



Building and plumbing newsflash number 402

Amended forms for the *Building Act 1975* and the *Plumbing and Drainage Act 2002*

Purpose

To advise that updated mandatory Forms 16 and 17 under the *Building Act 1975* (BA) and Forms 2 and 4 under the *Plumbing and Drainage Act 2002* (PDA) are now available on the Department of Infrastructure and Planning's website.

Background

Due to amendments to the Building Regulation 2006 (BR), the Plumbing and Drainage Regulation 2003 (PDR) and the Standard Plumbing and Drainage Regulation 2002 (SPDR), a number of approved mandatory forms (building and plumbing) have been amended. The updated forms commence on 1 December 2009.

Building Forms

Form 16

Amendments to Form 16 include reference to sections 32, 35B, 43 and 44 of the BR. These minor changes will make the form easier to use.

As of 1 December 2009 temporary swimming pool fencing will become a stage of building work for purposes of section 24 of the BR. Form 16 is to be used for the inspection of compliant temporary swimming pool fencing.

Form 17

Amendments to Form 17 include restrictions on the use or occupation of a swimming pool or swimming pool safety barrier, an additional section for the use of alternative solutions and the omission of other unnecessary details.

As a result of consultation, the non-compliance section of the form has been removed to eliminate confusion about whether the form is the final certificate or a non-compliance notice.

Form 17 should only be used if the swimming pool and its permanent swimming pool safety barrier comply. Where it is found that the swimming pool, or its permanent swimming pool safety barrier, does not comply, a non-compliance notice should be issued in accordance with section 33 of the BR. Procedures for non-compliance under subdivision 4 of Part 6 of the BR should then be followed.

Plumbing Forms

Form 2

Form 2 has been amended to reflect the implementation of the phase-out of electric hot water systems and allow installers to identify the type of energy efficient hot water system being installed.

From 1 January 2010, homeowners of existing houses and townhouses (class 1 buildings) located in a natural gas reticulated area must install a greenhouse efficient hot water system (i.e. gas, solar or heat pump) when the existing electric resistant system needs replacing.

Form 4

Form 4 has been amended to include provisions for the phase out of electric hot water systems. Licence holders with an endorsement for solar and heat pump hot water systems can submit this form instead of obtaining approval using Forms 1 and 2 when replacing an electric resistant hot water system (see newsflash 390).

Mandatory forms—how do they operate?

Mandatory forms are those required to be used when the BA, BR, PDA, PDR or SPDR requires an approved or mandatory form to be used.

Contact for further information

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