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Building & Plumbing Approvals



What are building and plumbing approvals?

All building and plumbing works in Tasmania are regulated by the Building Act 2016, Building Code of Australia and Plumbing Regulations. These provide laws and codes that are applicable to everyone who is undertaking building/plumbing works.

Building and plumbing approvals are issued by Council's Permit Authority and must be issued prior to the commencement of any works to ensure that:

- The building is safely constructed
- Adequate fire protection measures have been installed
- The building is capable of receiving adequate levels of light and ventilation
- The building property is sewered and drained.
- The building's features are safe for users
- The storm water runoff is suitably managed and does not impact upon adjoining and
- All building and plumbing works are completed in accordance with the Building Act 2016, Building Code of Australia and Plumbing Regulations.

These processes may also include a number of inspections at different stages throughout the build to ensure that these issues have been adequately addressed.



When do I need to lodge?

As a property owner it is your responsibility to ensure that the appropriate building/plumbing approvals are in place prior to the commencement of any building work.

To determine whether Building and/or Plumbing Approval is required your work will need to be categorised under the new Building Act and will fall under one of the following:

- Low Risk (Category 1 & 2)
- Medium Risk -Notifiable Works (Category 3)
- High Risk Work – Permit required (All other work – Category 4)

You will need to liaise with a Building Surveyor to determine if building or plumbing approval is required for your project.





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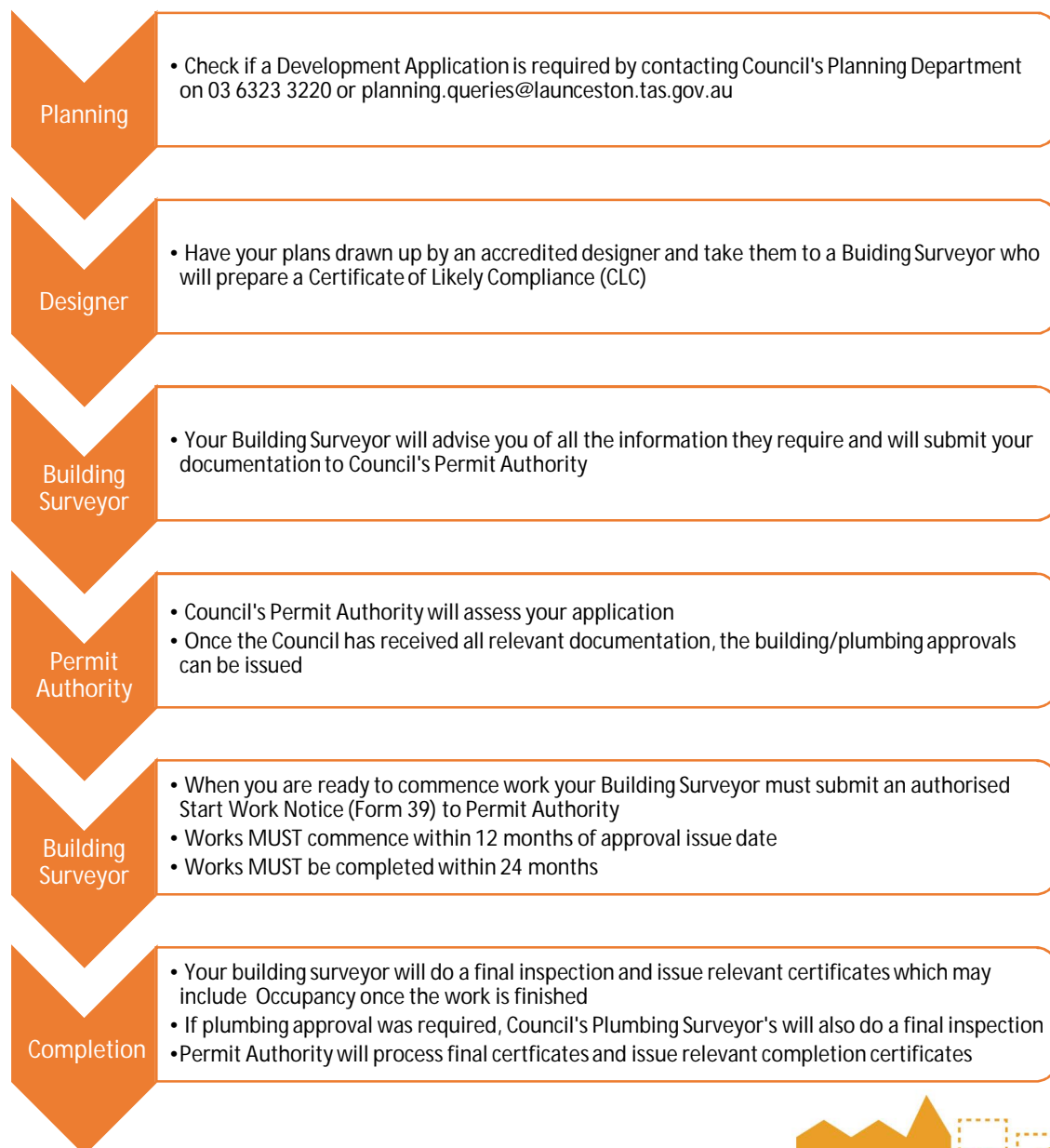
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What is the application and approval process?

If your Building Surveyor has determined that your project will require building and/or plumbing approvals, you will need to submit these to Council's Permit Authority for assessment.



Please see below brief summary of the process:





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Agencies that may assist you

TasWater	136 992
Dial Before your Dig	(03) 9259 0100
Department of Justice	1300 135 513
Consumer, Building and Occupational Services (CBOS)	1300 654 499
CBOS License Search for: <ul style="list-style-type: none">• Building Surveyors• Builders• Plumbers• Designers• Engineers• Specialists	www.cbos.tas.gov.au/topics/licensing-and-registration/search-licensed-occupations