

# NT BUILDING ADVISORY COMMITTEE BUILDING POLICIES

POLICY No: BAC/2005/6

## WET AREAS

### General

This policy clarifies the application of the *NT Building Act* to minor works to wet areas of houses (class 1) and associated outbuildings (class 10) in gazetted building areas.

1. Building approval is required where there are alterations and/or additions to buildings including –
  - New walls or partitions
  - Breaking into or altering elements of the building (walls, floors etc)
  - Installation of new fixtures or fittings (not being replacement of like for like)
  - Replacement of a window
  
2. Certification from an NT registered certifying plumber (for design and completed works) is required for all plumbing and drainage works including –
  - All sanitary drainage works
  - Replacement of any plumbing or drainage service, fixture or fitting with a non-similar/different component (not being replacement of like for like).
  - Relocation, removal or addition of any plumbing or drainage service, fixture or fitting.
  
3. There is no requirement for certification from an NT registered certifying plumber<sup>1</sup> or building approval for maintenance and/or minor renovation or refurbishment of wet areas to houses (class 1) or associated outbuildings (class 10).

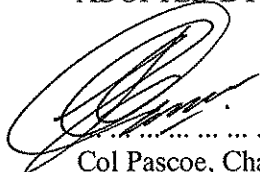
This includes any –

  - Maintenance of any fixture, fitting or surface to a wet area including tiling,
  - Retiling,
  - New joinery,
  - Replacement of like for like including a plumbing fixture or fitting with a similar component. Removing a bath and installing a shower (or vice versa) is not like for like.

The term ‘maintenance and/or minor renovation or refurbishment’ does not include sanitary drainage, installation of a new service/fixture (not replacement of like for like) or alterations to the main elements of the building eg creation of openings in walls, floors etc.

Under the *Plumbers and Drainers Licensing Act* all plumbing and drainage works are required to be carried out by an appropriately licensed plumber and/or drainer<sup>2</sup>. This is independent of the provisions of the *NT Building Act*.

ADOPTED BY THE BUILDING ADVISORY COMMITTEE ON 12 AUGUST 2005



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Col Pascoe, Chairman

<sup>1</sup> A certifying plumber is a practitioner registered by the NT Building Practitioners Board under the *NT Building Act*.

<sup>2</sup> A licensed plumber and/or drainer is an advanced tradesman (plumber, drainer or plumber and drainer) licensed by the Plumbers and Drainers Licensing Board under the *Plumbers and Drainers Licensing Act*.