



Australian Capital Territory

Water and Sewerage Regulation 2001

SL2001-2

made under the

Water and Sewerage Act 2000

Republication No 24

Effective: 26 November 2025 – 23 April 2026

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About this republication

The republished law

This is a republication of the *Water and Sewerage Regulation 2001*, made under the *Water and Sewerage Act 2000* (including any amendment made under the *Legislation Act 2001*, part 11.3 (Editorial changes)) as in force on 26 November 2025. It also includes any commencement, amendment, repeal or expiry affecting this republished law to 26 November 2025.

The legislation history and amendment history of the republished law are set out in endnotes 3 and 4.

Kinds of republications

The Parliamentary Counsel's Office prepares 2 kinds of republications of ACT laws (see the ACT legislation register at www.legislation.act.gov.au):

- authorised republications to which the *Legislation Act 2001* applies
- unauthorised republications.

The status of this republication appears on the bottom of each page.

Editorial changes

The *Legislation Act 2001*, part 11.3 authorises the Parliamentary Counsel to make editorial amendments and other changes of a formal nature when preparing a law for republication. Editorial changes do not change the effect of the law, but have effect as if they had been made by an Act commencing on the republication date (see *Legislation Act 2001*, s 115 and s 117). The changes are made if the Parliamentary Counsel considers they are desirable to bring the law into line, or more closely into line, with current legislative drafting practice.

This republication includes amendments made under part 11.3 (see endnote 1).

Uncommenced provisions and amendments

If a provision of the republished law has not commenced, the symbol **U** appears immediately before the provision heading. Any uncommenced amendments that affect this republished law are accessible on the ACT legislation register (www.legislation.act.gov.au). For more information, see the home page for this law on the register.

Modifications

If a provision of the republished law is affected by a current modification, the symbol **M** appears immediately before the provision heading. The text of the modifying provision appears in the endnotes. For the legal status of modifications, see the *Legislation Act 2001*, section 95.

Penalties

At the republication date, the value of a penalty unit for an offence against this law is \$160 for an individual and \$810 for a corporation (see *Legislation Act 2001*, s 133).



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Australian Capital Territory

Water and Sewerage Regulation 2001

made under the

Water and Sewerage Act 2000

Part 1 Preliminary

1 Name of regulation

This regulation is the *Water and Sewerage Regulation 2001*.

3 Dictionary

The dictionary at the end of this regulation is part of this regulation.

Note 1 The dictionary at the end of this regulation defines certain terms used in this regulation.

Note 2 A definition in the dictionary applies to the entire regulation unless the definition, or another provision of the regulation, provides otherwise or the contrary intention otherwise appears (see [Legislation Act](#), s 155 and s 156 (1)).

4 Notes

A note included in this regulation is explanatory and is not part of this regulation.

Note See the [Legislation Act](#), s 127 (1), (4) and (5) for the legal status of notes.

5 Construction of standards consistent with regulation

- (1) The standards mentioned in this regulation are to be applied in a way that is consistent with this regulation, unless the contrary appears from this regulation.
- (2) A standard is to be taken to be consistent with this regulation to the extent that it is capable of operating concurrently with this regulation.

5A Offences against regulation—application of Criminal Code etc

Other legislation applies to an offence against this regulation.

Note 1 Criminal Code

The [Criminal Code](#), ch 2 applies to the following offences against this regulation (see Code, pt 2.1):

- s 16A-s 16D
- s 24A
- s 24B

The chapter sets out the general principles of criminal responsibility (including burdens of proof and general defences), and defines terms used for offences to which the Code applies (eg *conduct*, *intention*, *recklessness* and *strict liability*).

Note 2 Penalty units

The [Legislation Act](#), s 133 deals with the meaning of offence penalties that are expressed in penalty units.

Part 2 Sanitary plumbing and sanitary drainage

6 Sanitary plumbing and sanitary drainage—work to conform to plumbing code

- (1) A person must not do work on a sanitary plumbing system or sanitary drainage system that communicates with the sewerage system unless the work is done in accordance with the requirements of the plumbing code.

Maximum penalty: 10 penalty units.

- (2) A person must not install plumbing and drainage products in a sanitary plumbing system or sanitary drainage system that communicates with the sewerage system unless the work is done in accordance with the requirements of the plumbing code.

Maximum penalty: 10 penalty units.

- (3) Subsections (1) and (2) do not apply if—
- (a) the requirements of the plumbing code are inconsistent with standards mentioned in this regulation; and
 - (b) the work was done in accordance with this regulation.

7 Work to conform to approved plan

- (1) A person must not do work on a sanitary plumbing system or a sanitary drainage system unless the work is done in accordance with the plan approved by the certifier under the [Act](#), section 8 (Issue of plan approvals).

Maximum penalty: 10 penalty units.

- (2) Subsection (1) does not apply to work on a sanitary plumbing system or a sanitary drainage system for a single residential building.

7A Notice of plan approval—Act, s 8 (5)

The notice must contain the following information:

- (a) the address of the land from which the raw or treated sewage, or by-product, is to be discharged;
- (b) the kind of discharge and how much is expected to be discharged;
- (c) the number and kind of sanitary fixtures that are likely to contribute to the discharge;
- (d) a description of any treatment or storage of the discharge before its discharge;
- (e) details of where and how the sewage will discharge, including details of any irrigation system, water reuse system, septic tanking system, absorption system, discharge into drainage systems or other discharge system.

7B No reconsideration for plan amendment—Act, s 9 (3)

- (1) A proposed amendment to a plan does not require reconsideration of the plan approval if the only amendment to the plan is to the length and alignment of pipework only.
- (2) However, subsection (1) does not apply if the amendment would—
 - (a) change the point of connection of the pipework to an outlet, fixture or appliance; or
 - (b) change the point of connection of the pipework to a sewage network or its primary water supply; or
 - (c) increase the branching of the pipework; or
 - (d) add a run of pipework not shown in the plan.

8 Notice to be given about work done

- (1) A person who does sanitary plumbing or sanitary drainage work must tell the construction occupations registrar when the work is ready for inspection.

Maximum penalty: 10 penalty units.

- (2) A person who does sanitary plumbing or sanitary drainage work must leave the work uncovered and convenient for inspection until whichever of the following happens first:

- (a) the work is inspected and approved by an inspector;
- (b) an inspector advises the person that an inspection is not required;
- (c) if the work is sanitary plumbing work—the end of 2 working days after the construction occupations registrar was told that the work was ready for inspection.

Maximum penalty: 5 penalty units.

- (3) However, subsection (2) does not apply to the covering of uninspected sanitary drainage work if—

- (a) the licensee responsible for the sanitary drainage work is satisfied on reasonable grounds that part of the work is being, or is about to be, significantly damaged by flooding caused by a storm; and
- (b) the part of the work is temporarily covered by the minimum amount of soil necessary to avoid the damage; and
- (c) if, during an inspection, the inspector requires any part of the temporary covering to be removed to assist inspection—the licensee—
 - (i) removes the covering to the inspector's satisfaction; or
 - (ii) arranges for another inspection to take place after the covering is removed.

- (4) A person who does sanitary plumbing or sanitary drainage work must, while the work is being done, keep on the premises a copy of the plan approval showing any minor variations to the approved plan.

Maximum penalty: 10 penalty units.

9 Testing of sanitary plumbing and drains

- (1) Sanitary plumbing and drains must be tested in accordance with AS/NZS 3500—
- (a) before it is passed by an inspector; and
 - (b) if a drain is altered or repaired—before the alterations or repairs are passed by an inspector.
- (2) If a person does sanitary plumbing or sanitary drainage work that is to be tested, the person must supply apparatus, tools, and labour for the test, whether or not any part of the test is to be done by an inspector.

Maximum penalty: 5 penalty units.

- (3) A person who did sanitary plumbing or sanitary drainage work that is being tested must rectify any of the work that the test finds defective.

Maximum penalty: 10 penalty units.

- (4) Sanitary plumbing or sanitary drainage work is to be taken not to be in accordance with the plumbing code if the person who did the work does not supply apparatus, tools, and labour sufficient to allow the work to be tested under this section.

10 Notification after completion of work

- (1) This section applies if—
- (a) sanitary plumbing or sanitary drainage work has been inspected and approved; or

- (b) an inspector has advised the person who did the work that an inspection is not required.
- (2) A person who does sanitary plumbing or sanitary drainage work must, if satisfied that the work has been completed in accordance with this regulation and the plumbing code, within 7 days after completion of the work, give the construction occupations registrar—
- (a) a statement of the work completed; and
 - (b) evidence of payment of inspection fees under this regulation; and
 - (c) a copy of—
 - (i) if the work relates to a single residential building— a drainage plan on which there is endorsed a certificate that the plan is a true record of the work carried out; or
 - (ii) in any other case—an approved drainage plan on which there is endorsed a certificate that the plan is a true record of the work carried out.

Note A certificate of compliance for plumbing or sanitary drainage work cannot be issued under s 25 unless the construction occupations registrar is satisfied that the work complies with this regulation. The registrar may only be able to be so satisfied if the statement, evidence and plan about the work has been given.

12 Separate drainage systems

- (1) The drainage of each dwelling or building must be separate from another dwelling or building.
- (2) Despite subsection (1), the construction occupations registrar may approve a combined drainage system, if satisfied that special reasons exist for doing so.

13 Disconnecting combined drainage systems

- (1) This section applies if—
 - (a) the drainage system of a dwelling or building (the *first dwelling or building*) is combined with the drainage system of a dwelling or building on another parcel of land; and
 - (b) the combined drainage system is in the other parcel of land; and
 - (c) the combined drainage system was installed before 1 March 1999; and
 - (d) significant work has to be done on the drainage system of the first dwelling or building.
- (2) A person doing significant work must—
 - (a) disconnect the existing drainage pipes from the combined drainage system; and
 - (b) if no separate drainage system is in place for the dwelling or building—install a separate system; and
 - (c) connect the first dwelling or building to that drainage system.
- (3) In this section:
significant work means work where—
 - (a) drains to more than $\frac{1}{2}$ the fixtures are altered; or
 - (b) the number of fixtures is increased by more than $\frac{1}{2}$.

14 Cover to interceptor traps and accessholes

An interceptor trap and accesshole must—

- (a) be carried to ground level; and
- (b) be fitted at that level with approved cast-iron airtight covers.

15 Rain and surface waters not to be discharged into sewers etc

- (1) A person must not discharge, or allow to be discharged, any rainwater, surface water or stormwater into—
 - (a) a sewerage network; or
 - (b) a drain communicating with a sewerage network; or
 - (c) a sanitary fixture or drainage apparatus used in connection with a drain mentioned in paragraph (b).

Maximum penalty: 10 penalty units.

- (2) An inlet to a drain must be built and maintained in a way and at a level that prevents the flow of rainwater, surface water or stormwater into the drain.
- (3) A person may apply in writing to the responsible utility for an exemption from subsection (1).
- (4) The responsible utility may exempt a person from compliance with subsection (1) only if satisfied that the pollution and the volume of water that would enter the network, drain, fixture or apparatus would not detrimentally affect the sewerage system.
- (5) Subsection (1) does not apply to a person who is exempt under this section.
- (6) For this section, if rainwater, surface water or stormwater is part of a water service or hot-water system, the water is taken to not be rainwater, surface water or stormwater.

16 Requirements for toilets—Act, s 17 (1) (b)

- (1) The following requirements are prescribed:
 - (a) if a closet pan and cistern are to be installed—the pan must be a reduced-flush closet pan and the cistern a dual-flush reduced volume cistern;

- (b) if a closet pan only is to be installed—the pan must be a reduced-flush closet pan;
- (c) if a cistern is to be installed that is connected to an existing full-flush closet pan—the cistern must be a separate dual-flush cistern that—
 - (i) is of at least 11L capacity; and
 - (ii) gives an effective full-flush not larger than 10L, and for test purposes, 9L; and
 - (iii) gives an effective half-flush not larger than 5.5L, and for test purposes, 4.5L;
- (d) if a cistern is to be installed that is connected to an existing reduced-flush closet pan—the cistern must be a dual-flush reduced volume cistern;
- (e) if a closet pan is to be flushed with water drawn from a central storage cistern installed before 1 January 1994 and—
 - (i) the pan is a full-flush closet pan—the pan must be flushed with an effective full-flush not exceeding 10L and for test purposes, 9L; or
 - (ii) the pan is a reduced-flush closet pan—the pan must be flushed with an effective full-flush not exceeding 10L and for test purposes, either 6L or 9L;
- (f) the pan may be flushed with a half-flush of at least 4.5L and not exceeding 5.5L if a full-flush closet pan is to be flushed—
 - (i) with water drawn from a central storage cistern; and
 - (ii) by control fittings that allow the user to decide whether to give a full-flush or half-flush;
- (g) the pan may be flushed with a half-flush of at least 3L and not exceeding 4L if a reduced-flush closet pan is to be flushed—
 - (i) with water drawn from a central storage cistern; and

- (ii) by control fittings that allow the user to decide whether to give a full-flush or half-flush;
 - (h) if a central storage cistern installation is to be installed—
 - (i) reduced-flush closet pans must be installed; and
 - (ii) control fittings must be installed that automatically control the amount of water used in a way that each flush uses—
 - (A) on a full-flush—at least 6L and not exceeding 7L; or
 - (B) on a half-flush—at least 3L and not exceeding 4L.
- (2) In this section:

dual-flush reduced volume cistern means a cistern that has the capacity to—

- (a) give an effective full-flush not exceeding 7L and for test purposes 6L; and
- (b) give an effective half-flush not exceeding 4L and for test purposes 3L.

full-flush closet pan means a closet pan that is a full-flush pan under AS 1172, as in force from time to time.

reduced-flush closet pan means a closet pan that is a reduced-flush pan under AS 1172, as in force from time to time.

16A Building in separated sanitary drainage for grey water

- (1) This section applies to sanitary drainage work or sanitary plumbing work—
 - (a) done in relation to the erection, or extension of the floor area, of a single residential building (other than a building or part of a building that is a garage) (the ***building***); and

- (b) for a sanitary drain or sanitary plumbing (*applicable sanitary drainage or plumbing*) from a separated grey water waste fixture that is located on—
 - (i) a ground floor of the building; or
 - (ii) a floor of the building that does not have a lower floor directly below the waste fixture; and
 - (c) that is not, or is not to be, supplied with pumped sewage.
- (2) A licensee commits an offence if—
- (a) the licensee installs applicable sanitary drainage or plumbing to which this section applies; and
 - (b) the applicable sanitary drainage or plumbing does not drain to a grey water point.

Maximum penalty: 10 penalty units.

- (3) A licensee commits an offence if—
- (a) the licensee installs applicable sanitary drainage or plumbing to which this section applies that drains to a grey water point; and
 - (b) a sanitary drain or sanitary plumbing (*additional sanitary drainage or plumbing*) is connected to the applicable sanitary drainage or plumbing between the separated grey water waste fixture and the grey water point; and
 - (c) the additional sanitary drainage or plumbing is connected to a sanitary fixture that is not a separated grey water waste fixture.

Maximum penalty: 10 penalty units.

- (4) An offence against this section is a strict liability offence.

16B Preservation of separated sanitary drainage for grey water

- (1) This section applies to a sanitary drain or sanitary plumbing in a single residential building if the only sanitary fixtures connected to the drain or plumbing are separated grey water waste fixtures.
- (2) A licensee commits an offence if—
 - (a) the licensee connects a sanitary drain or sanitary plumbing (*additional sanitary drainage or plumbing*) to a sanitary drain or sanitary plumbing to which this section applies between a separated grey water waste fixture and a grey water point; and
 - (b) the additional sanitary drainage or plumbing is connected to a sanitary fixture that is not a separated grey water waste fixture.

Maximum penalty: 10 penalty units.

- (3) An offence against this section is a strict liability offence.

Example

In a single residential building, there is a sanitary drain connected only to the bath, the hand basin in the bathroom, a shower and the laundry tub (all separated grey water waste fixtures). Jodie, a licensee, connects the kitchen sink (not a separated grey water waste fixture) to the drain at a point between the laundry tub and a grey water point. The connection of the kitchen sink to the drain is an offence against this section.

16C Overflow from grey water disposal system

- (1) This section applies to sanitary drainage work or sanitary plumbing work—
 - (a) to install a grey water disposal system; or
 - (b) to change a grey water disposal system—
 - (i) to change the location of a discharge point; or
 - (ii) to increase the number of sanitary fixtures served by the system; or

- (iii) to reduce the amount of grey water that the system can store or dispose of; or
 - (iv) to change the method of storage or disposal of grey water.
- (2) However, this section applies in relation to a grey water disposal system for premises only if the premises are, or are to be, connected to a sewerage network.
- (3) A licensee commits an offence if—
 - (a) the licensee does sanitary drainage work or sanitary plumbing work to which this section applies in relation to a grey water disposal system; and
 - (b) the system as installed or changed does not provide for grey water to drain automatically to a sewerage network if—
 - (i) the system is obstructed; or
 - (ii) the system receives more grey water than the system can properly dispose of; or
 - (iii) the system overflows.

Maximum penalty: 10 penalty units.

- (4) An offence against this section is a strict liability offence.

16D Retrofitting backflow prevention devices

- (1) This section applies to sanitary drainage work or sanitary plumbing work (*applicable work*)—
 - (a) to install a grey water disposal system; or
 - (b) to change a grey water disposal system—
 - (i) to change the location of a discharge point; or
 - (ii) to increase the number of sanitary fixtures served by the system; or

(iii) to change the method of storage or disposal of grey water.

- (2) A licensee commits an offence if—
- (a) the licensee does applicable work at particular premises; and
 - (b) the licensee does not ensure that a backflow prevention device that complies with AS/NZS 2845, as in force from time to time, is, or has been, installed in compliance with the plumbing code as part of the water supply plumbing for the premises.

Maximum penalty: 10 penalty units.

- (3) For subsection (2), AS/NZS 3500 applies as if the work on the grey water disposal system were completed and the system were being used to its maximum intended capacity.
- (4) An offence against this section is a strict liability offence.

Part 3 Water supply

16E Water efficiency requirements—water supply and sanitary plumbing work—Act, s 17A (1) (b)

- (1) The following requirements are prescribed:
 - (a) for domestic water supply plumbing work involving the installation of, or work on, a shower—the shower head must have a maximum flow capacity of not more than 9L per minute;
 - (b) for domestic water supply plumbing work involving the installation of, or work on, a tap for a kitchen or laundry sink or any other basin inside a building—the outlet of the tap must have a maximum flow capacity of not more than 9L per minute.
- (2) The maximum flow capacity mentioned in subsection (1) must be worked out using AS/NZS 6400 as in force from time to time.

Note AS/NZS 6400 does not need to be notified under the [Legislation Act](#) because s 47 (5) and (6) do not apply (see [Act](#), s 44D). The standard may be purchased at www.standards.org.au.

- (3) Subsection (1) (b) does not apply to domestic water supply plumbing work involving the installation of, or work on, a tap for a kitchen or laundry sink or any other basin inside a building if—
 - (a) the tap is in part of the building used, or for use, mainly for business; or
 - (b) the usual pressure of water that is, or is to be, supplied to the building is less than 50kPa.

Example

a home on a farm supplied with bore water at a pressure less than 50kPa

- (4) In this section:

domestic—water supply plumbing work or sanitary plumbing work is ***domestic*** if it is work in relation to premises used, or for use, for residential purposes.

17 Notice about work on water service

A notice under the [Act](#), section 15 (Notice of water supply plumbing work by licensee) about intending to do work on a pipe connected to a property service of not less than 50mm diameter must be accompanied by a scale plan—

- (a) stating the address of the premises where the work is to be done; and
- (b) showing the position on the premises where it is intended to lay the pipes and fix meters, plugs, stop taps, and other fittings to the pipes.

18 Water supply—work to conform to plumbing code

- (1) A person must not do work on a water service or hot-water system taking its water from a water network unless the work is done—
 - (a) in accordance with the plumbing code; and
 - (b) if the work was done on a pipe connected to a property service of not less than 50mm diameter—in accordance with the plan approved by the certifier under the [Act](#), section 8 (Issue of plan approvals).

Maximum penalty: 10 penalty units.

- (2) Subsection (1) does not apply if—
 - (a) the requirements of the plumbing code are inconsistent with standards mentioned in this regulation; and
 - (b) the work was done in accordance with this regulation.

19 Inspection of work etc

- (1) A person who does work on a water service or hot-water system must tell the construction occupations registrar when the work is ready for inspection.

Maximum penalty: 10 penalty units.

- (2) A person who does work on a water service or hot-water system must leave the work uncovered and convenient for inspection until whichever of the following happens first:
- (a) the work is inspected and approved by an inspector;
 - (b) an inspector advises the person that an inspection is not required;
 - (c) the end of 2 working days after the construction occupations registrar was told that the work was ready for inspection.

Maximum penalty: 5 penalty units.

20 Testing of water plumbing

- (1) Water plumbing must be tested in accordance with AS/NZS 3500—
- (a) before it is passed by an inspector; and
 - (b) if plumbing is altered or repaired—before the alterations or repairs are passed by an inspector.
- (2) A person who does plumbing work that is to be tested, must supply the apparatus, tools and labour for the test, whether or not any part of the test is to be done by an inspector.

Maximum penalty: 5 penalty units.

- (3) A person who did plumbing work that is being tested must rectify any of the work that the test finds defective.

Maximum penalty: 10 penalty units.

- (4) Plumbing work is to be taken not to be in accordance with the plumbing code if the person who did the work does not supply apparatus, tools and labour sufficient to allow the work to be tested under this section.

21 Notification after completion of work—water services

A person who does work on a water service or hot-water system must, if satisfied that the work has been completed in accordance with this regulation and the plumbing code, within 7 days after completion of the work, give the construction occupations registrar —

- (a) a statement of the work completed; and
- (b) evidence of payment of inspection fees under this regulation; and
- (c) if the work is done on a pipe connected to a property service of not less than 50mm diameter—a copy of a water plumbing plan on which there is endorsed a certificate that the plan is a true record of the work carried out.

Note A certificate of compliance for water plumbing work cannot be issued under s 25 unless the construction occupations registrar is satisfied that the work complies with this regulation. The registrar may only be able to be so satisfied if the statement, evidence and plan about the work has been given.

22 Backflow prevention device

- (1) This section applies if a certifier has reasonable grounds for believing that, by doing work of the kind mentioned in section 19 (Inspection of work etc), non-potable liquids, solids or gases may get into the potable water supply of the Territory.

- (2) A certifier must not, without reasonable excuse, approve a plan for the work unless—
- (a) the plan includes the installation of an appropriate backflow prevention device for protecting the potable water supply from non-potable liquids, solids or gases; or
 - (b) the certifier has certified on the plan that, in the certifier's opinion, the installation is not required.

Maximum penalty: 5 penalty units.

- (3) A person must not install a backflow prevention device except in accordance with the plumbing code.

Maximum penalty: 10 penalty units.

- (4) A person who installs a testable backflow prevention device must—
- (a) tell the construction occupations registrar that the device has been installed; and
 - (b) ensure that the device is tested by a suitably qualified person in accordance with AS/NZS 2845.3, as soon as practicable after installation; and
 - (c) within 7 days after the device is tested, give the registrar a test report prepared by the person who did the test.

Maximum penalty: 10 penalty units.

- (5) The owner of a parcel of land on which a testable backflow prevention device is installed must—
- (a) cause the device to be tested by a suitably qualified person in accordance with AS/NZS 2845.3; and

- (b) within 7 days after the device is tested, give the construction occupations registrar a test report prepared by the person who did the test.

Maximum penalty: 10 penalty units.

- (6) For subsection (5)—
 - (a) if maintenance or repair work has been done on a testable backflow prevention device—it must be tested within 7 days after the work was done; or
 - (b) in any other case—it must be tested within 12 months after the last test was done on the device under this section.

- (7) In this section:

appropriate backflow prevention device means a backflow prevention device that complies with AS/NZS 2845, as in force from time to time.

suitably qualified person means a person who holds a current plumbers licence that is endorsed under the *Construction Occupations (Licensing) Regulation 2004*, section 31 (Endorsing plumbers licences for backflow prevention device test work—Act, s 22).

23 Water pumping appliance not to be connected without permission

- (1) A person must not connect a water pumping appliance to a pipe that is connected indirectly to the water network without the permission of the responsible utility.

Maximum penalty: 10 penalty units.

- (2) In this section:

cooling appliance means an apparatus or appliance that uses water in the process of cooling premises.

water pumping appliance includes an automatic syphon, a hand syphon, cooling appliance, water circulation apparatus and water power pumping appliance.

24 Connecting pipe with steam-boilers

- (1) A person must not connect a service pipe directly to a steam-boiler for feeding the boiler with water.

Maximum penalty: 10 penalty units.

- (2) A person who makes a connection for feeding a steam-boiler with water must make the connection to the boiler from a break tank.

Maximum penalty: 10 penalty units.

24A Building in separated rainwater supply service

- (1) This section applies to water supply plumbing work—
 - (a) for a single residential building or a garage associated with a single residential building; and
 - (b) in relation to a water service directly connected to a cistern tap point or a washing machine tap point.
- (2) However, this section does not apply to water supply plumbing work for—
 - (a) a hot-water system; or
 - (b) a ceramic cistern manufactured with provision for only 1 water inlet pipe; or
 - (c) a building that has, or will have, rainwater as its only source of water.
- (3) A licensee commits an offence if—
 - (a) the licensee connects a water service to a cistern tap point (the *first cistern tap point*) in the course of the water supply plumbing work; and

- (b) the licensee does not also install water supply plumbing that can connect a rainwater supply to an additional cistern tap point (the ***additional cistern tap point***) in compliance with subsection (5).

Maximum penalty: 10 penalty units.

- (4) A licensee commits an offence if—
 - (a) the licensee connects a water service to a washing machine tap point (the ***first washing machine tap point***) in the course of the water supply plumbing work; and
 - (b) the licensee does not also install water supply plumbing that can connect a rainwater supply to an additional washing machine tap point (the ***additional washing machine tap point***) in compliance with subsection (5).

Maximum penalty: 10 penalty units.

- (5) The additional cistern tap point or additional washing machine tap point must—
 - (a) be adjacent to the first cistern tap point or first washing machine tap point; and
 - (b) if the additional tap point is not fitted with a tap—
 - (i) be connected to a threaded pipe fitting that has the same dimensions and thread characteristics as the first cistern tap point or first washing machine tap point; and
 - (ii) be provided with a cover ring or flange that matches as closely as possible the dimensions, shape, finish and colour of the cover ring or flange (if any) on the first cistern tap point or first washing machine tap point; and
 - (c) if the additional tap point is fitted with a tap—be fitted with a tap that matches as closely as possible the model, size, thread characteristics, type and appearance of the tap (if any) fitted to the first cistern tap point or first washing machine tap point.

- (6) An offence against this section is a strict liability offence.

24B Installing rainwater supply service

- (1) Section 18, section 19 and section 21 apply to work done on a rainwater supply service as if—
- (a) a reference in this regulation to a water service were a reference to a rainwater supply service; and
 - (b) the rainwater supply service took its water from a water network.
- (2) A licensee commits an offence if—
- (a) the licensee installs a rainwater supply service; and
 - (b) the service is not connected to a rainwater supply; and
 - (c) each outlet and inlet, including any associated tap outlet, is not sealed and capped with a screw-on cap mated to—
 - (i) a threaded pipe fitting connected to the pipe; or
 - (ii) a washing machine tap outlet thread.

Maximum penalty: 10 penalty units.

- (3) An offence against this section is a strict liability offence.
- (4) In this section:

rainwater supply service means water supply plumbing that can connect a rainwater supply to—

- (a) a cistern tap point; or
- (b) a washing machine tap point.

Part 4 Certificates of compliance

25 Certificate of compliance

- (1) The owner of premises may apply, in writing, to the construction occupations registrar for a certificate of compliance for plumbing or sanitary drainage work.
- (2) The construction occupations registrar must issue a certificate of compliance if satisfied that the plumbing or sanitary drainage work complies with this regulation.
- (3) A person must not use plumbing or sanitary drainage work unless a certificate of compliance has been issued for the work.

Maximum penalty (subsection (3)): 10 penalty units.

Part 5 Notification and review of decisions

- 26 Reviewable decisions—Act, s 44, def *reviewable decision***
A decision mentioned in schedule 1, column 3 under a provision mentioned in column 2 in relation to the decision is prescribed.
- 27 Right of review and notice—Act, s 44A and s 44B (a)**
An entity mentioned in schedule 1, column 4 is prescribed.

Part 6 Plumbing code

28 Documents forming part of plumbing code—Act, s 44C (1), def *plumbing code*, par (b)

A volume of the National Construction Code series is prescribed if the volume—

- (a) is published by the Australian Building Codes Board from time to time; and
- (b) includes a notation that it forms part of the Plumbing Code of Australia.

Note The National Construction Code does not need to be notified under the [Legislation Act](#) because s 47 (5) and (6) does not apply (see [Act](#), s 44D and [Legislation Act](#), s 47 (7)). The National Construction Code is accessible at www.ncc.abcb.gov.au.

Schedule 1 Reviewable decisions

(see s 26 and s 27)

column 1 item	column 2 section	column 3 decision	column 4 entity
1	Act , 22 (2)	give direction to do work	owner given direction
2	Act , 32 (4)	give direction to take stated action	entity given direction
3	15 (4)	refuse to give exemption	applicant for exemption
4	25	refuse to issue certificate of compliance	applicant for certificate of compliance

Dictionary

(see s 3)

Note 1 The [Legislation Act](#) contains definitions relevant to this regulation. For example:

- AS (see s 164)
- AS/NZS (see s 164)
- the Territory.

Note 2 Terms used in this regulation have the same meaning that they have in the [Water and Sewerage Act 2000](#) (see [Legislation Act](#), s 148). For example, the following terms are defined in the [Water and Sewerage Act 2000](#), dict:

- backflow prevention device
- grey water
- hot-water system
- land sublease
- licensee
- owner
- sanitary drainage work
- sanitary plumbing work
- sewerage network
- single residential building
- water service
- water supply plumbing work.

AS 1172 means AS 1172 (Water closets (WC)—Pans), as in force from time to time.

Note AS 1172 may be purchased at www.standards.org.au.

AS/NZS 2845 means AS/NZS 2845.1: 2010 (Water supply—Backflow prevention devices—Materials, design and performance requirements), as in force from time to time.

Note AS/NZS 2845 may be purchased at www.standards.org.au.

AS/NZS 2845.3 means AS/NZS 2845.3 (Water supply—Backflow prevention devices—Field testing and maintenance of testable devices), as in force from time to time.

Note AS 2845.3 may be purchased at www.standards.org.au.

AS/NZS 3500 means AS/NZS 3500 (Plumbing and drainage set), as in force from time to time.

Note AS/NZS 3500 may be purchased at www.standards.org.au.

cistern tap point means a point on water supply plumbing where a tap for a cistern is, or can be, connected.

grey water disposal system means any of the following systems, if the system is not connected to a sewerage network apart from any drainage mentioned in section 16C (3) (b):

- (a) a reservoir or tank that is, or can be, used to store grey water;
- (b) a pipe or conduit that is, or can be, used to discharge grey water into the environment.

Note For the meaning of **sewerage network**, see the *Utilities Act 2000*, s 14 (see *Water and Sewerage Act 2000*, dict).

grey water point means a point on a sanitary drain or sanitary plumbing—

- (a) that is located outside and clear of any building or structure; and
- (b) from which grey water may flow by gravity to a grey water holding vessel, whether directly or through pipework draining; and
- (c) from which a grey water holding vessel or pipework draining mentioned in paragraph (b) can be connected without changing the location of the sanitary drain or sanitary plumbing.

parcel, of land, includes land under a land sublease.

rainwater point means a point on rainwater supply service—

- (a) that is located on the exterior of the building it serves; and

- (b) from which rainwater may flow, using a pump if required, from a rainwater tank to a washing machine tap point or a cistern, whether directly or through pipework draining; and
- (c) from which the washing machine tap point or cistern mentioned in paragraph (b) can be connected without demolishing, cutting or removing anything other than a pipe, cap or hatch to gain access to the rainwater point, or relocating the rainwater point.

separated grey water waste fixture means—

- (a) a bath, including a spa bath; or
- (b) a hand basin other than a kitchen sink; or
- (c) a laundry tub; or
- (d) a shower; or
- (e) a floor waste for a room that contains no sanitary fixtures other than those mentioned in paragraphs (a), (b), (c) and (d).

washing machine tap point means a point on water supply plumbing where a cold water tap for a clothes washing machine is, or can be, connected.

Endnotes

1 About the endnotes

Amending and modifying laws are annotated in the legislation history and the amendment history. Current modifications are not included in the republished law but are set out in the endnotes.

Not all editorial amendments made under the *Legislation Act 2001*, part 11.3 are annotated in the amendment history. Full details of any amendments can be obtained from the Parliamentary Counsel's Office.

Uncommenced amending laws are not included in the republished law. The details of these laws are underlined in the legislation history. Uncommenced expiries are underlined in the legislation history and amendment history.

If all the provisions of the law have been renumbered, a table of renumbered provisions gives details of previous and current numbering.

The endnotes also include a table of earlier republications.

2 Abbreviation key

A = Act	NI = Notifiable instrument
AF = Approved form	o = order
am = amended	om = omitted/repealed
amdt = amendment	ord = ordinance
AR = Assembly resolution	orig = original
ch = chapter	par = paragraph/subparagraph
CN = Commencement notice	pres = present
def = definition	prev = previous
DI = Disallowable instrument	(prev...) = previously
dict = dictionary	pt = part
disallowed = disallowed by the Legislative Assembly	r = rule/subrule
div = division	reloc = relocated
exp = expires/expired	renum = renumbered
Gaz = gazette	R[X] = Republication No
hdg = heading	RI = reissue
IA = Interpretation Act 1967	s = section/subsection
ins = inserted/added	sch = schedule
LA = Legislation Act 2001	sdiv = subdivision
LR = legislation register	SL = Subordinate law
LRA = Legislation (Republication) Act 1996	sub = substituted
mod = modified/modification	<u>underlining</u> = whole or part not commenced or to be expired

Endnotes

3 Legislation history

3 Legislation history

This regulation was originally the *Water and Sewerage Regulations 2001*. It was renamed under the *Legislation Act 2001*.

Water and Sewerage Regulation 2001 SL2001-2

notified 25 January 2001 (Gaz 2001 No 4)

s 1, s 2 commenced 25 January 2001 (IA s 10B)

remainder commenced 25 January 2001 (s 2 and Gaz 2001 No 4) (but see IA s 10C (2))

as amended by

Legislation (Consequential Amendments) Act 2001 A2001-44 pt 414

notified 26 July 2001 (Gaz 2001 No 30)

s 1, s 2 commenced 26 July 2001 (IA s 10B)

pt 414 commenced 12 September 2001 (s 2 and see Gaz 2001 No S65)

Statute Law Amendment Act 2002 A2002-30 pt 3.92

notified LR 16 September 2002

s 1, s 2 taken to have commenced 19 May 1997 (LA s 75 (2))

pt 3.92 commenced 17 September 2002 (s 2 (1))

Construction Occupations Legislation Amendment Act 2004

A2004-13 sch 1 pt 1.4, sch 2 pt 2.28

notified LR 26 March 2004

s 1, s 2 commenced 26 March 2004 (LA s 75 (1))

sch 1 pt 1.4, sch 2 pt 2.28 commenced 1 September 2004 (s 2 and see [Construction Occupations \(Licensing\) Act 2004 A2004-12, s 2 and CN2004-8](#))

Water and Sewerage Amendment Regulations 2004 (No 1) SL2004-45

notified LR 8 September 2004

s 1, s 2 commenced 8 September 2004 (LA s 75 (1))

remainder commenced 1 January 2005 (s 2)

Water and Sewerage Amendment Act 2004 A2004-67 pt 3

notified LR 9 September 2004

s 1, s 2 commenced 9 September 2004 (LA s 75 (1))

pt 3 commenced 10 September 2004 (s 2)

Construction Occupations Legislation Amendment Act 2005**A2005-34 sch 1 pt 1.6**

notified LR 6 July 2005
s 1, s 2 commenced 6 July 2005 (LA s 75 (1))
sch 1 pt 1.6 commenced 27 July 2005 (s 2)

Water and Sewerage Amendment Regulation 2005 (No 1) SL2005-16

notified LR 29 July 2005
s 1, s 2 commenced 29 July 2005 (LA s 75 (1))
remainder commenced 30 July 2005 (s 2)

Water and Sewerage Amendment Regulation 2005 (No 2) SL2005-25

notified LR 27 September 2005
s 1, s 2 commenced 27 September 2005 (LA s 75 (1))
remainder commenced 28 September 2005 (s 2)

ACT Civil and Administrative Tribunal Legislation Amendment**Act 2008 (No 2) A2008-37 sch 1 pt 1.107**

notified LR 4 September 2008
s 1, s 2 commenced 4 September 2008 (LA s 75 (1))
sch 1 pt 1.107 commenced 2 February 2009 (s 2 (1) and see [ACT Civil and Administrative Tribunal Act 2008](#) A2008-35, s 2 (1) and [CN2009-2](#))

Water and Sewerage (Energy Efficient Hot-Water Systems)**Legislation Amendment Act 2009 A2009-26 pt 3**

notified LR 8 September 2009
s 1, s 2 commenced 8 September 2009 (LA s 75 (1))
pt 3 commenced 31 January 2010 (s 2)

Building Legislation Amendment Regulation 2010 (No 1) SL2010-15**pt 3**

notified LR 3 May 2010
s 1, s 2 commenced 3 May 2010 (LA s 75 (1))
pt 3 commenced 4 May 2010 (s 2)

Building Legislation Amendment Regulation 2010 (No 2) SL2010-21**pt 3**

notified LR 31 May 2010
s 1, s 2 commenced 31 May 2010 (LA s 75 (1))
pt 3 commenced 1 June 2010 (s 2)

Endnotes

3 Legislation history

Administrative (One ACT Public Service Miscellaneous Amendments) Act 2011 A2011-22 sch 1 pt 1.173

notified LR 30 June 2011
s 1, s 2 commenced 30 June 2011 (LA s 75 (1))
sch 1 pt 1.173 commenced 1 July 2011 (s 2 (1))

Statute Law Amendment Act 2013 A2013-19 sch 3 pt 3.52

notified LR 24 May 2013
s 1, s 2 commenced 24 May 2013 (LA s 75 (1))
sch 3 pt 3.52 commenced 14 June 2013 (s 2)

Construction and Energy Efficiency Legislation Amendment Act 2013 A2013-31 pt 11

notified LR 26 August 2013
s 1, s 2 commenced 26 August 2013 (LA s 75 (1))
ss 97-99 commenced 27 August 2013 (s 2 (3))
pt 11 remainder commenced 1 September 2013 (s 2 (1))

Planning and Development (University of Canberra and Other Leases) Legislation Amendment Act 2015 A2015-19 pt 24

notified LR 11 June 2015
s 1, s 2 commenced 11 June 2015 (LA s 75 (1))
pt 24 commenced 1 July 2015 (s 2 and [CN2015-9](#))

Building and Construction Legislation Amendment Regulation 2023 (No 1) SL2023-7 pt 4

notified LR 28 April 2023
s 1, s 2 commenced 28 April 2023 (LA s 75 (1))
pt 4 commenced 1 May 2023 (s 2 (1))

Building and Construction Legislation Amendment Act 2025 A2025-5 pt 9

notified LR 31 March 2025
s 1, s 2 commenced 31 March 2025 (LA s 75 (1))
pt 9 commenced 1 April 2025 (s 2)

Statute Law Amendment Act 2025 A2025-29 sch 3 pt 3.104

notified LR 6 November 2025
s 1, s 2 commenced 6 November 2025 (LA s 75 (1))
sch 3 pt 3.104 commenced 26 November 2025 (s 2 (3))

4 Amendment history

Name of regulation

s 1 am R6 LA

Commencement

s 2 om [A2001-44](#) amdt 1.4284

Notes

s 4 am [A2001-44](#) amdt 1.4285

Offences against regulation—application of Criminal Code etc

s 5A ins [SL2004-45](#) s 4

Sanitary plumbing and sanitary drainage—work to conform to plumbing code

s 6 hdg sub [A2013-31](#) s 91

s 6 am [A2004-13](#) amdt 2.122; [A2013-19](#) amdt 3.489; [A2013-31](#) ss 92-94

Notice of plan approval—Act, s 8 (5)

s 7A ins [A2004-13](#) amdt 2.123

No reconsideration for plan amendment—Act, s 9 (3)

s 7B ins [A2004-13](#) amdt 1.9

Notice to be given about work done

s 8 am [A2004-13](#) amdt 1.10, amdt 2.131; ss renum R4 LA (see [A2004-13](#) amdt 1.11)

Testing of sanitary plumbing and drains

s 9 am [A2013-19](#) amdts 3.489-3.491; [A2013-31](#) s 95

Notification after completion of work

s 10 am [A2004-13](#) amdt 2.131, amdt 2.132; [A2013-19](#) amdt 3.491; [A2013-31](#) s 96

Unblocking of drain by owner of land

s 11 om [A2004-13](#) amdt 2.124

Separate drainage systems

s 12 am [A2004-13](#) amdt 2.131

Rain and surface waters not to be discharged into sewers etc

s 15 am [A2004-13](#) amdt 1.12

Requirements for toilets—Act, s 17 (1) (b)

s 16 sub [A2004-13](#) amdt 2.125
am [A2013-31](#) ss 97-99

Endnotes

4 Amendment history

Building in separated sanitary drainage for grey water

s 16A s 16A ins [A2004-67](#) s 6 renum as s 16E
ins [SL2004-45](#) s 5

Preservation of separated sanitary drainage for grey water

s 16B ins [SL2004-45](#) s 5
am R23 LA (see also [A2025-29](#) amdt 3.364)

Overflow from grey water disposal system

s 16C ins [SL2004-45](#) s 5
am R23 LA (see also [A2025-29](#) amdt 3.365)

Retrofitting backflow prevention devices

s 16D ins [SL2004-45](#) s 5
am [A2013-19](#) amdt 3.492; [A2013-31](#) s 100

Water efficiency requirements—water supply and sanitary plumbing work—Act, s 17A (1) (b)

s 16E (prev s 16A) ins [A2004-67](#) s 6
renum as s 16E R5 LA
(5)-(8) exp 1 July 2005 (s 16E (8))
ss renum R8 LA
am [SL2005-16](#) s 4; [SL2005-25](#) s 4
ss (6)-(9) exp 1 July 2006 (s 16E (9))
am [A2025-5](#) s 40, s 41

Water supply—work to conform to plumbing code

s 18 hdg sub [A2013-31](#) s 101
s 18 am [A2004-13](#) amdt 2.126, amdt 2.127; [A2013-19](#) amdt 3.493;
[A2013-31](#) s 102, s 103

Inspection of work etc

s 19 am [A2004-13](#) amdt 2.131

Testing of water plumbing

s 20 am [A2013-19](#) amdts 3.493-3.495; [A2013-31](#) s 104

Notification after completion of work—water services

s 21 am [A2004-13](#) amdt 2.131, amdt 2.132; [A2013-19](#) amdt 3.495;
[A2013-31](#) s 105

Backflow prevention device

s 22 am [A2004-13](#) amdt 2.128, amdt 2.129, amdt 2.131,
amdt 2.132; ss renum R4 LA (see [A2004-13](#) amdt 2.130);
[A2013-19](#) amdt 3.492; [A2013-31](#) s 106, s 107

Building in separated rainwater supply service

s 24A ins [SL2004-45](#) s 6

Installing rainwater supply services 24B ins [SL2004-45](#) s 6**Certificates of compliance**pt 4 hdg sub [SL2023-7](#) s 16**Certificate of compliance**s 25 am [A2004-13](#) amdt 2.131**Notification and review of decisions**pt 5 hdg ins [SL2023-7](#) s 17**Reviewable decisions—Act, s 44, def *reviewable decision***s 26 am [A2004-13](#) amdt 2.131sub [A2008-37](#) amdt 1.560**Right of review and notice—Act, s 44A and s 44B (a)**s 27 am [A2004-13](#) amdt 2.131sub [A2008-37](#) amdt 1.560**Plumbing code**pt 6 hdg ins [SL2023-7](#) s 18**Documents forming part of plumbing code—Act, s 44C (1), def *plumbing code*, par (b)**s 28 ins [A2009-26](#) s 9om [A2013-31](#) s 108ins [SL2023-7](#) s 18**Reviewable decisions**sch 1 ins [A2008-37](#) amdt 1.561**Hot-water system standard**sch 2 hdg ins [A2009-26](#) s 10om [A2013-31](#) s 109**Definitions—sch 2**s 2.1 ins [A2009-26](#) s 10om [A2013-31](#) s 109def ***building*** ins [A2009-26](#) s 10om [A2013-31](#) s 109def ***class*** ins [A2009-26](#) s 10om [A2013-31](#) s 109**Compliant hot-water systems**s 2.2 ins [A2009-26](#) s 10om [SL2010-15](#) s 26

Endnotes

4 Amendment history

Water heater—installation

s 2.3 hdg sub [SL2010-15](#) s 27
s 2.3 ins [A2009-26](#) s 10
am [SL2010-15](#) ss 28-31; [SL2010-21](#) s 6; [A2013-19](#)
amdts 3.497-3.501
om [A2013-31](#) s 109

Water heater—determination of other water heaters

s 2.4 ins [A2009-26](#) s 10
sub [SL2010-15](#) s 32
om [A2013-31](#) s 109

Water heater—frost protection standard

s 2.5 ins [A2009-26](#) s 10
sub [SL2010-15](#) s 32
om [A2013-31](#) s 109

Hot-water system—water flow performance standard

s 2.6 ins [A2009-26](#) s 10
am [SL2010-15](#) ss 33-35
om [A2013-31](#) s 109

Dictionary

dict am [A2002-30](#) amdt 3.992; [SL2004-45](#) s 7; [A2005-34](#)
amdt 1.54; [A2009-26](#) s 11, s 12; [A2011-22](#) amdt 1.480;
[A2013-19](#) amdt 3.502; [A2013-31](#) s 110; [A2015-19](#) s 150;
[A2025-29](#) amdt 3.366, amdt 3.367
def **AS 1172** ins [A2013-19](#) amdt 3.503
def **AS/NZS 2845** ins [A2013-19](#) amdt 3.505
def **AS/NZS 2845.3** ins [A2013-19](#) amdt 3.504
def **AS/NZS 3500** ins [A2013-31](#) s 111
def **Australian Standard 1172** om [A2013-19](#) amdt 3.506
def **Australian Standard 2845.3** om [A2013-19](#) amdt 3.506
def **Australian Standard 3500** ins [SL2004-45](#) s 8
om [A2005-34](#) amdt 1.55
def **building** ins [A2009-26](#) s 13
om [A2013-31](#) s 112
def **cistern tap point** ins [SL2004-45](#) s 8
def **class** ins [A2009-26](#) s 13
om [A2013-31](#) s 112
def **compliant gas hot-water system** ins [A2009-26](#) s 13
om [SL2010-15](#) s 36
def **compliant heat pump hot-water system** ins [A2009-26](#)
s 13
om [SL2010-15](#) s 36
def **compliant solar hot-water system** ins [A2009-26](#) s 13
om [SL2010-15](#) s 36
def **grey water disposal system** ins [SL2004-45](#) s 8

def **grey water point** ins [SL2004-45](#) s 8
def **hot-water system standard** ins [A2009-26](#) s 13
om [A2013-31](#) s 112
def **parcel** ins [A2015-19](#) s 151
def **rainwater point** ins [SL2004-45](#) s 8
def **separated grey water waste fixture** ins [SL2004-45](#) s 8
def **the Act** om [A2001-44](#) amdt 1.4286
def **washing machine tap point** ins [SL2004-45](#) s 8

Endnotes

5 Earlier republications

5 Earlier republications

Some earlier republications were not numbered. The number in column 1 refers to the publication order.

Since 12 September 2001 every authorised republication has been published in electronic pdf format on the ACT legislation register. A selection of authorised republications have also been published in printed format. These republications are marked with an asterisk (*) in column 1. Electronic and printed versions of an authorised republication are identical.

Republication No	Amendments to	Republication date
1	not amended	15 June 2001
2	A2001-44	12 September 2001
3	A2002-30	3 October 2002
4	A2004-13	1 September 2004
5	A2004-67	10 September 2004
6	A2004-67	2 November 2004
7	A2004-67	1 January 2005
8	A2004-67	2 July 2005
9	A2005-34	27 July 2005
10	SL2005-16	30 July 2005
11	SL2005-25	28 September 2005
12	SL2005-25	2 July 2006
13	A2008-37	2 February 2009
14	A2009-26	31 January 2010
15	SL2010-15	4 May 2010
16	SL2010-21	1 June 2010
17	A2011-22	1 July 2011
18	A2013-19	14 June 2013
19	A2013-31	27 August 2013
20	A2013-31	1 September 2013
21	A2015-19	1 July 2015

Republication No	Amendments to	Republication date
22	SL2023-7	1 May 2023
23	A2025-5	1 April 2025

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