

G12 Water supplies

Requires the safe supply, storage, reticulation and delivery of hot and cold water.

This clause requires buildings provided with water outlets, sanitary fixtures or sanitary appliances to have safe and adequate water supplies (including where hot water is necessary). It sets out requirements to avoid scalding, injury, leaks, contamination, illness and the prevention of legionella growth.

For example, water for human consumption, food preparation, utensil washing or oral hygiene must be potable and protected from contamination. Where a non-potable water supply system is installed for personal hygiene, it must be installed to avoid illness or injury and be clearly identified.

[Record of amendments \(https://www.building.govt.nz/building-code-compliance/how-the-building-code-works/different-ways-to-comply/acceptable-solutions-and-verification-methods/record-of-amendments/\)](https://www.building.govt.nz/building-code-compliance/how-the-building-code-works/different-ways-to-comply/acceptable-solutions-and-verification-methods/record-of-amendments/) is a record of changes to the Acceptable Solutions, Verification Methods and handbooks.

Updates

Updates to the Building Code will make it easier to comply

27 JUNE 2019

Updates to the Building Code will be published on 27 June 2019 following MBIE's public consultation and analysis of submissions.

[\(https://www.building.govt.nz/about-building-performance/news-and-updates/all-news-and-updates/updates-to-the-building-code-will-make-it-easier-to-comply/\)](https://www.building.govt.nz/about-building-performance/news-and-updates/all-news-and-updates/updates-to-the-building-code-will-make-it-easier-to-comply/)

MBIE to consult twice yearly on changes to the Building Code System

10 AUGUST 2018

MBIE will now consult twice yearly to ensure Acceptable Solutions and Verification Methods are up to date.

[\(https://www.building.govt.nz/about-building-performance/news-and-updates/all-news-and-updates/bc-update-237/\)](https://www.building.govt.nz/about-building-performance/news-and-updates/all-news-and-updates/bc-update-237/)

View all related news and updates https://www.building.govt.nz/search/?bcc%5B%5D=g12-water-supplies&area=news-and-updates&show=all&action_doSearch=Search&sort=recent#results

Acceptable Solutions and Verification Methods

Current version

These are issued by MBIE to provide one way of complying with the Building Code and must be accepted by BCAs as demonstrating compliance with the related clauses of the Building Code. Using them is not mandatory.

3rd edition, amendment 12

[PDF 1.6 MB]

Effective from 27 June 2019

(<https://www.building.govt.nz/assets/Uploads/building-code-compliance/g-services-and-facilities/g12-water-supplies/asvm/g12-water-supplies-3rd-edition-amendment-12.pdf>)

3rd edition, amendment 12 replacement pages

[PDF 721 KB]

(<https://www.building.govt.nz/assets/Uploads/building-code-compliance/g-services-and-facilities/g12-water-supplies/asvm/g12-water-supplies-3rd-edition-amendment-12-rp.pdf>)

3rd edition, amendment 11

[PDF 1.6 MB]

Effective from 30 November 2018 until 31 October 2019

(<https://www.building.govt.nz/assets/Uploads/building-code-compliance/g-services-and-facilities/g12-water-supplies/asvm/g12-water-supplies-3rd-edition-amendment-11.pdf>)

3rd edition, amendment 11 replacement page

[PDF 246 KB]

(<https://www.building.govt.nz/assets/Uploads/building-code-compliance/g-services-and-facilities/g12-water-supplies/asvm/g12-water-supplies-3rd-edition-amendment-11-rp.pdf>)

Acceptable Solutions and Verification Methods

(<https://www.building.govt.nz/building-code-compliance/how-the-building-code-works/different-ways-to-comply/acceptable-solutions-and-verification-methods/>) (AS and VMs) were called compliance documents. Some still have the “compliance document” title but the AS or VMs they contain are valid and unaffected by the name change.

Version history (<https://www.building.govt.nz/building-code-compliance/g-services-and-facilities/g12-water-supplies/acceptable-solutions-and-verification-methods/>)

Standards

Standards are frequently referred to in Acceptable Solutions and Verification Methods. They provide practical information and guidelines for building solutions.

Over 120 building standards used for Building Code compliance are now available for free download.

Previous versions

3rd edition, amendment 10

[PDF 1.6 MB]

(<https://www.building.govt.nz/assets/Uploads/building-code-compliance/g-services-and-facilities/g12-water-supplies/asvm/g12-water-supplies-3rd-edition-amendment10.pdf>)

3rd edition, amendment 10 replacement pages

[PDF 926 KB]

(<https://www.building.govt.nz/assets/Uploads/g12-water-supplies-3rd-edition-amendment10-rp.pdf>)

See the free standards relating to Code Clause G12 (<https://www.standards.govt.nz/sponsored-standards/building-standards/?buildingcode=G12>).

All standards, including the funded ones, can be accessed through the Standards New Zealand website (<https://www.standards.govt.nz/>).

Guidance

These documents are provided for assistance. They are not intended as a means of establishing compliance with the Building Act or Building Code, and they do not have the same status accorded to Acceptable Solutions and Verification Methods under the Act.

Toilets privacy and access for people with disabilities

1 JULY 2014

Help for designers and building owners planning commercial building toilet layouts (includes privacy and accessibility).

(<https://www.building.govt.nz/building-code-compliance/g-services-and-facilities/g1-personal-hygiene/toilets-privacy-and-access-for-people-with-disabilities/>)

Prevent scalding from tap water

1 DECEMBER 2012

Guidance and information about suitable hot water temperatures in taps, as well as Building Code requirements.

(<https://www.building.govt.nz/building-code-compliance/g-services-and-facilities/g12-water-supplies/preventing-scalding-from-tap-water/>)

View all related guidance (https://www.building.govt.nz/search/?bcc%5B%5D=g12-water-supplies&area=guidance&show=all&action_doSearch=Search&sort=recent#results)

Related Determinations

Determinations are made by MBIE on matters of doubt or dispute to do with building work. Rulings are legally binding in relation to each case. Circumstances in one case may differ to others.

2018/061: Installation of a replacement wood burner and wetback where a new tempering valve was also installed

This determination considers the installation of a tempering valve to an existing hot water system in a house that was being altered: the alteration involved the replacement of both a wood burner and wetback water heater. A tempering valve was installed as part of the alteration and the determination considers the compliance of the existing hot water system to the extent required by section 112 of the Act.

(<https://www.building.govt.nz/resolving-problems/resolution-options/determinations/determinations-issued/determination-2018-061/>)

2018/014: Refusal of a code compliance certificate for alterations to a house

This determination considers the compliance of consented alterations to an existing house where some inspections during the construction had not been completed by the authority. The determination considers the compliance of the as-built work and whether the authority was correct in declining to issue a code compliance certificate for the work.

(<https://www.building.govt.nz/resolving-problems/resolution-options/determinations/determinations-issued/determination-2018-014/>)

View 55 Determinations related to Water supplies (https://www.building.govt.nz/resolving-problems/resolution-options/determinations/determinations-issued/?bcc%5B%5D=g12-water-supplies&action_doSearch=Search#results)

Related building products

All products, systems and construction methods that have achieved CodeMark status will be listed here with their most up to date certificate.

View 8 certified building products associated with Water supplies (https://www.building.govt.nz/building-code-compliance/product-assurance-and-multiproof/codemark/product-certificate-register/?&bcc%5B%5D=g12-water-supplies&action_doSearch=Search#results)



New Zealand Government