

Unit Metering Class B Standards Update

In July 2024, the ACT Government introduced legislation relating to new Class B developments to ensure water equity for property owners. As a result, Icon Water updated the *STD-SPE-M-006 Property Service Connections and Water Meters standards*. Developers are responsible for making sure that they comply with Icon Water standards and guidelines for Class B units.





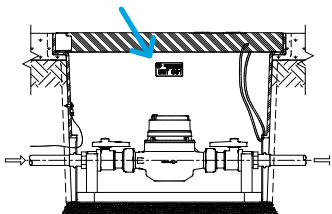
Where do I find the new Class B standards and guidelines?

The *STD-SPE-M-006 Property Service Connections and Water Meters standards* and guidelines for unit metering of Class B developments are located on [Icon Water's website](#).

What's changed?

People working with Class B unit developments need to read and understand the standards, standard drawings, and approved products list for metering. All details are available on the [Icon Water website](#). Table 1 summarises the key changes to the standards and guidelines for new Class B developments to encourage reference to the technical materials for compliance.

Table 1: Summary of key changes to the standards and guidelines for Class B developments

Class B updates	Details
New sub-metered connection requirements	<ul style="list-style-type: none"> Each unit needs to be individually metered. There are four approved hydraulic arrangement options for Class B individual sub-metering. See <i>Hydraulic configuration solution options</i> table below. There are specific design requirements for below ground (pit) and above ground (cabinet) arrangements.
Sub-meter connection kits	<ul style="list-style-type: none"> Developers and plumbers will need to purchase approved sub-meter components (meter pits and/or cabinet bracket connection kit) from reputable plumbing outlets. For further details see our Approved Product List. Developers and plumbers will need apply for, and then collect master and sub-meters from Icon Water at 12 Hoskins Street Mitchell ACT. When collecting a water meter from Icon Water, the plumber should return the blank spool from the submeter connection kit to Icon Water, which allows it to be reused. <div>     </div> <p>AllValve sub-meter box StrongCast sub-meter box AllValve sub-meter wall bracket StrongCast sub-meter wall bracket</p>
Asset clearance requirements	<ul style="list-style-type: none"> Class B unit metering has new clearance requirements. Refer to Icon Water SD Series Drawings.
Tagging requirements	 <ul style="list-style-type: none"> New labelling and tagging requirements apply to meters and enclosures e.g. cabinets. Please refer to the standards and drawings for further details.

Class B updates	Details
Connectivity Audit	<ul style="list-style-type: none"> A connectivity audit will need to take place and the completed form sent to Icon Water. <i>See further details below.</i>
Approved Product List (APL)	<ul style="list-style-type: none"> The Approved Product List has been updated to include sub-metering components and can be found on the Icon Water website.

Hydraulic configuration solution options

These are the 4 core acceptable configurations that Icon Water will accept.

Table 2: Options for Class B sub-metering

Option description	Up to six sub-meters	Up to ten sub-meters	More than ten sub-meters	Drawing reference	
Sub-meters installed in standard meter box, in manifold layout (at boundary)	Yes	No	No	SD-3351 SD-3352	SD-3354 SD-3355
Sub-meters installed in standard meter box (outside individual units)	Yes*	Yes*	No	SD-3355	SD-3357
Sub-meters installed in cabinet (at boundary)	Yes	Yes	Yes	SD-3353	SD-3356
Sub-meters installed in cabinets (at boundary and at internal intervals)	No	No	Yes	SD-3356	SD-3358

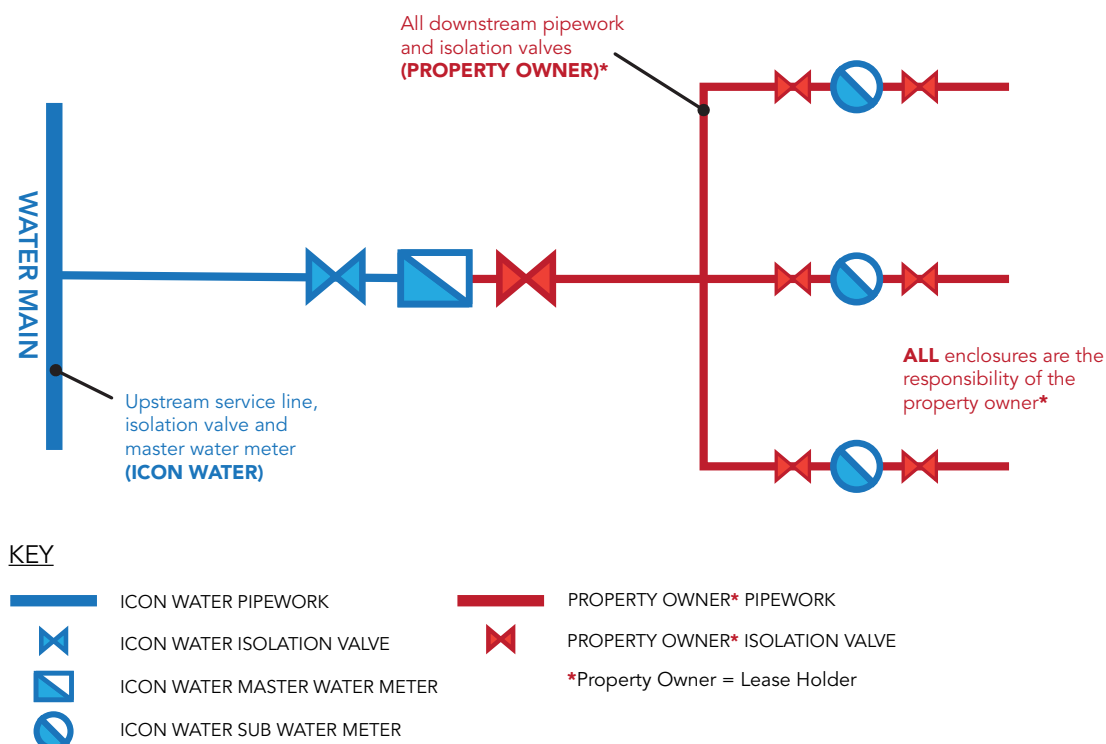
*Additional Body Corporate meter considered adjacent and downstream of master meter.

Dual occupancies shall not be sub-metered and shall have two separate connections to the water network (one for each dwelling) refer to Icon Water SD Series Drawings.

Asset ownership for sub-metering arrangements

Icon Water does not own or maintain any infrastructure downstream of the outlet of the master meter, including pits and cabinets, except for sub-water meters issued by Icon Water. Further detail can be found in the *STDSP-E-M-006 Property Service Connections and Water Meters standards*.

Figure 1: Asset ownership for sub-metering arrangements



A Connectivity Audit

The Connectivity Audit Form is used to demonstrate to Icon Water that the plumber has verified each sub-meter is correctly installed and measuring flow only to the specific and agreed unit.

Icon Water will send a Connectivity Audit Form to the Development Consultant after Class B unit sub-meters have been issued – this form will be prefilled with:

- The meter serial number
- The meter size
- The unit number (if applicable)
- Cabinet number (if applicable)

The plumber is responsible for completing the audit, but the Development Consultant needs to sign and return the completed form to Icon Water.

You can find more information on this in the *STD-SPE-M-006 Property Service Connections and Water Meters standards*.



Who to contact for support

Visit our website, call our general enquiries number (02 6248 3111) or email talktous@iconwater.com.au.

