

Wet Areas

The wet areas within the building shall:

- a) Comply with AS 3740 – 2010 (materials, design and installation), and
- b) Be waterproof or water resistant in accordance with BCA Table 3.8.1.1 (see over), and
- c) Comply with BCA Clauses SA 3.8.1.2 and SA 3.2.2 (floor wastes)

BCA Clause SA 3.8.1.2

Building elements in wet areas within a building must:

- (a) Be *waterproof* or *water resistant* in accordance with **Table 3.8.1.1**, except that--
 - (i) in any room containing a washing machine, the wall area from finished floor level to a minimum of 75mm above and 75mm each side of the washing machine tap outlets must be *water resistant*; and
 - (ii) where a *vessel* is inset into a bench top in a kitchen, bar area, kitchenette or domestic food and beverage preparation area –
 - (A) wall junctions and joints within 150mm above the *vessel* must be *water resistant* for the extent of the *vessel*; and
 - (B) The perimeter edges of the *vessel* must be *water resistant* for the extent of the of the *vessel*; and
 - (iii) Penetrations in horizontal surfaces for tap and spout outlets in kitchens, bar areas, kitchenettes or domestic food and beverage preparation areas, must be waterproof; and
- (b) comply with AS 3740; and
- (c) have floor wastes provided in accordance with SA 3.2.2

BCA Clause SA 3.2.2 Provision of Floor Wastes

- (a) Unless exempted by (b), the floor of a wet area, room or area containing a vessel must be graded to a floor waste.
- (b) A floor need not be graded to a floor waste as required by (a) if—
 - (i) all vessels are provided with in-built overflow protection or have a permanent open trapped connection to the waste system (such as a WC pan); or
 - (ii) the floor drains without ponding to a floor waste within the *shower area*.
- (c) The fall of the floor surface to a floor waste must be—
 - (i) between 1:60 and 1:80 in the shower area; and
 - (ii) between 1:80 and 1:100 in other areas

Note: *Vessel* means an open, pre-formed, pre-finished concave receptacle capable of holding water, usually for the purpose of washing, including a basin, sink, bath, laundry tub and the like.

BCA Table 3.8.1.1

Waterproofing and Water Resistance Requirements for Building Elements in Wet Areas

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Wall / floor junctions	Penetrations
Shower Area (enclosed and unenclosed)					
With hob	Waterproof floor in shower area (including any hob or step-down)	a) Waterproof all walls in shower area to a height the greater of- (i) Not less than 150mm above floor substrate; or (ii) Not less than 25mm above maximum retained water level; and b) Water resistant walls in shower area to not less than 1800mm above finished floor level of the shower.	Waterproof wall junctions within shower area.	Waterproof wall / floor junctions within shower area.	Waterproof penetrations in shower area
With step-down					
Without hob or step-down					
With preformed shower base	N/A	Water resistant walls in shower area to not less than 1800mm above finished floor level of the shower.			
Area outside shower area					
For concrete and compressed fibre-cement sheet flooring	Water resistant floor of the room.	N/A	N/A	Waterproof wall / floor junctions	N/A
For timber floors including particleboard, plywood and other timber based flooring materials	Waterproof floor of the room.				
Areas adjacent to baths and spas					
Note: Where a shower is above a bath or spa, use requirements for shower.					
For concrete and compressed fibre-cement sheet flooring	Water resistant floor of the room.	a) Water resistant to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall. b) Water resistant all exposed surfaces below vessel lip.	Water resistant junctions within 150 mm above a vessel for the extent of the vessel.	Water resistant wall / floor junctions for the extent of the vessel.	Waterproof tap and spout penetrations where they occur in horizontal surfaces.
For timber floors including particleboard, plywood and other timber based flooring materials	Waterproof floor of the room.				
Inserted baths and spas	a) Waterproof shelf area, incorporating waterstop under the bath lip. b) No requirement under bath.	a) Waterproof to not less than 150 mm above lip of bath or spa; and b) No requirement under bath.	a) Waterproof junctions within 150 mm above bath or spa and b) No requirement under bath.	N/A	
Other areas					
Laundries and WCs	Water resistant floor of the room.	N/A	N/A	Waterproof wall / floor junctions.	
Walls adjoining other vessels (e.g. sink, basin or laundry tub)	N/A	Water resistant to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall.	Waterproof wall junctions where a vessel is fixed to a wall.	N/A	Waterproof tap and spout penetrations where they occur in surfaces required to be waterproof or water resistant.