

# Building Advisory Committee



POLICY NO. BAC/2013/004

## WET AREAS

*This Policy supersedes Policy number BAC/2005/6 and BAC/2012/003*

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 or an increase/decrease to the floor area;  
Undertaking works that affect the structural integrity 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 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.

4. Regardless of whether or not building approval is required, all works carried out should comply with National Construction Code (NCC).

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. Should renovation work reveal that a waterproof membrane has been damaged or not installed a wet area membrane should be installed in accordance with AS3740/2010 *Waterproofing of Domestic Areas* or refer to **BAS Fact Sheet 6: Refurbishing and Renovating Wet Areas**.

Under the *Plumbers and Drainers Licensing Act* all plumbing and drainage works must be carried out by an appropriately licensed plumber and/or drainer. This is independent of the provisions of the *NT Building Act*.

**ADOPTED 12 AUGUST 2005**

**REVISED ON 17 JANUARY 2013.**

**PETER RUSSELL**  
Deputy Chair

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

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

