific guidelines for the installation of these products:

**Concession for the Installations of Solar Hot Water Heaters**

1. For installations in **Cyclonic areas** (up to 100km from the coast line) -

Building Approval is not required for the installation of solar hot water heaters subject to the following:-

The solar hot water heater must be referenced in the Northern Territory "Deemed to Comply Manual" (DTCM) and installation must be in accordance with the appropriate DTCM sheet for that product; and

- a) The roof trusses have been modified to support the SHWH in accordance with the truss manufactures specifications or
- b) A NT registered structural engineer has certified the structural adequacy of the supporting roof system, providing upgrading if required.

Note: Any plumbing work associated with the installation of the solar water heater must be installed and certified by a licensed plumber.

2. For installations in **Non-cyclonic areas** (more than 100km from the coast line including the Adelaide River Township and beyond) -

Building Approval is not required for the installation of solar hot water heaters subject to the following:-

The solar hot water heater must either be '*Type Approved under Regulation 3(2)(a)*' by the Director Building Control or referenced in the Northern Territory "Deemed to Comply Manual" (DTCM) and installation must be in accordance with the appropriate '*Type Approved under Regulation 3(2)(a)*' by the Director Building Control or the DTCM sheet for that product; and

- a) the roof trusses have been modified to support the SHWH in accordance with the truss manufactures specifications or
- b) A NT registered structural engineer has to certify the structural adequacy of the supporting roof system, providing upgrading if required or.

Note: Any plumbing work associated with the installation of the solar water heater must be installed and certified by a licensed plumber.

Products not meeting the above requirements will require Building Approval.

A Solar Hot Water Heater that is to be installed as part of new building works (eg new roof, new dwelling or addition) must be included in the Building Permit and Occupancy Permit documentation.

This concession does not provide HBCF type insurance and the installation of the Solar Hot Water Heater will not be covered by the Home Building Certification Fund. The BASB does not accept liability should failure occur due to installation.

This policy does not cover the weatherproofing of the roof which is the responsibility of the manufacturer and the installer.

For future property transactions owners should be encouraged to retain all documentation with regard to the installation of the SHWH as evidence that the installation has been carried out in accordance with this exemption.

**ADOPTED BY THE BUILDING ADVISORY COMMITTEE ON**



.....  
**COL PASCOE**  
Chairman