



Notifiable work Item 7

Work necessary for installing, replacing or removing a water heater



Cyclone Marcia and the failure of notifiable work audits have placed the mounting of solar water heaters in the spotlight, specifically assembly of mounting frame bracket to a solar hot water storage tank and/or collector/s to building structures.

Questions have been raised regarding Council's enforcement of the Australian Standards in relation to the installation of roof mounted solar water heaters and collectors, in particular, the boxed wording below.

"Only collectors and mounting systems endorsed by the manufacturer and approved by local authorities shall be installed in cyclonic areas."

AS/NZS 3500.4:2003 clause 6.5.3.4

Council has had confirmation that the legal application of the above quoted standard to all installations of solar hot water systems as notifiable work by a SPHW endorsed plumber licensee is correct and has been correct since the inception of the Form 4 process. Please note the following important details:

The mounting (bracket or system) for a solar hot water system is and always has been part of the plumbing work.

- » The assembly of and means of bolting, fixing/securing the mounting to the building and the securing of the tank and/or the collectors to the mounting is assessable by Council plumbing inspectors as plumbing work.



The mounting brackets must be endorsed as suitable for installation in a cyclonic area by the manufacturer of the storage tank and collectors and the local authority, in this area, the Livingstone Shire Council.

- » Any mounting, other than the cyclone mounting specifically endorsed by the manufacturer of the solar hot water heater being installed in a cyclonic area and the local Council does NOT QUALIFY to be installed as notifiable work.
- » Note: This also means the non-cyclonic standard mounting supplied by the manufacturer in other areas is non-compliant.
- » In addition to the above, your attention is directed to another two important mandatory clauses below.

"Solar water heaters shall be installed in accordance with the manufacturer's instructions and this Standard." AS/NZS 3500.4:2003 clause 6.3.2

"Collectors shall be erected and mounted strictly according to the manufacturer's instructions. Where mountings are supplied by the manufacturer, they shall be used without alteration unless permitted by the manufacturer." AS/NZS 3500.4:2003 6.5.2.1

- » The manufacturer will provide detailed and specific instructions for the assembly of the frame components including the location of bolts, washers and nuts according to the sizes provided. Bolts or screws for securing the mounting to the building will be specified, however may not be supplied.



To be clear, for work to be notifiable work:

- Installation of cyclone mounting endorsed by manufacturer and approved by Council is mandatory.
- Complying with all of the manufacturer's installation instructions including assembly and fixing details is mandatory and will be assessed in an audit inspection.
- All aspects of the work must comply with the deemed-to-satisfy provisions of the PCA including AS/NZS 3500 for the licensee to declare that the work complies with all relevant clauses in AS/NZS 3500 including the clauses highlighted in boxes above.

Any and all alternative methods of attachment and assembly not provided, designed nor endorsed by the manufacturer and any alterations to manufacturer's instructions or design are not notifiable work.

The Queensland Building and Construction Commission has provided to local governments in cyclone affected weather regions a document available on Council's website www.livingstone.qld.gov.au under Development > "Plumbing and Drainage" > "Handy Information and Links".

Please note the QBCC release includes the statement:

"Adherence to Australian Standards is not only a benefit, it's also a requirement (specifically Section 6 of AS/NZS 3500.4:2003). The mounting system is part of the solar hot water heater system, and is also part of a building in the instance where roof-mounted installations form part or all of the system. If the mounting system installed doesn't comply with relevant standards, you run the risk of losing the system and your customers investment, and this can result in third-party damages. A mounting system complies with a standard only if it is installed according to the product's installation method."

Plumbing Newsflash Number 390

issue 15 September 2009 announced the amendment of the Plumbing and Drainage Regulation 2003 to create a licence endorsement for the installation, replacement, repair and maintenance of solar and heat pump hot water systems thus enabling the endorsed plumbing licensee to carry out the work and lodge a Form 4 rather than more lengthy Form 1 application/compliance permit/certificate process.

- From January 1 2011, only SPHW endorsement holders were able to work on solar and heat pump installations.
- 1 November 2012 saw the introduction of the current notifiable work process in which the plumbing and drainage licensee was enabled to notify the state government Plumbing Application Service system as to which of the 16 categories of work were carried out at a specific address.
- When lodging Form 4 the licensee submits the following statement

I hereby state that the work indicated above was completed within 10 business days of the date of this form and the work complies with the PDA and the Standard Plumbing and Drainage Regulation.

Did you know?

For plumbing and drainage applications you can find the following on Council's website www.livingstone.qld.gov.au/plumbing:

Checklists – Sewered areas and On-site treatment facilities

Sample Plans – Sewered and non-sewered areas

Acceptable Underslab sanitary designs

PLUS Handy Information and Links to related websites.

All to assist you!

Have you Remembered?

To attach a sanitary drainage plan to your form 4 listing any sanitary drainage works in the past 6 months?

Council have noted many viewed had no plan attached. Please, remember to check your form 4 for compliance!

Your Form 4 Questions Answered

I replaced a tempering valve that only delivered cold water. I used the same brand. It was only one valve. Do I need to lodge a Form 4?

Yes. SPDR Schedule 2 defining notifiable work under Item 6 lists such work as "work necessary for installing, replacing or removing a temperature control device".

The house bathroom renovation I just completed involved relocating the fixtures to accommodate an extra WC. A basin and shower were added to the WC already in the existing shed with a hot water heater for the shower and basin. How many items can I list on one Form 4. Do I need to supply any other documentation?

Without seeing the full details the following items would need to be listed on the one notification:

- 2 – extending , altering water supply piping
- 4 – altering sanitary drainage class 1 & 10
- 6 – installing temperature control device
- 7 – installing water heater
- 11 – installing fixture Class 1
- 12 – relocating fixture Class 1
- 14 – installing fixture class 10

Attach as constructed sanitary drainage plan clearly showing measurements, clearly defining new and existing drainage

Optional: Written description of extent of work for reference.

New Plumbing Industry Regulator to be Established

Minister for Housing and Public Works Minister Leanne Enoch announced on 17 July 2015 that a new organisation, Service Trades Council operating under the QBCC will take over plumbing and drainage regulatory responsibilities administered by the former Plumbing Industry Council. An Interim Service Trades Council will be the first step in delivering the commitment with the new Service Trades Council open for business by early 2016. (Source: www.qld.gov.au)

Temperature Control Devices are Mandatory

In April 2008, a Queensland Government leaflet "Hot water burns like fire" informed readers: "In 1995 the laws were changed requiring temperature devices to be installed on new hot water system installations covering new homes, not like for like replacements or when moving an existing hot water system to a new location on the property."

Twenty years on, Council continues to be notified about water heater installations carried out by plumbers, having heated water delivery temperatures to personal hygiene fixtures of 60°C - 85°C. After investigation, enforcement notices have been issued to the installer due to the lack of tempering valve installation.

AS/NZS 3500.4: in 2003 stated that "This Standard . . . applies to new installations as well as alterations, additions and repairs to existing (heated water service) installations".

Plumbing newsflash number 456 (6 Dec 2010) reminded plumbers: "All heated water installations involving sanitary fixtures, including new installations, alterations, additions and repairs to existing installations, must deliver water at a temperature mandated under the standard." Have you complied?



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(including after-hours for emergencies)



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