



Queensland

# **Standard Plumbing and Drainage Amendment Regulation (No. 1) 2011**

## **Explanatory Notes for SL 2011 No. 2**

made under the

*Plumbing and Drainage Act 2002*

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## **General Outline**

### **Short title**

*The Standard Plumbing and Drainage Amendment Regulation (No. 1) 2011.*

### **Authorising law**

Section 145 of the *Plumbing and Drainage Act 2002*.

### **Policy objectives and the reasons for them**

It is expected the recent flood disaster in Queensland has damaged a large number of electric hot water systems. The Queensland Plumbing and Wastewater Code requires homeowners residing in a natural gas reticulated area and needing to replace their existing electric resistance hot water system to replace it with a greenhouse efficient system. Prior to 21 January 2011 an exemption to this requirement was only available where the original electric system required replacement and a new electric system was supplied by a manufacturer under warranty.

The objective of this amendment is to permit owners of class 1 buildings in natural gas reticulated areas to replace natural disaster event affected electric systems with another electric system. This may be the preferred option as electric systems tend to be less expensive to purchase than greenhouse efficient systems and it is desirable to reduce recovery costs during natural disaster events. Owners will still be permitted to install a greenhouse efficient system, which typically provide greater ongoing savings. This amendment ensures that people who are looking to replace a damaged electric hot water system can do so without legislative impediment. Given the scale of recent flooding events, it is expected that a significant number of electric hot water systems will require replacement.

### **Achievement of policy objectives**

The regulation achieves its objectives by adopting a new version of the Queensland Plumbing and Wastewater Code which permits owners of class 1 buildings in natural gas reticulated areas to replace disaster affected electric hot water systems with another electric system.

### **Consistency with policy objectives of authorising law**

The amendment regulation is consistent with the main objectives of the *Plumbing and Drainage Act 2002*, and amends the *Standard Plumbing and Drainage Regulation 2003* in relation to plumbing and drainage work permitted under the Act.

### **Inconsistency with policy objectives of other legislation**

The regulation is consistent with the policy objectives of other legislation.

### **Alternative ways of achieving policy objectives**

To meet the urgent objective of permitting owners of class 1 buildings in natural gas reticulated areas to replace disaster affected electric hot water systems with another electric system, no other alternative options were available. These objectives can only be achieved by regulatory amendment.

## **Benefits and costs of implementation**

Amendment of the *Standard Plumbing and Drainage Regulation 2003* will reduce the regulatory burden associated with complying with the existing provisions (for properties located in a natural gas reticulation area). Owners will be able to replace their existing disaster affected hot water system with one of a larger number of hot water system options and in a likely reduced timeframe.

Distributors of hot water systems (particularly electric hot water systems) as well as licensed electrical contractors and licensed plumbers will likely experience an increased demand following the flood events and implementation of the regulation as owners seek to replace damaged hot water systems.

## **Consistency with fundamental legislative principles**

The regulation raises no fundamental legislative principle issues. The amendment has been drafted with regard to the fundamental legislative principles and is considered to comply with these principles.

## **Consultation**

Department of Employment, Economic Development and Innovation, Queensland Treasury and Office of Queensland Parliamentary Counsel, Department of the Premier and Cabinet, and Brisbane City Council were consulted.

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### ENDNOTES

- 1 Laid before the Legislative Assembly on . . .
- 2 The administering agency is the Department of Infrastructure and Planning.