# Plumbing Standards Regulations 1998

**S.R. No. 80/1998**

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NOTES
Building Act 1993

Plumbing Standards Regulations 1998

The Governor in Council makes the following Regulations:
Dated: 30 June 1998
Responsible Minister:
ROBERT MACLELLAN
Minister for Planning and Local Government

SHARNE BRYAN
Clerk of the Executive Council

PART 1—PRELIMINARY MATTERS

1. Objectives
   The objectives of these Regulations are to prescribe standards in relation to plumbing work.

2. Authorising provision
   These Regulations are made under sections 221ZZZV and 262 of the Building Act 1993.

3. Commencement
   These Regulations come into operation on 14 July 1998.

4. Revocation
   The Victoria Water Supply and Sewerage Plumbing Regulations 1994 are revoked.
5. Definitions

In these Regulations—

"AS" or "SAA" followed by a group of numbers or a group of one or more letters and one or more numbers, punctuated or unpunctuated, means the Australian Standard identified by that group of numbers or letters that is published by Standards Australia;

"AS/NZS" followed by a group of numbers or a group of one or more letters and one or more numbers, punctuated or unpunctuated, means the Australian and New Zealand Standard identified by that group of numbers or letters that is published jointly by Standards Australia and Standards New Zealand;

6. Incorporation of documents

If a provision of these Regulations requires compliance with a specified document or part of a document, that document or part (and any other document or part referred to in that document or part) forms part of these Regulations.

____________________
PART 2—WATER SUPPLY

7. Definitions applying to this Part

In this Part—


8. Performance requirements for the design and construction of cold water services

Plumbing work carried out for the installation of, or alterations, additions or repairs to, any part of the cold water service of any property must comply with this Part and with AS 3500.1.1.

9. Modification of document referred to in AS 3500.1.1

For the purposes of regulation 8, AS 3500.1.2 is to be read as if—

(a) there was inserted after Clause 1.3.2—

"1.3.3 Building—includes a structure, temporary building, temporary structure and any part of a building or structure.";

(b) in Clause 2.4.7(c) "(including below ground)" was inserted after "concealed locations";

(c) there was inserted after Clause 5.4.2—

"5.4.3 Meter inside building If the meter is located inside a building, a stop valve is to be installed in an accessible position outside the building."
5.4.4 2 or more mains If water is supplied from 2 or more water mains, a non-return valve is to be installed immediately downstream from each meter assembly (or stop tap if no meter is installed).

(d) Note 1 of Table 5.1 was omitted;

(e) in Clause 6.8.1 "2118.4 or 2118.5" was inserted after "AS 2118.1";

(f) in Clause 8.7.2, there was inserted after "maintenance of the float valve."

"If the isolating valve is inaccessible, a stop valve, of the same size as the inlet pipe, is to be fixed on the pipe in a position readily accessible from floor or ground level."

(g) in Clause 12.3.1, after "be installed" there was inserted "generally in accordance with the requirements of the relevant water authority";

(h) there was inserted after Clause 12.7—

"12.8 TESTING PROVISIONS

12.8.1 Meters that are DN 32 or larger
To facilitate the testing in situ of DN 32 or larger meters, a ferrule tap of the size set out in Table 12.1 is to be fixed immediately downstream from the meter. A stop valve is also to be installed immediately downstream from the ferrule tap.

TABLE 12.1
### FERRULE TAP SIZE FOR METER TESTING

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<th>Size of Meter</th>
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<tr>
<td>DN100</td>
<td>DN25</td>
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<tr>
<td>&gt;DN100</td>
<td>DN40&quot;</td>
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</table>

(i) any reference to the "Building Code of Australia" had the same meaning as it has in the **Building Act 1993**;

(j) any reference to a requirement to comply with a direction, instruction, specification or requirement of a manufacturer in relation to a matter was a reference to a requirement to comply with the relevant best practice in relation to the matter;

(k) any reference to "AS 1432" or "AS 1432 Copper tubes for water, gas and sanitation" was a reference to AS 1432–1996 Copper tubes for plumbing, gasfitting and drainage applications;

(l) any reference to "AS 1460" or "AS 1460 Mechanical jointing fittings for use with polyethylene pressure pipes" was a reference to AS 1460—Fittings for use with polyethylene pipes, AS 1460.1–1989 Part 1: Mechanical jointing fittings, and AS 1460.2–1989 Part 2: Electrofusion fittings;

(m) any reference to "AS 1726" or "AS 1726 SAA Site Investigation Code" was a reference to AS 1726–1993 Geotechnical site investigations;

(n) any reference to "AS 2845.2" or "AS 2845.2–1996 Water supply—Backflow prevention devices Part 2: Air gaps and
break tanks" was a reference to AS 2845—Water supply—Backflow prevention devices AS 2845.3–1993 Part 3: Field testing and maintenance.

10. Requirement for dual-flush cisterns

(1) Despite anything to the contrary in these Regulations (other than sub-regulations (2) and (3)), all cisterns for water closet pans in new installations, or where the cistern is to be replaced, must be of the dual-flush type and must conform with the requirements of Clause 6.3 of SAA MP52–1997 Manual of authorisation procedures for plumbing and drainage products.

(2) A compliance auditor or plumbing inspector may exempt an installation from the need to comply with sub-regulation (1).

(3) The Plumbing Industry Board may exempt a class or sub-class of building from the need to comply with sub-regulation (1).
PART 3—SANITARY PLUMBING AND SANITARY DRAINAGE

11. Definitions applying to this Part

In this Part—

"AS 3500.2.1" means AS 3500.2.1–1996 National Plumbing and Drainage Part 2.1: Sanitary plumbing and drainage—Performance requirements, as published on 5 September 1996;

"AS 3500.2.2" means AS/NZS 3500.2.2–1996 National Plumbing and Drainage Part 2.2: Sanitary plumbing and drainage—Acceptable solutions, as published on 5 September 1996.

12. Performance requirements for the design and construction of sanitary plumbing and sanitary drainage

Plumbing work carried out for the installation of, or alterations, additions or repairs to, any part of the sanitary plumbing system or sanitary drainage system of any property must comply with AS 3500.2.1.

13. Modification of document referred to in AS 3500.2.1

For the purposes of regulation 12, AS 3500.2.2 is to be read as if—

(a) there was inserted after Clause 1.3.2—

"1.3.3 Building—includes a structure, temporary building, temporary structure and any part of a building or structure."

;
(b) there was inserted after Clause 3.14(a)—

"(aa) Mortar jointed vitrified clay pipe drains are to be removed up to the authority's connection point;

(ab) In the case of a common effluent (drainage) system, all parts of the common drainage system within the boundary of the property on which the building is or was situated that consist of mortar jointed vitrified clay pipe drains are to be removed.";

(c) in Clause 4.4.2.1(a)—

(i) "below" was substituted for "at or near"; and

(ii) there was inserted after "riser."—

"A light concrete cover is to be installed at surface level above, and independent of, the inspection cap. Support of the cover and termination position of the inspection cap is to comply with Clause 4.4.2.1(c)(i) and (ii).";

(d) in Clause 4.7.1—

(i) "and" was omitted at the end of paragraph (e);

(ii) "and" was inserted at the end of paragraph (f);

(iii) after paragraph (f) there was inserted—

"(g) in all straight sections of DN100 vented drain, at each end of the straight sections.";
(e) in Clause 6.2 there was inserted after 
"graded discharge pipes."—
"If a particular fixture is not included in 
Table 6.1, the Plumbing Industry Board may 
assign a fixture rating to that fixture.";

(f) in Clause 6.4.1 there was inserted after "with 
Table 6.3."—
"Discharge pipes DN50 or smaller are not to 
be installed on grade below the ground 
surface except for discharge pipes connected 
to floorwaste gullies.";

(g) there was inserted after Clause 7.5.1(b)—
"(c) In the case of a dental unit, the vent 
may be connected at the first 
convenient point on the discharge 
pipe.";

(h) in Clause 9.5.1, "soil" was omitted;

(i) there was inserted after Clause 11.25.1(c)—
"(d) if required by the Plumbing Industry 
Board, have a step provided as a barrier 
against the unwarranted entry of 
rainwater, sand, mud and the like into 
the sewerage system.";

(j) there was inserted after Clause 11.25.2—
"11.25.3 Water supply A hose tap is to be 
provided in every public urinal 
compartment.";

(k) there was inserted after Clause 11.28—
"11.29 GREASE ARRESTER 
APPLIANCES 
11.29.1 General All greasy discharges 
from waste fixtures and floorwaste gullies in 
the kitchen and food preparation areas of
buildings other than Classes 1 and 2 are, unless authorised by the Plumbing Industry Board and the relevant water authority, to be made to pass through a grease arrestor appliance before entering the sewer.

**11.29.2 Location** Grease arrestor appliances are to be located as close as practicable to the fixtures served and, whether installed internally or externally, may be above or below ground, except that grease arrestor appliances of the portable type are to be installed above ground.

**11.29.3 Design** Grease arrestor appliances are to be constructed in accordance with any requirements of the Plumbing Industry Board and must generally comply with the following—

(a) grease arrestor appliances are to generally conform with the requirements of Figures 11.2 or 11.3 as appropriate;

(b) grease arrestor appliances are to be fitted with covers which—

   (i) are able to withstand vehicular or pedestrian traffic or other loads likely to be imposed on them;

   (ii) may be loose fitting or airtight;

   (iii) are readily removable by one person;

(c) the materials of construction of a grease arrestor appliance are to be suitable for the nature of the wastes likely to be discharged through the appliance.
11.29.4 Ventilation

11.29.4.1 If airtight covers fitted Grease arrestor appliances are to be provided with a DN50 vent (see Fig. 11.2 or Fig. 11.3) when airtight covers are fitted.

11.29.4.2 Outlet ventilation Outlet ventilation is to be provided to all grease arrestor appliances as follows—

(a) as a DN100 riser off a disconnector gully outside a building in accordance with Clause 4.6.2;

(b) as a DN50 vent off a disconnector gully inside a building in accordance with Clause 4.6.5;

(c) as a DN50 vent off a DN80 trap riser for a portable grease arrestor appliance inside a building in accordance with Clause 4.6.5.

11.29.4.3 Interconnection Grease arrestor appliance and outlet vents may be interconnected in accordance with Clause 6.7.3.

11.29.5 Connection

11.29.5.1 Greasy discharges Fixtures and floorwaste gullies with greasy discharges are to be connected to the inlet pipe of a grease arrestor appliance in accordance with Clause 3.12.

11.29.5.2 Outlets The outlet from—

(a) a portable grease arrestor appliance receiving a hydraulic loading of up to 5 fixture units is to be a minimum DN50;
(b) a portable grease arrestor appliance receiving a hydraulic loading of more than 5 fixture units is to be a minimum DN80; and

(c) all other grease arrestor appliances are to be a minimum DN100.

11.29.5.3 Trap A separate trap, of the same size as the outlet pipe, is to be installed at the outlet of every grease arrestor appliance.
FIGURE 11.2 TYPICAL GREASE ARRESTOR APPLIANCE
(For Above or Below Ground Installations)

NOTES:
1. Grease arrestor appliance to be connected and sized as specified in Clause 11.29.3.
2. Grease arrestor appliance to have a minimum capacity below the invert level of the outlet pipe of 250 litres, or have a capacity equivalent to the maximum hourly discharge, whichever is the greater.
3. As the contents of the unit may become slightly acidic, it is recommended that the internal concrete surfaces below outlet level be provided with an acid resistant lining.
4. If installed above ground the grease arrestor appliance may be constructed using other approved materials subject to adequate structural support for the grease arrestor appliance being provided.
5. All dimensions in millimetres.
FIGURE 11.3 TYPICAL GREASE ARRESTOR APPLIANCE—PORTABLE TYPE

(For Above Ground Installations)

NOTES:

1. Grease arrestor appliance to be connected and sized as specified in Clause 11.29.3.

2. Grease arrestor appliance to have a minimum capacity below the invert level of the outlet pipe of 100 litres, or have a capacity equivalent to the maximum hourly discharge, whichever is the greater.

3. The capacity of the grease arrestor appliance must not exceed 250 litres.

4. Consideration should be given to the provision of additional structural support for the grease arrestor appliance.

5. All dimensions in millimetres.
11.30 STEAM COOKERS

Steam cookers are to discharge over a tundish installed in accordance with Clause 11.22.

(l) there was inserted in APPENDIX A before "2032"—
"1741–1991 Vitrified clay pipes and fittings with flexible joints—sewer quality";

(m) any reference to the "Building Code of Australia" had the same meaning as it has under the Building Act 1993;

(n) any reference to "AS 3000 SAA Wiring Rules" was a reference to the "State Electricity Commission Wiring Regulations 1992";

(o) any reference to a requirement to comply with a direction, instruction, specification or requirement of a manufacturer in relation to a matter was a reference to a requirement to comply with the relevant best practice in relation to the matter;

(p) any reference to "AS 1432" or "AS 1432 Copper tubes for water, gas and sanitation" was a reference to "AS 1432–1996 Copper tubes for plumbing, gasfitting and drainage applications";

(q) any reference to "AS 1460" or "AS 1460 Mechanical jointing fittings for use with polyethylene pressure pipes" was a reference to "AS 1460—Fittings for use with polyethylene pipes, AS 1460.1–1989 Part 1: Mechanical jointing fittings, and AS 1460.2–1989 Part 2: Electrofusion fittings";
(r) any reference to "AS 1645" or "AS 1645 Copper and copper alloy compression fittings for use in water supply and hot water services" was a reference to "AS 3688–1994 Water supply—Copper and copper alloy compression and capillary fittings and threaded end connectors as amended by amendment 1";

(s) any reference to "AS 1646" or "AS 1646 Rubber joint rings for water supply, sewerage and drainage purposes" was a reference to "AS 1646–1992 Elastomeric seals for waterworks purposes as amended by amendments 1 and 2";

(t) any reference to "AS 1693", "AS 1693 Rubber ring joints for vitrified clay pipes", "AS 1693.1", "AS 1693.1 Rubber ring joints for vitrified clay pipes Part 1: 100 mm diameter", "AS1693.2" or "AS 1693.2 Rubber ring joints for vitrified clay pipes Part 2: 150mm diameter" was a reference to "AS 1741–1991 Vitrified clay pipes and fittings with flexible joints—sewer quality";

(u) any reference to "AS 1726" or "AS 1726 SAA Site Investigation Code" was a reference to "AS 1726–1993 Geotechnical site investigations".
PART 4—HOT WATER SUPPLY SYSTEMS

14. Definitions applying to this Part

In this Part—

"AS 3500.4.1" means AS 3500.4.1–1997
National Plumbing and Drainage Part 4.1:
Hot water supply systems—Performance
requirements, as published on 5 October
1997;

"AS 3500.4.2" means AS/NZS 3500.4.2–1997
National Plumbing and Drainage Part 4.2:
Hot water supply systems—Acceptable
solutions, as published on 5 October 1997.

15. Performance requirements for the design and
construction of hot water systems

(1) Plumbing work carried out for the installation of,
or alterations, additions or repairs to, any part of
the hot water system of any property must comply
with AS 3500.4.1.

(2) For the purposes of sub-regulation (1),
AS 3500.4.1 is to be read as if at the end of clause
7.3 there were inserted—

"This clause only applies to the provision of hot
water if either a new hot water heater and a new
hot water reticulation system is being installed or
a new hot water reticulation system is being
installed."

16. Modification of document referred to in AS 3500.4.1

For the purposes of regulation 15, AS 3500.4.2 is
to be read as if—

(a) there was inserted after Clause 1.3.3—
"1.3.4 Building—includes a structure, temporary building, temporary structure and any part of a building or structure."

(b) there was inserted at the end of Clause 1.6.2—

'In this clause "new hot water installation" means either a new hot water heater and a new hot water reticulation system or a new hot water reticulation system.'

(c) there was inserted after Clause 3.2.2—

"3.2.3 Hot water service The provisions of Clause 5.3.2 of AS 3500.1.2—Water Supply apply to hot water reticulation."

(d) there was inserted after Clause 3.5.1(b)—

"(c) Holes drilled in metal studs or plates are to be accurately sized to enable suitable grummets, lagging or a short sleeve of oversize pipe firmly secured in the framework to be inserted around the pipe to ensure no direct contact between the pipe and framework but allowing free longitudinal movement of the pipe through the grummet, lagging or sleeve.";

(e) there was substituted for paragraphs (a)–(e) of Clause 6.4.2 the following—

"All pipes conveying hot water, including all vent or exhaust pipes to the working water level of the hot water system."

(f) any reference to the "Building Code of Australia" had the same meaning as it has under the Building Act 1993;

(g) any reference to "AS 3000 SAA Wiring Rules" was a reference to the "State
Electricity Commission Wiring Regulations 1992’;

(h) any reference to a requirement to comply with a direction, instruction, specification or requirement of a manufacturer in relation to a matter was a reference to a requirement to comply with the relevant best practice in relation to the matter;

(i) any reference to "AS 1432" or "AS 1432 Copper tubes for water, gas and sanitation" was a reference to "AS 1432–1996 Copper tubes for plumbing, gasfitting and drainage applications’;

(j) any reference to "AS 1460" or "AS 1460 Mechanical jointing fittings for use with polyethylene pressure pipes" was a reference to "AS 1460—Fittings for use with polyethylene pipes, AS 1460.1–1989 Part 1: Mechanical jointing fittings, and AS 1460.2–1989 Part 2: Electrofusion fittings’;

(k) any reference to "AS 1585" or "AS 1585 Capillary and brazing fittings of copper and copper alloy" was a reference to "AS 3688–1994 Water supply—Copper and copper alloy compression and capillary fittings and threaded end connectors as amended by amendment 1’;

(l) any reference to "AS 1646" or "AS 1646 Rubber joint rings for water supply, sewerage and drainage purposes" was a reference to "AS 1646–1992 Elastomeric seals for waterworks purposes as amended by amendments 1 and 2’;

(m) any reference to "AS 1726" or "AS 1726 SAA Site Investigation Code” was a
reference to "AS 1726–1993 Geotechnical site investigations".

(n) any reference to "AS 2845.2" or "AS 2845.2 Water supply—Backflow prevention devices Part 2: Air gaps and break tanks" was a reference to "AS 2845 Water supply—Backflow prevention devices and AS 2845.3–1993 Part 3: Field testing and maintenance";

(o) any reference to "BS 5422" or "BS 5422 Specification for the use of thermal insulating materials" was a reference to "BS 5422: 1990 Method for specifying thermal insulating materials on pipes, ductwork and equipment (in the temperature range –40°C to +700°C)".
PART 5—EVAPORATIVE COOLERS

17. Definitions applying to this Part

In this Part—

"evaporative cooler" means a non refrigerated water filtered air flow ducted cooling system installed above and through a roof;

"surface water drainage system" means any or all surface channels, kerbs and gutters, inlet pits, stormwater drains, stormwater pits, detention tanks or areas, pump installations and rising mains for the collection and conveyance of surface water, from paved and unpaved areas and discharges from downpipes, but does not include subsoil drains.

18. Requirements for discharge system of evaporative coolers

Plumbing work carried out for the installation of, or alterations, additions or repairs to, the discharge system of an evaporative cooler must comply with the requirements of this Part.

19. Requirements if discharge likely to cause injury or damage

(1) This regulation applies if the discharge from an evaporative cooler is likely—

(a) to fall on a roof from which water is collected for potable or other use or re-use; or

(b) to cause accelerated corrosion of roof surfaces or roof drainage components.

(2) The waste outlet connections from the evaporative cooler must discharge to—
(a) a sanitary drainage system; or
(b) a surface water drainage system; or
(c) a soakage pit, but only if a sanitary or surface water drainage system is not available and the discharge water will not cause damage to buildings or facilities by changing soil moisture conditions.

(3) If water from an evaporative cooler is discharged to a sanitary drainage system—
   (a) a tundish must be connected and the provisions of either Clause 4.6.7.8 or Clause 11.22 of AS/NZS 3500 2.2–1996 must be complied with; and
   (b) Section 2 of AS/NZS 3500 2.2–1996 must be complied with.

20. Other requirements

   (1) If water from an evaporative cooler is discharged on to a roof then the standards contained in Sections 3 and 4 of AS 3500.3–1990 must be complied with.

   (2) A discharge pipe from an evaporative cooler must be a minimum size DN 40 and must have a continuous fall to the termination point.

   (3) The bleed-off water pipe of an evaporative cooler must have an internal diameter of no less than the internal diameter of the unit connection.
PART 6—SUNSET PROVISION

21. Expiry

These Regulations expire on the date which is 3 years after the date on which they come into operation.
NOTES


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Table of Applied, Adopted or Incorporated Matter Required by Subordinate Legislation Regulations 1994

Note that the following table of applied, adopted or incorporated matter is included in accordance with the requirements of regulation 6 of the Subordinate Legislation Regulations 1994.

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<td>SAA MP 52–1997 Manual of authorisation procedures for plumbing and drainage products</td>
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