

PLUMBING PRACTICE NOTE

Regulatory Framework | RF 02 | Gasfitting – Type A appliances and Standard Gas Installations

Audience

The audience/s for this Practice Note include/s:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Architects/ Designers | <input checked="" type="checkbox"/> Owner Builders |
| <input checked="" type="checkbox"/> Builders | <input checked="" type="checkbox"/> Plumbers |
| <input checked="" type="checkbox"/> Building Surveyors/ Inspectors | <input checked="" type="checkbox"/> Real estate management agents |
| <input checked="" type="checkbox"/> Engineers | <input type="checkbox"/> Trades and Maintenance (inc. Electricians) |
| <input checked="" type="checkbox"/> Home Owners / Residential Tenants | |

Purpose

This Practice Note specifies the regulatory framework for Standard Gas Installations.

The content and figures below provide guidance on:

- Building Act 1993
- Plumbing Regulations 2018
- Gas Safety Act 1997
- Gas Safety (Gas Installation) Regulations 2018



For complex gas installations please refer to Energy Safe Victoria

Abbreviations & Definitions

The abbreviations and definitions set out below are for guidance only. They are not intended to vary those set out in the Building Act 1993 or Gas Safety Act 1997, or any regulations made under these Acts.

- **AS/NZS** - Australian / New Zealand Standard
- **The Act** - Building Act 1993
- **GSA** - Gas Safety Act 1997
- **GSR** - Gas Safety (Gas Installation) Regulations 2018
- **NCC** - National Construction Code
- **PCA** - Plumbing Code of Australia (NCC Volume 3)
- **Regulations** - Plumbing Regulations 2018
- **ESV** - Energy Safe Victoria
- **VBA** - Victorian Building Authority



- **GTRC** - Gas Technical Regulators Committee



For this Practice Note, a reference to gasfitting work is a reference to gasfitting work regulated by the VBA unless otherwise stated, meaning, Gasfitting work, Specialised Type A Gasfitting work as defined by the Plumbing Regulations 2018, and Standard Gas Installations as defined by the Gas Safety (Installation) Regulations

Roles of VBA and ESV in the regulation of gas in Victoria

Gasfitting work is not included in the NCC and is regulated separately by each state and territory.

In Victoria, responsibility for regulating gasfitting work is shared between Energy Safe Victoria (ESV) and the Victorian Building Authority (VBA).

The work is divided into “standard gas installations” and “complex gas installations” as defined in the Gas Safety Act 1997 (GSA).

Energy Safe Victoria (ESV) is the gas safety and technical regulator, and responsible for administering and enforcing the Gas Safety Act (GSA) through the implementation and enforcement of standards, codes, and policies. ESV is also responsible for regulating complex gas installations.

The VBA oversees the registration and licensing scheme for gasfitters in all classes of gasfitting work. The definition and scope of work for each gasfitting class is set out in the Plumbing Regulations 2018. The VBA administers and enforces the requirements for gasfitting work which is part of a Standard Gas Installation with the scopes of work under the prescribed classes of gasfitting work, and the prescribed technical standards for this work.

Standard and complex gas installations

Section 3 of the GSA defines a complex gas installation as any gas installation that does not meet the definition of a standard gas installation.

A standard gas installation is defined as:

(a) a gas installation—

- (i) which contains only Type A appliances; and
- (ii) which is located in residential premises of a prescribed class or on land associated with such premises; or

(b) a gas installation—

- (i) which contains only Type A appliances; and
- (ii) which is located in commercial premises of a prescribed class or on land associated with such premises; and
- (iii) in which the total gas consumption of the appliances does not exceed the relevant prescribed amount per hour; and
- (iv) which has a maximum metering pressure that is less than the prescribed maximum metering pressure or a maximum operating pressure that is less than the prescribed maximum operating pressure; and
- (v) which has a number of gas supply points that is less than the prescribed number of gas supply points.

[Ref: Gas Safety Act 1997, S. 3(1) def. of standard gas installation]



Standard gas installations include:

- Caravans and mobile homes (recreational vehicles) containing only Type A appliances, which are installed in accordance with the AS/NZS5601.2.
- Class 1a buildings containing only Type A appliances, which are installed in accordance with the AS/NZS5601.1.
- Class 2 buildings that have:
 - 5 storeys or fewer above the ground; or
 - more than 5 storeys above the ground if the premises are occupied or have been previously occupied.
- Class 5 or Class 6 buildings that have 5 storeys or less above the ground, with no more than 4 gas supply points and where the gas consumption does not exceed 500 megajoules per hour.
- An LP Gas installation, with a maximum operating pressure of 70 kilopascals downstream of the second-stage gas pressure regulator, and where there is a maximum operating pressure of 7 kilopascals downstream of any subsequent gas pressure regulator.
- In any other case the prescribed maximum metering pressure is 7kPa.

Compliance certificates and gas applications

Under Part 12A of the Building Act 1993 (the Act) a compliance certificate must be issued and lodged by the licensed gasfitter for certain types of gasfitting work and specialised gasfitting work.

There is no requirement to lodge a compliance certificate with the VBA for work on complex gas installations as this work is regulated by ESV. Therefore, gasfitters must submit a [Gas Application](#) to ESV before beginning work on a complex gas installation and a statement of compliance at the completion of works.

To assist gasfitters in determining whether a gas installation is Complex or Standard, ESV has developed a Gas Installation Notification which is available from the link below.

[GIS 33: Gas installation notification](#)

Registration and licensing in gasfitting

Regardless of whether the installation is standard or complex, gasfitters carrying out or supervising this work must hold a current registration or licence in the relevant class of gasfitting with the VBA, unless the work is carried out on consumer gas piping by, or on behalf of, a gas company and the work is incidental to the modification of the gas company's assets.

Regulatory Framework documents and their roles

Figure 1 shows a schematic of the regulatory framework.

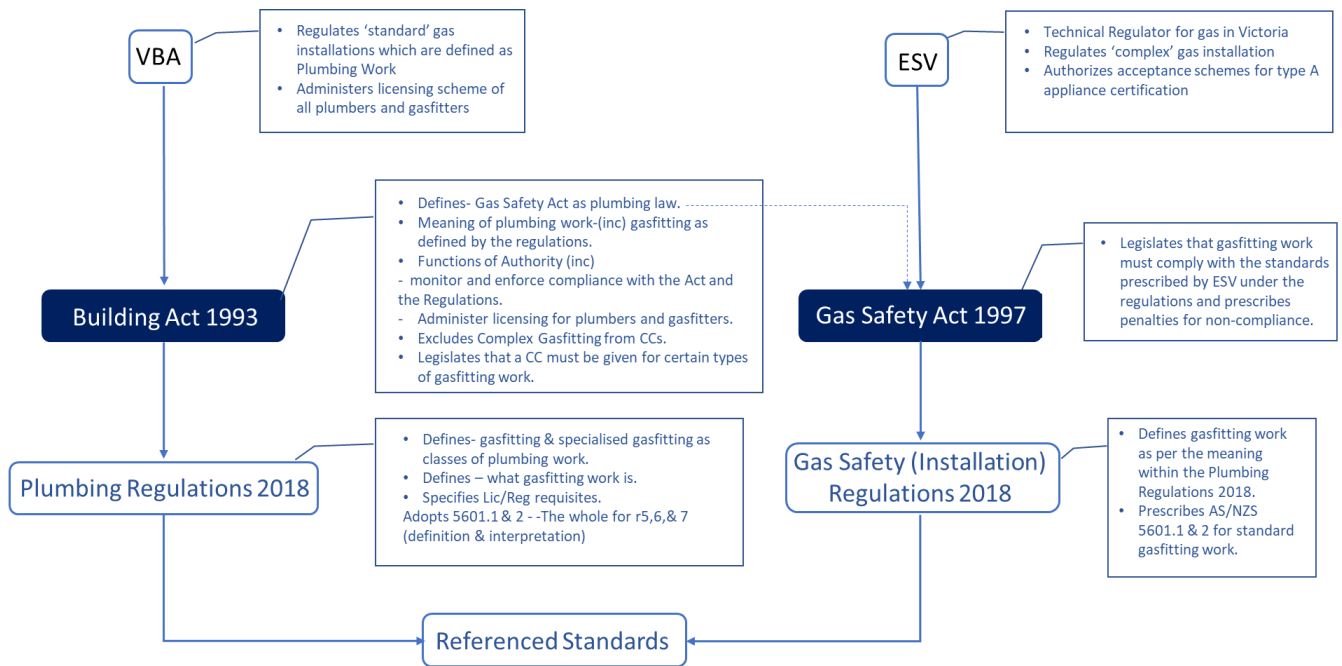


Figure 1 - Schematic of regulatory framework

VBA owned image 2023

Building Act 1993

Part 12A of the Building Act sets out the legal framework for the regulation of plumbing work and plumbers (including gasfitting work and gasfitters) in Victoria. The Building Act is administered by the VBA.

The Act establishes the broader framework for plumbing and includes matters such as:

- restrictions concerning the carrying out of plumbing (including gasfitting) work
- licensing and registration of plumbers (including) gasfitters
- compliance certificates
- insurance orders
- rectification of defective plumbing work
- enforcement
- adoption of relevant sections of the Gas Safety Act and regulations made under it into the plumbing laws
- plumbing infringements and offences
- plumbing inquiries and disciplinary action

Plumbing Regulations 2018

The Regulations support the administration and enforcement of the Building Act, and broadly include:

- A description of what is plumbing work, and prescribes classes of plumbing work (main classes and specialised classes) (including gasfitting work)
- the scope of work for each of the prescribed classes of gasfitting work
- the qualifications and experience eligibility requirements for registration and licensing in each class of gasfitting work



Work on Medical Gas pipelines is defined as Mechanical Services Work under the Plumbing Regulations 2018 and is regulated separately from gasfitting work.

Gas Safety (Gas Installation) Regulations 2018

This Gas Safety (Gas Installation) Regulations:

- prescribe technical standards of work for the carrying out of gasfitting work
- set out penalties for failing to comply with the prescribed standards;
- supplement the GSA definitions of standard and complex gas installation.
 - Set out the requirements for the creation and lodgement of a gas servicing record for Type A appliance servicing work that is part of a standard gas installation
 - provide generally for the safety of gas appliances, gas installations and work on gas appliances and installations.



Gasfitting work is not governed by the PCA and it cannot be altered through the Performance Solution pathway.
Proposals for performance based compliance must be referred to Energy Safe Victoria.

Prescribed Standards

The Gas Safety (Gas Installation) Regulations 2018 prescribes AS/NZS 5601.1, AS/NZS 5601.2 and AS 4575 as the minimum standards of work that must be achieved in a Standard gas installation.

Appliance and component certification

Appliances used in a Standard Gas Installation must be Type A appliances, certified under an acceptance scheme authorised by ESV or accepted under section 69 of the Gas Safety Act by ESV. Components and materials used in a standard gas installation must be fit for their intended purpose as prescribed in the standards.

There are currently five certifying bodies authorised by ESV: The Australian Gas Association (AGA) SAI Global, IAPMO R&T Oceana, Global-Mark; and BSI Australia and New Zealand. Older appliances may also have been certified by Vipac. A certified appliance must have an ESV approved label affixed to it.

Where there is any doubt about the authenticity of an appliance or component, ESV operates and maintains a database on behalf of the Gas Technical Regulators Committee (GTRC). The GTRC national database provides a list of gas appliances and components that have been certified by the five certification bodies.

In addition to the GTRC database, each of the certifying bodies have their own certification listings that may be accessed via their websites.

For more information on appliance acceptance, refer to ESV's website through the link below.

[National database of certified gas appliances and components – Energy Safe Victoria \(esv.vic.gov.au\)](https://www.esv.vic.gov.au/industry-guidance/gas/appliances-equipment-and-manufacturers/national-database)

<https://www.esv.vic.gov.au/industry-guidance/gas/appliances-equipment-and-manufacturers/national-database>



Related Documentation

- Building Act 1993
 - Gas Safety Act 1997
 - Gas Safety (Gas Installation) Regulations 2018
 - Plumbing Regulations 2018
 - AS/NZS 5601.1 : 2022, Gas installations Part 1: General installations
 - AS/NZS 5601.2 : 2022, Gas installations, Part 2: LP Gas installations in caravans and boats for non-propulsive purposes
 - AS 4575 : 2019 Gas appliances - Servicing of Type A appliances

List of Amendments

- Updated to current referenced documents

Document history

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