



INFORMATION SHEET

BUILDING SERVICES

Ref: BCA 18-10
Current at: November 2018

NEW PLUMBING REGULATIONS (Vic)

The new Victorian Plumbing Regulations 2018 (the Regulations) come into operation on 18 November 2018 and replace the Plumbing Regulations 2008. The majority of the *Plumbing Regulations 2018* will commence on 18 November, with some regulations commencing in late 2019.

The new regulations affect all registered or licensed plumbing practitioners in Victoria, their apprentices, the industry sectors in which they work, and anyone in the community who intends to undertake plumbing work.

This information sheet has been drafted to provide an overview of the new Plumbing Regulations and to also clarify the design and installation requirements for gutters and downpipes, including box gutters in Victoria.

New Plumbing Regulations

Some of the key changes that may have an effect on the building design and construction resulting from the new Plumbing Regulations include:

- Confirmation that routine servicing of fire protection equipment is fire protection work.
- New technical requirements for sanitary drains running below buildings, and backflow protection for water points adjacent to toilets.

The Regulations also adopt the Plumbing Code of Australia which provides the requirements for the installation of roof drainage systems in Victoria.

The Regulations also adopt Standards Australia Handbook HB39 – Installation code for metal roof and wall cladding and SAA/NZ HB 114 – guidelines for the design of eaves and box gutters.

It is important to note that the Plumbing Regulations deletes the PCA Clause A1.3 (d) – which requires only referenced standards in Table A3.1 to be complied with, and requires any new or amended Standard to be adopted once published. This is different to the approach under the BCA.

Gutters and downpipes

In Victoria the design and installation gutters and downpipes differs from other states. In Victoria under BCA Part 3.5.2 (Gutters and Downpipes) the only Deemed-to-Satisfy requirements that can be used for the design of Gutters and Downpipes are AS/NZS 3500.3 and Section 5 of AS/NZS 3500.5 along with SA HB 39 and SAA/NZ HB 114.

This means that the acceptable construction practice provisions written into BCA Part 3.5.2 are not applicable and only the relevant Standards listed in the BCA (and the Plumbing Regulations) can be used.

In terms of meeting the gutter overflow requirements, AS/NZS 3500.3 requires that “Select overflow measures” be provided. The procedures required to be followed are detailed in *Figure 3.5.2(A) Flow Chart – General Method for Design of Eaves Gutter Systems*.

Box gutters

Plumbers must install a box gutter system in accordance with AS/NZS 3500.3, AS/NZS 3500.5, HB 114 and HB 39. In Victoria, the installation of box gutters is regulated plumbing work that must be carried out and certified by suitably registered/licensed plumbers.

Therefore it is very important to consult with the roof plumber for the project, where the roof frame is designed and a compliant gutter cannot be installed without major roof frame alterations.

One important fact about box gutters is that they must discharge at the downstream end without a change in direction (i.e. not to the side); be straight (without change in direction); and be sealed to rain heads and sumps.

DISCLAIMER - The above is intended to provide general information in summary form. The contents do not constitute specific advice and should not be relied upon as such. Formal specific advice should be sought by members with respect to particular matters before taking action.

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Further information

The VBA has a number of documents on their website that gives more details on roof drainage and box gutters.

- Overflow provisions for gutters [here](#)
- Box gutter design click [here](#)

HIA will also develop further information on the new Plumbing Regulations as more information becomes available.

For further information, HIA members can contact HIA's Building Services team on 1300 650 620 or by email at hia_technical@hia.com.au