

Building and Plumbing Newsflash

Clarification on the commencement dates and application of mandatory requirements for sub-metering and Queensland Development Code parts MP 4.1, MP 4.2 and MP 4.3

Purpose

To provide clarification in relation to the commencement dates and application of:

- mandatory requirements for sub-metering
- Queensland Development Code (QDC) parts MP 4.1, MP 4.2 and MP 4.3.

Background

Previous Newsflash 298 provided incorrect advice on the application of sub-metering requirements. As a result Building Codes Queensland has received several requests for clarification on the application of mandatory requirements for sub-metering.

Building Codes Queensland has also received several requests for confirmation of the commencement dates and application of QDC parts MP 4.1, MP 4.2 and MP 4.3.

Legislation

Plumbing and Drainage Act 2002

Building Act 1975

Queensland Development Code MP 4.1, MP 4.2, MP 4.3

Interpretation

Sub-metering

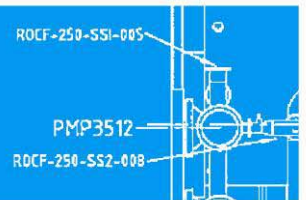
Irrespective of the date of lodgement of the development application or the building development application (building application/BA) any plumbing assessment applications lodged on or after 1 January 2008 for new premises within a reticulated water supply area will require a sub-meter for each separate lot and common property in a community title scheme (CTS) or for each sole occupancy unit in the building.

QDC MP 4.1 Sustainable buildings

From 1 January 2008 existing Class 1 buildings and sole occupancy units in existing Class 2 buildings require the mandatory retrofit of water efficient devices and toilets as part of other renovations. Other renovations are any additions or alterations requiring both a building approval and a plumbing approval.

QDC MP 4.2 Water savings targets

QDC Part MP 4.2 requires all building development applications (building applications/BAs) lodged for the construction of Class 1 buildings to meet water savings targets. Water savings targets can be met through a number of options including the installation of a rainwater tank, communal rainwater tanks, dual reticulation or stormwater reuse.



From 1 January 2008, a greywater treatment plant can be used as an alternative to meet the water savings targets. The greywater treatment plant must treat the greywater to the quality required for its intended end use, as defined in table T1 of the Queensland Plumbing and Wastewater Code.

QDC MP 4.3 Alternative water sources—commercial buildings

From 1 January 2008 in South East Queensland and from 1 July 2008 in the remainder of Queensland all building development applications (building applications/BAs) lodged for the construction of new Class 3 to 9 buildings and associated Class 10 buildings will be required to use an alternative water source.

Contact

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Further information

For further information visit the Building Codes Queensland website at www.dip.qld.gov.au

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