

Tempering Valves

Some 18 months' experience with the building code in operation has enabled the Authority to clarify the requirement for tempering valves.

Replacing existing fittings

If the alteration consists of the replacement of an existing sanitary fitting then the installation of a tempering valve should be encouraged but **cannot be required**.

The Building Act requires that all building work shall comply with the New Zealand Building Code. Further, the Building Regulations made safe

water temperatures a mandatory requirement in building code clause G12.3.4. However, because the 'new' fitting is a replacement the existing plumbing system is not altered, therefore it is not required to be upgraded but it must comply to at least the same extent as before the alteration.

Examples include: replacement of a complete shower, shower valves or a shower head, replacement of a vanity, vanity top or vanity taps, and replacement of a wetback water heater or storage water heater.

New building work

If the alteration consists of the installation of a new sanitary fitting then the new 'part' of the building must comply with all of the relevant provisions of the building code and therefore safe water temperatures are required at the outlets of fixtures used for personal hygiene. Hence, a tempering valve (or other suitable means) **is required** to control the water temperature to that sanitary

fixture. Obviously, it would be preferable that the valves be installed at the outlet from the storage water heater, and that should be encouraged but cannot be required.

Examples include: installation of a new (not replacement) shower, bath, vanity, wetback heater or storage water heater. Also included is the addition of an ensuite and the refurbishment of a bathroom where the fixtures change location.

In summary, tempering valves are required when undertaking new (not replacement) building work and not required when replacement work is undertaken.

BIA bouquet... to the hot water storage heater distributor who is currently promoting safe water temperatures by offering a free tempering valve to purchasers of new storage heaters whether they are new installations or replacements.