



# Building and Plumbing Newsflash

## New water savings measures and amendments to the Queensland Development Code

### Purpose

To advise of:

- new mandatory water savings measures through updated Parts of the Queensland Development Code (QDC) – MP 4.1 and MP 4.2, (formerly Part 29 and Part 25 respectively) and the introduction of a new Part MP 4.3;
- the deletion of QDC Part 3 - Detention centres; and
- the renumbering and realignment of all QDC Parts.

### Background

On 20 August 2007, the Queensland Government announced further water saving measures aimed at preserving our drinking water supplies. New measures include sub-metering of new multi-unit residential and non-residential premises, expanding the allowable uses of treated greywater, the retrofit of water efficient devices and toilets in residential premises as part of major renovations, increased water efficiency in new commercial and industrial buildings and treated blackwater reuse trials.

These measures are being introduced through amendments to the *Plumbing and Drainage Act 2002* (PDA), the Queensland Plumbing and Wastewater Code (QPW code) and the Queensland Development Code (QDC).

### Legislation

*Building Act 1975*

*Building Regulation 2006*

*Plumbing and Drainage Act 2002*

*Standard Plumbing and Drainage Regulation 2003*

*Queensland Plumbing and Wastewater Code*

*Queensland Development Code MP 4.1, MP 4.2 and MP 4.3*

### Interpretation

#### **Sub-metering of all new multi-unit residential and non-residential premises**

Commencing state-wide on 1 January 2008 any building development applications lodged for new premises drawing a water supply from a water service provider will be required to include sub-meters for separate lots in any type of building under a community title scheme and sole occupancy units in new buildings under a single title. The provision of sub-meters will allow for the delivery of personalised information on water use to households and businesses in new multi-unit developments.



### **Expanded allowable uses of treated greywater**

From 1 January 2008 appropriately treated greywater (as determined under the QPW code) can be used in all classes of building and for expanded uses such as toilet flushing, laundry use (cold water source to washing machines), vehicle washing, path/wall washdown and lawn and garden spray irrigation.

### **QDC Part MP 4.1 (formerly Part 29) Sustainable buildings**

Currently, QDC Part MP 4.1 requires the installation of dual flush toilets and 3 star shower roses in new Class 1 and 2 dwellings and existing Class 1 and 2 dwellings undergoing bathroom renovations. Changes to Part MP 4.1 extend these measures to require the mandatory retrofit of water efficient devices and toilets in existing Class 1 buildings and sole occupancy units in Class 2 buildings as part of other renovations. Other renovations are any additions or alterations requiring both a building approval and a plumbing approval. The changes commence state-wide on 1 January 2008.

Example 1 - An existing house is being lifted to build in underneath. The new building includes additional bedrooms and an ensuite. In this instance existing bathroom(s) and toilet(s) would need to be retrofitted with water efficient devices.

Example 2 - A house may have multiple bathrooms and a major renovation is being carried out on only one of the bathrooms. If the renovation requires a building approval and a plumbing approval, therefore this would trigger all bathrooms and toilets in the house to be retrofitted with water efficient devices.

### **QDC Part MP 4.2 (formerly Part 25) Water savings targets**

The existing QDC Part MP 4.2 requires all building development applications lodged for the construction of Class 1 buildings to meet water savings targets. Currently the 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.

Changes to QDC Part MP 4.2 allow for the use of a greywater treatment plant as an acceptable solution to comply with 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. The updated MP 4.2 will commence state-wide on 1 January 2008.

A first flush device is longer a mandatory requirement under MP 4.2. Where the minimum connections of toilet cisterns, washing machine cold water taps and an external tap are connected to the rainwater tank, it is not mandatory to have a first flush device. However where a rainwater tank is connected to other fixtures such as showers and basins, there is a mandatory requirement to install a first flush device to discard the first 20 litres. Councils may choose to mandate first flush devices through a planning instrument.



### **QDC Part MP 4.3 Alternative water sources – commercial buildings**

A new QDC Part MP 4.3 Alternative water sources – commercial buildings will commence in South East Queensland on 1 January 2008 and the remainder of Queensland on 1 July 2008. The new code will apply to all building development applications lodged for new Class 3 to 9 buildings and associated Class 10 buildings.

All new commercial buildings will be required to use an alternative water source. This can be achieved through the mandatory installation of a rainwater tank, water storage tank, greywater treatment plant or a combination of these. The alternative water source must be connected for internal use to toilet cisterns and cold water washing machine taps, for the top up of swimming pools and an external use.

Commercial buildings are categorised into one of three types, accommodation buildings, other buildings or small buildings. The type of building will determine the required number of pedestals that must be supplied with water from an alternative water source.

Any swimming pool(s) on the lot must be supplied with water from a rainwater tank only. The rainwater tank is installed to receive rainfall from a roof catchment area of, the available roof area or the area specified in QDC Part MP 4.3 Appendix B, whichever is the lesser.

Where a rainwater tank is used the minimum requirements are:

- the rainwater tank must have a minimum storage capacity of 1,500 litres per required pedestal;
- the rainwater tank must receive rainfall from the available roof area or 50m<sup>2</sup> of roof area for each connected required pedestal, whichever is the lesser;
- the rainwater tank must supply water for internal use to the required pedestals and washing machine cold water taps and an external use; and
- where internal fixtures are supplied with water from a rainwater tank, it must have a continuous supply of water, which may be achieved by an automatic switching device or a top up system providing supplementary water from the reticulated town water supply system.

Where a water storage tank is used, the minimum requirements are:

- the tank must have a minimum storage capacity of 1,500 litres per required pedestal;
- the tank must receive treated water from one or a combination of available water sources;
- the tank must receive water treated to the standard required for the potential end uses as specified in Table T1 of the Queensland Plumbing and Wastewater Code;
- the tank must supply water for internal use to the required pedestals and washing machine cold water taps and external use;
- where internal fixtures are supplied with water from a water storage tank, it must have a continuous supply of water, which may be achieved by an automatic switching device or a top up system providing supplementary water from the reticulated town water supply system; and
- untreated water must not be stored for more than 24 hours and excess must be discharged to an approved discharge point.



Where an approved greywater treatment plant is used, the minimum requirements are:

- the storage tank must have a minimum storage capacity, in an accommodation building of 30 litres per required pedestal and in other buildings, 15 litres per required pedestal;
- the greywater treatment plant must receive all greywater (excluding kitchen greywater) from within the commercial building;
- the greywater treatment plant must have a minimum processing capacity to treat the total greywater input volume in 24 hours;
- water for reuse must be treated to the standard required for the potential end uses as specified in table T1 of the Queensland Plumbing and Wastewater Code;
- water supplied for internal use must be connected to the required pedestals and washing machine cold water taps and an external use;
- where internal fixtures are supplied with water from an approved greywater treatment plant, there must be a continuous supply of water, through an automatic switching device providing supplementary water from the reticulated town water supply system; and
- untreated greywater must be discharged to sewer.

An online calculator has been developed to assist in determining requirements and compliance options. The calculator should be used in combination with the QDC Part MP 4.3. It is available on the Department's website at: <http://www.lgp.qld.gov.au/?id=247>

#### Exemptions

Councils that have been granted an exemption under QDC Part MP 4.2 – Water Savings Targets, will automatically be exempted from these new requirements for the duration of the existing exemption. However, these councils may still choose to apply the requirements of QDC Part MP 4.3 in their planning schemes. A list of councils granted an exemption from QDC Part MP 4.2 - Water Savings Targets is available on the Department's website at: <http://www.lgp.qld.gov.au/?id=247>

#### Local government amalgamations

Where an existing local government area or part of a local government area has been granted an exemption, the exemption will remain in force in the same area for the duration of the exemption period or until it is superseded by Ministerial approval of a new application.

#### **Treated blackwater trials**

Amendments to the PDA will allow controlled treated blackwater trials on 1-3 sites in South East Queensland only, over a period of two to three years. The trials, if approved, will commence in early 2008.

#### **QDC Part 3 Detention centres**

QDC Part 3 Detention centres will cease to apply as of 1 January 2008. The Building Code of Australia will apply to the approval of new detention centres.

#### **Renumbering of the QDC**

Newsflash #285 advised of the proposed renumbering and reformatting of the QDC. Renumbered Parts will be on the BCQ website from 1 January 2008. See Attachment A for the reformatting and renumbered QDC.



### Further information

Further information including, factsheets and guidelines will be available shortly to explain the new water savings measures in greater detail. These will be provided on the Building Codes Queensland website. Copies of QDC MP 4.1, MP 4.2, MP4.3 and the QPW code are available at: <http://www.lgp.qld.gov.au/?id=247>

### Training

The Department will be providing regional training sessions, free of charge, throughout Queensland in early 2008.

### Contact

Building Codes Queensland

Phone: (07) 3239 6369

Email: [buildingcodes@dlgp.qld.gov.au](mailto:buildingcodes@dlgp.qld.gov.au)

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## ATTACHMENT A

The reformatted and renumbered Queensland Development Code -

### Parts referenced in legislation, mandatory Parts (MP)

| Mandatory Part Number                                   | Part Name   |
|---|---|
| <b>Part 1.0 - Siting and Amenity – Detached Housing</b> |   |
| MP 1.1  | Design and siting standards for single detached housing on lots under 450m <sup>2</sup> (previously Part 11)    |
| MP 1.2  | Design and siting standards for single detached housing on lots 450m <sup>2</sup> and over (previously Part 12) |
| <b>Part 2.0 - Fire Safety</b>                           |   |
| MP 2.1  | Fire safety in budget accommodation buildings (previously Part 14)  |
| MP 2.2  | Fire safety in residential care buildings (previously Part 14.1)  |
| <b>Part 3.0 – Special Buildings</b>                     |   |
| MP 3.1  | Floating buildings (previously Part 31)   |
| MP 3.2  | Tents (previously Part 28)  |
| <b>Part 4.0 – Building Sustainability</b>               |   |
| MP 4.1  | Sustainable buildings (previously Part 29)  |
| MP 4.2  | Water saving targets (previously Part 25)   |
| MP 4.3  | Alternative water sources - commercial buildings  |
| <b>Part 5.0 – General health, safety and amenity</b>    |   |
| MP 5.1  | Workplaces (previously Part 1)  |
| MP 5.2  | Higher risk personal appearance services (previously Part 15)   |
| MP 5.3  | Retail meat premises (previously Part 4)  |
| MP 5.4  | Child care centres (previously Part 22)   |
| MP 5.5  | Private health facilities (previously Part 7)   |
| MP 5.6  | Pastoral workers' accommodation (previously Part 21)  |
| MP 5.7  | Residential services building standard (previously Part 20)   |



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| MP 5.8 | Workplaces involving spray painting (previously Part 2). |
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**Parts not referenced in legislation, Non Mandatroy Parts (NMP)**

| Part No | Part Name  |
|---------|--|
| NMP 1.1 | Driveways (previously Part 6)  |
| NMS 1.2 | Energy efficient housing (Superseded by National Code (previously Part 13)               |
| NMP 1.3 | Entertainment precincts (previously Part 30)   |
| NMP 1.4 | Excavation and piling near sewers, stormwater drains and water mains (previously Part 5) |
| NMP 1.5 | Floor heights (previously Part 8)  |
| NMP 1.6 | Removal houses and structures (previously Part 17)                                       |
| NMP 1.7 | Retaining walls and excavation and filling (previously Part 10)                          |
| NMP 1.8 | Stormwater drainage (previously Part 9)  |
| NMP 1.9 | Swimming pool and spa equipment (previously Part 18)                                     |

**Superseded Parts (SP) of the QDC**

| Part No.  | Part name  |
|---|--|
| <b>Part 1.0 - Siting and Amenity – Detached Housing</b> |  |
| SP 1.1  | Design & siting standard for single detached housing on lots under 450m <sup>2</sup> – 01 March 2006 (previously Part 11)      |
| SP 1.1  | Design & siting standard for single detached housing on lots under 450m <sup>2</sup> – 25 October 2005 (previously Part 11)    |
| SP 1.1  | Design & siting standard for single detached housing on lots under 450m <sup>2</sup> – 25 August 2003 (previously Part 11)     |
| SP 1.2  | Design & siting standard for single detached housing on lots 450m <sup>2</sup> and over – 01 March 2006 (previously Part 12)   |
| SP 1.2  | Design & siting standard for single detached housing on lots 450m <sup>2</sup> and over – 25 October 2005 (previously Part 12) |
| SP 1.2  | Design & siting standard for single detached housing on lots 450m <sup>2</sup> and over – 23 August 2002 (previously Part 12)  |
| <b>Part 2.0 - Fire Safety</b>                           |  |



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| SP 2.1   | Fire safety in budget accommodation buildings – 5 November 2007 (previously Part 14)                     |
| SP 2.1   | Fire safety in budget accommodation buildings – 22 August 2005 (previously Part 14)                      |
| SP 2.1   | Fire safety in budget accommodation buildings – 13 June 2005 (previously Part 14)                        |
| SP 2.1   | Fire safety in budget accommodation buildings – 23 August 2002 (previously Part 14)                      |
| SP 2.2   | Fire safety in residential care buildings – 18 May 2007 (previously Part 14.1)                           |
| <b>Part 3.0 - Special Buildings</b>                  |  |
| SP 3   | Detention Centres – 23 August 2002 (previously Part 3) not replaced – Building Code of Australia applies |
| SP 3.1   | Floating buildings – 1 September 2006 (previously Part 31)   |
| SP 3.2   | Tents – 2 April 2004 (previously Part 28)  |
| <b>Part 4.0 – Building Sustainability</b>            |  |
| SP 4.1   | Sustainable Buildings – 1 March 2006 (previously Part 29)  |
| SP 4.2   | Rainwater tanks – 1 March 2006 (previously Part 25)  |
| SP 4.2   | Rainwater tanks – 1 September 2006 (previously Part 25)  |
| SP 4.2   | Water saving targets – 5 December 2006 (previously Part 25)  |
| <b>Part 5.0 – General health, safety and amenity</b> |  |
| SP 5.1   | Workplaces – 23 August 2002 (previously Part 1)  |
| SP 5.2   | Higher risk personal appearance services – 1 July 2004 (previously Part 15)                              |
| SP 5.3   | Retail meat premises – 23 August 2002 (previously Part 4)  |
| SP 5.4   | Child care centres – 23 November 2005 (previously Part 22)   |
| SP 5.4   | Child care centres – 1 November 2004 (previously Part 22)  |
| SP 5.4   | Child care centres – 1 September 2003 (previously Part 22)   |
| SP 5.5   | Private health facilities – 23 August 2002 (previously Part 7)   |
| SP 5.6   | Pastoral workers' accommodation – 1 July 2003 (previously Part 21)                                       |
| SP 5.7   | Residential services building standard – 23 August 2002 (previously Part 20)                             |
| SP 5.8   | Workplaces involving spray painting – 23 August 2002 (previously Part 2)                                 |



**Superseded Non Mandatory Parts (SNMP) parts not referenced in legislation**

| Part No. | Part Name   |
|----------|---|
| SNMP 1.1 | Driveways – 23 August 2002 (previously Part 6)  |
| SNMP 1.2 | Energy efficient housing (Superseded by National code (previously Part 13))                               |
| SNMP 1.3 | Entertainment precincts – 21 November 2005 (previously Part 30)   |
| SNMP 1.4 | Excavation and piling near sewers, stormwater drains and water mains – 23 August 2002 (previously Part 5) |
| SNMP 1.5 | Floor heights – 23 August 2002 (previously Part 8)  |
| SNMP 1.6 | Removal houses and structures – 30 April 2003 (previously Part 17)  |
| SNMP 1.7 | Retaining walls and excavation and filling – 23 August 2002 (previously Part 10)                          |
| SNMP 1.8 | Stormwater drainage – 23 August 2002 (previously Part 9)  |
| SNMP 1.9 | Swimming pool and spa equipment – 30 April 2003 (previously Part 18)                                      |

**Draft Parts (DP)**

| Part No. | Part Name                                 |
|----------|---|
| DP       | Sanitary facilities for licensed premises |
| DP       | Vehicular crossings and road reserve      |
| DP       | Erosion and sediment control              |
| DP       | Child care centres                        |