This advisory note is to address complaints made to the Office of the Technical Regulator (OTR) from both the building industry and property owners about non-compliant plumbing bath waste connections installed in wet areas where there is no floor waste gully.

When installing a bath in a wet area, the waste connections must comply with the requirements of the National Construction Code (NCC) Series, whether or not there is a floor waste gully.

It is common in the building industry to remove central floor waste gullies from bathrooms and other wet areas. When installing plumbing and drainage in wet areas in class 1 residential buildings, plumbers need to be aware of a number of requirements.

The *Building Code of Australia* (NCC Volumes 1 and 2) provides that bathroom floors in South Australia need not be graded to a floor waste gully providing:

- all vessels (e.g. plumbing fixtures) are provided with in-built overflow protection
- there is a permanent open trapped connection to the waste system (such as a WC pan)
  or
- the floor drains without ponding to a floor waste within the shower area.

The *Plumbing Code of Australia* (NCC Volume 3) requires:

- any pipework and fittings materials and products used, where required under Section G of the NCC, must have WaterMark™ certification
- compliance with provisions of the AS/NZS 3500 'Sanitary plumbing and drainage' standard.

Although a floor waste gully may not be required under the Building Code of Australia for draining floors in class 1 residential buildings if all vessels have inbuilt overflow protection, a floor waste gully may still be installed so plumbing installations meet the requirements of the Plumbing Code of Australia.

If there is no inbuilt overflow protection fitted on plumbing fixtures in wet areas and a floor waste gully is installed to meet Building Code of Australia requirements, the fall of the floor surface to the floor waste gully must comply with the NCC Volumes 1 and 2, including SA Variations and Additions.

See over page for examples of acceptable solutions for the connection of bath wastes.
Examples of acceptable solutions

**Section G of the PCA requires all bath plug and washers and associated pipework and fittings to be WaterMarked.**

Contact the Office of the Technical Regulator for more information

**Online**  sa.gov.au/otrplumbing

**Email**  otr.plumbregulator@sa.gov.au

**Phone**  1300 760 311