AUSTRALIAN CAPITAL TERRITORY

SPECIAL

GAZETTE

No. S24, Wednesday 12 February 1992

AUSTRALIAN CAPITAL TERRITORY

BUILDING ACT 1972

REVOCATION, ADOPTION AND MODIFICATION OF THE BUILDING CODE OF AUSTRALIA

No. 12 of 1992

Under section 24(2)(a) of the *Building Act 1972*,
I, **Terence Connolly**, hereby revoke the instrument of the adoption of the Building Code of Australia (BCA) dated 26 September 1991 and published in the ACT Special Gazette No. S105 on 1 October 1991 and adopt all of the provisions of the BCA prepared and published by the Australian Uniform Building Regulations Co-ordinating Council as set out in Schedule 1 to this instrument and as in force as at 30 September 1991 with the modifications specified in Schedule 2 to this instrument.

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Section A GENERAL PROVISIONS

Part A1 INTERPRETATION

Insert in A1.1 the following definitions:

ACT A1.1 Definitions

Private garage means-

(a) any garage of a Class 1 building;

(b) any single *storey* of a building of another Class capable of accommodating not more than 3 vehicles, if there is only one such *storey* in the building; or

(c) any separate single *storey* garage building serving another building.

Delete A1.3 and insert ACT A1.3 as follows:

ACT A1.3 Referenced Standards, etc.

A reference to a document under A1.2 is a reference to that document as listed in Specification A1.3 as amended, superseded or replaced from time to time and applying at the date of application for approval of plans for the building work.

Insert in Specification A1.3 the following:

ACT Specification A1.3
Standards Adopted by Reference.

No.	Title	Clause(s)
AS 1000	The International System of Units (SI) and its application.	ACT A2.102
AS 1100	Technical drawing.	ACT A2.102
AS 1141	Methods for sampling and testing aggregates.	
Part 41	Laboratory Polishing of aggregate using the horizontal bed machine.	ACT D2.13 ACT D2.104
AS 1200	Boilers and pressure vessels.	ACT G2.101
AS 1254	UPVC pipes and fittings for storm or surface water applications.	ACT Spec. F1.1
AS 1375	Industrial fuel-fired appliances.	ACT G2.2 ACT G2.102
AS 1397	Sheet steel and strip- Hot-dipped zinc-coated or aluminium/zinc coated.	ACT B1.3
AS 1445	Hot-dipped zinc-coated or aluminium/zinc-coated steel sheet- 76 mm pitch corrugated.	ACT B1.3
AS 1680	Code of practice for interior lighting and the visual environment.	ACT F4.101
AS 1691	Rules for the installation of domestic oil-fired appliances (SAA Domestic Oil-fired Appliances Installation Code).	ACT G2.3 ACT G2.102

ACT Specification A1.3 continued:

AS 1692	Tanks for flammable and combustible liquids.	ACT G2.2
AS 1851	Maintenance of fire protection equipment	ACT Table E5.101
AS 1940	The storage and handling of flammable and combustible liquids.	ACT G2.102
AS 2566	Plastics pipelaying design.	ACT Spec. F1.1
AS 2589	The application and finishing of gypsum plasterboard in framed dwelling construction.	ACT B1.105
AS 2601	The demolition of structures. (SAA Demolition Code).	ACT B2.101
AS 2890	Off-street parking.	ACT D3.2
AS 3666	Air handling and water systems in buildings - microbial control.	ACT Table E5.101
ACT Asbestos Removal Manual.		ACT A2.101
NOHSC Code of Practice for the safe removal of Asbestos.		ACT A2.101
SAA MH2	Metric data for building designers.	ACT A2.102
NSW Timber Marketing Act 1977 and NSW Timber Marketing Regulations 1979.		ACT B1.102

Part A2 ACCEPTANCE OF DESIGN AND CONSTRUCTION

Add ACT A2.101 as follows:

ACT A2.101 Hazardous Materials

Asbestos-based materials: The removal of asbestos-based materials in any form or in any mixture thereof, or any material containing loose asbestos including asbestos fluff insulation, asbestos sheeting, lagging, fire protection and the like, must be carried out in accordance with-

(a) the Code of Practice for the Safe Removal of Asbestos, August 1988 published by the National Occupational Health and Safety Commission; and

(b) the ACT Asbestos Removal Manual.

Add ACT A2.102 as follows:

ACT A2.102 Drawing Practice

Drawings of buildings or parts of buildings for the purpose of the BCA and ACT Appendix must conform with AS 1000, AS 1100 and SAA MH2 as appropriate.

Section B STRUCTURE

Part B1 - STRUCTURAL PROVISIONS

Delete B1.3(k)(v) and (l) and insert the following:

ACT B1.3 Construction deemed-to-satisfy

(k) **Roof construction:**

(v) **Metal** - AS 1562, AS 1397 and AS 1445.

(l) **Particleboard structural flooring** - Where used in a building for flooring, particleboard must comply with AS 1860 except that-

(i) contrary to Rule 2, Class 1 Flooring Grade particleboard flooring may be used in bathrooms, toilets and laundries in accordance with F1.7;

(ii) contrary to Rule 4, sub-floor ventilation must be in accordance with ACT F4.10; and

(iii) contrary to Rules 3.1, 3.2 and 7.1, only Class 1 Flooring Grade may be used for platform flooring in situations where particleboard is exposed to the weather during construction.

Add ACT B1.101 as follows:

ACT B1.101 Floor loading notice

In a Class 5, 6, 7, 8 or 9 building, where a floor or part of a floor of a building has been designed in accordance with AS 1170.1 to sustain a uniformly distributed live load exceeding 3 kPa, a notice in the form shown hereunder and indicating the actual loadings for which the floor has been structurally designed must be conspicuously and permanently posted in a position adjacent to such floor or such part of a floor.

DESIGNED FLOOR LOADING

Distributed .....kilograms per square metre

Concentrated .....kilograms

Note: The lettering of such notice must be embossed or cast into a metal tablet not less than 225 mm square and located not less than 1 m above floor level.

Add ACT B1.102 as follows:

ACT B1.102 Preservative treatment of timber

Treated timber is to be of the standard required by the NSW Timber Marketing Act 1977 and NSW Timber Marketing Regulations 1979.

Add ACT B1.103 as follows:

ACT B1.103 Evidence of visual stress grading

A certificate certifying that a timber member has been visually graded in accordance with Rule 1.5.1 of AS 1684 after erection and signed by:

(a) an authorised officer of the Wood Technology Division, Forestry Commission of NSW; or

(b) an authorised officer of the Department of Forestry, Australian National University,

is evidence of that fact.

Add ACT B1.104 as follows:

ACT B1.104 Rodent protection

Suitable barriers must be installed in all buildings to prevent the entry of rodents and other vermin into concealed roof spaces, wall cavities, underfloor areas and the like.

Add ACT B1.105 as follows:

ACT B1.105 Gypsum plasterboard

Gypsum plasterboard applied to walls and ceilings must comply with AS 2589.

Add B1.106 as follows:

ACT B1.106 Excavation and earthwork

All excavations and backfilling must be carried out in a safe manner, with adequate provision made for shoring, compaction and drainage.

Add ACT B1.107 as follows:

ACT B1.107 Retaining walls

Retaining walls must be provided whenever soil conditions so require to resist pressures from retained materials, surcharge loads and retained water.

Part B2 DEMOLITION

Add ACT B2.101 as follows:

ACT B2.101 Precautions during demolition

Demolition must be carried out-

(a) in accordance with AS 2601; and

(b) in such a manner and with such adequate safety precautions so as to protect the public.

Section C FIRE RESISTANCE

Part C1 FIRE RESISTANCE AND STABILITY

Delete C1.9 and insert ACT C1.9 as follows:

ACT C1.9 Class 1 and 10 buildings

The construction of Class 1 and 10 buildings must comply with Specification C1.9 except that the *external walls* of Class 10a buildings are exempt from the requirements of Clause 4 of Specification C1.9 if-

(a) the building is an open carport, pergola, unroofed terrace or the like; or

(b) the building is separated from any other building on the *site* by-

(i) an *open space* 2 m in width; or

(ii) a *common wall* with an FRL of not less than 90/90/90.

Part C3 PROTECTION OF OPENINGS

Add ACT C3.101 as follows:

ACT C3.101 Notices on fire doors and smoke doors

(a) Except in a Class 1 building or a door serving a *sole-occupancy unit* in a Class 2 or 3 buiilding, every *required* fire door or smoke door must have a notice displayed in a conspicuous position on the face of the door as follows:

(i) in the case of a *self-closing* fire door or smoke door-

> **FIRE DOOR (or SMOKE DOOR) - KEEP CLOSED**
> **Persons who interfere with the operation of this door are guilty of an offence under the Fire Brigade Act.**

(ii) in the case of a fire door or smoke door incorporating a magnetic hold/release device-

> **FIRE DOOR (or SMOKE DOOR) ON MAGNETIC HOLD/RELEASE- DO NOT PREVENT CLOSING**
> **Persons who interfere with the operation of this door are guilty of an offence under the Fire Brigade Act.**

(b) In any notice displayed in accordance with (a)-

(i) the words FIRE DOOR, SMOKE DOOR, KEEP CLOSED, ON MAGNETIC HOLD/RELEASE DEVICE, DO NOT PREVENT CLOSING must be in letters not less than 20 mm in height;

(ii) all other letters and figures in the remainder of the notice must be not less than 3 mm in height; and

(iii) the notice must be clearly legible with lettering of a colour contrasting with the background embossed or cast into a permanent plate securely and permanently fixed to the door.

Section D ACCESS AND EGRESS

Part D1 PROVISION FOR ESCAPE

Delete D1.1 and insert ACT D1.1 as follows:

ACT D1.1 Application

This Part applies to-

(a) all buildings except Class 10 buildings; and

(b) Class 1 buildings and within *sole-occupancy units* of Class 2 and Class 3 buildings - only in the case of:

D1.6(f)(iv) - Dimensions of exits.

Insert D1.3(c) as follows:

ACT D1.3 Fire isolated exits from basements

(c) **Basements**- At least one *required* stairway must be fire-isolated, and-

(i) if more than 2 *exits* are *required*, all *required* stairways except one must be fire-isolated; and

(ii) if the basement is used for the repair or accommodation of motor vehicles, all *required* stairways must be fire-isolated.

Add ACT D1.101 as follows:

ACT D1.101 Notices in fire-isolated stairs

(a) Every *fire-isolated stairway* must have a notice displayed in a conspicuous position at the landing on each *storey* level to the effect of the following:

OFFENCES RELATING TO FIRE STAIRS

Under the Fire Brigade Act it is an offence to:

1. Place anything in this stairway or any associated passageway leading to the exterior of the building which may impede the free passage of persons;
2. Interfere with or cause obstruction or impediment to the normal operation of fire doors providing access to this stairway; or
3. Remove, damage or otherwise interfere with this notice.

(b) In any notice displayed in accordance with (a)-

(i) the words "OFFENCES RELATING TO FIRE STAIRS" must be in letters not less than 20 mm in height;

(ii) all other letters and figures in the remainder of the notice must be not less than 3 mm in height; and

(iii) the notice must be clearly legible with lettering of a colour contrasting with the background embossed or cast into a permanent plate securely and permanently fixed to the wall.

Part D2 CONSTRUCTION OF EXITS

Delete D2.1 and insert ACT D2.1 as follows:

ACT D2.1 Application

Except for D2.9, D2.13, D2.15(b). D2.16. D2.17(a) and (b), and ACT D2.102, this Part does not apply to-

(a) a Class 1 or Class 10 building; or

(b) the internal parts of a *sole-occupancy unit* in a Class 2 or Class 3 building, or a Class 4 part.

Add ACT D2.9(c) as follows:

ACT D2.9 Width of stairs and corridors

(c) The width of a *required* stairway and a corridor must be not less than 850 mm.

Delete D2.13(b)(v) and insert ACT D2.13(b)(v) as follows:

ACT D2.13 Treads and risers

(b) (v) treads which have a non-slip finish or a suitable non-slip strip near the edge of the nosings that meet the requirements of AS 1141.41, excluding clauses 10(g) to 10(k), and a minimum polished frictional value of not less than 45;

Delete Table D2.13 and insert ACT Table D2.13 as follows:

ACT Table D2.13
RISER AND GOING DIMENSIONS

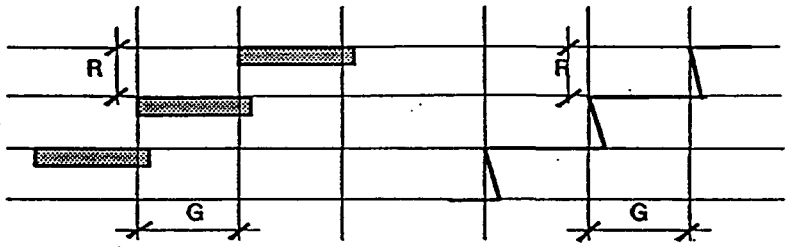
	RISER (R) Max	RISER (R) Min	GOING (G)[b] Max	GOING (G)[b] Min	QUANTITY 2R+G Max	QUANTITY 2R+G Min
Public stairs..	190	115	355	250	700	550
Private stairs..	190	115	355	240	700	550

Note: (a) *Private stairs* are-

(i) stairs in a Class 1 or 10 building;

(ii) stairs in a *sole-occupancy unit* in a Class 2 building or Class 4 part; and

(iii) in any building, stairs which are not part of a *required exit* and to which the public do not normally have access.



Note: (b) The going in tapered treads (as in a curved or spiral stair) is measured-

(i) 270 mm in from the outer side if the flight is less than 1 m wide;

(ii) 270 mm from each side if the flight is 1 m or more wide,

and must be not less than 50 mm at the narrow end.

Delete D2.16(a), (d) and (f) and insert ACT D2.16(a), (d) and (f) as follows: Amdt 2

ACT D2.16 Balustrades

(a) Except as provided in (h), a continuous balustrade must be provided along the side of any stairway or ramp, or any corridor, hallway, balcony, access bridge, trafficable roof, or the like, to which access is provided, if-

(i) it is not bounded by a wall; and

(ii) the change in level is more than 1 m, or 5 risers in the case of a stairway, from the floor or ground surface beneath,

except at the perimeter of a *stage*, rigging loft, loading dock, an area accessible only to maintenance staff, or the like.

(d) At balconies, access bridges or trafficable roofs, where the change of level is not more than 3 m, a balustrade satisfies (b) if-

(i) it has a height of not less than 1 m above the balcony floor; and

(ii) the space between balusters or the width of any opening in the balustrade is not more than 125 mm except where the space between rails or the height of the opening is not more than 125 mm.

(f) At balconies, access bridges or trafficable roofs, where the change of level is more than 3 m, a balustrade satisfies (b) if-

(i) it has a height of not less than 1 m above the balcony floor; and

(ii) the space between balusters or the width of any opening in the balustrade is not more than 125 mm except where the space between rails or the height of the opening is not more than 125 mm; and

(iii) all parts of the balustrade more than 150 mm and less than 760 mm from the floor or nosings are vertical or otherwise do not provide a toe-hold; and

(iv) it does not have any openings more than 100 mm wide within 150 mm of the floor level.

Add ACT D2.21(e) and (f) as follows:

ACT D2.21 Operation of latch

(e) a lever handle type latch is *required* for special purpose areas, such as spray paint areas, laboratories and assembly buildings..

(f) a door serving as an *exit* in a Class 9b building, except schools, *early childhood centres*, preschool and religious buildings, must in addition to the requirements of D2.21, where the opening provides egress from a *storey* or room deemed to accommodate more than 100 persons in accordance with Table D1.13, be fastened by suitable panic bolts or other suitable fastenings which must:

(i) be placed not less than 900 mm and not more than 1100 mm above the floor level; and

(ii) permit the door to yield to normal pressure when applied in the direction of egress.

Add ACT D2.101 as follows:

ACT D2.101 Stairs serving small areas

A stair, in a Class 1 building, within a *sole-occupancy unit* in a Class 2 building or Class 4 part, providing access to a mezzanine, attic, storeroom or similar small area which does not exceed 50 m^2 in *floor area* need not meet the requirements of Part D2 provided the-

(a) minimum head room clearance is at least 2 m;

(b) minimum unobstructed width is at least 750 mm;

(c) minimum width of the going at the midway point of the width of stair is at least 230 mm; and

(d) riser/going relationship conforms with an acceptable stairslope appropriate for its use.

Add ACT D2.102 as follows:

ACT D2.102 Minimum size of doorways

In a Class 1 building and a *sole-occupancy unit* in a Class 2 or 3 or Class 4 part of a building, a doorway must be not less than 600 mm wide if it provides access to a-

(a) bathroom, shower room or water closet; or

(b) pantry, storeroom, or the like.

Add ACT D2.103 as follows:

ACT D2.103 Paving surfaces in public areas

Paving and floor surfaces in public areas, such as collonades, arcades and entrance lobbies, must have a non-slip finish which meets the requirements of AS 1141.41, excluding clauses 10(g) to 10(k), and has a minimum polished frictional value of not less than 40.

Part D3 ACCESS FOR PEOPLE WITH DISABILITIES

Add ACT D3.2(d) as follows:

ACT D3.2 Access to buildings

(d) a carparking space set aside for people with disabilities satisfies D3.4 if it complies with AS 2890.1.

Section E SERVICES AND EQUIPMENT

Part E1 FIRE-FIGHTING EQUIPMENT

Add ACT E1.3(b)(iv) and (v) as follows:

ACT E1.3 Fire hydrants

(b) (iv) be located to suit ACT Fire Brigade operation procedures and must not be more than 90 m from any part of a building; and

(v) have a copper-alloy wheel operated valve designed to open by a counter-clockwise rotation and fitted with "Storz" type couplings suitable for connection to ACT Fire Brigade equipment.

Delete E1.7 and insert ACT E1.7 as follows:

ACT E1.7 Fire and smoke alarms

A suitable fire and smoke alarm system complying with Specification E1.7 must be installed in:

(a) a Class 2 building containing more than 3 residential *storeys* and containing 20 or more *sole-occupancy units.*

(b) a Class 3 building-

(i) of more than 2 *storeys* and which provides sleeping accommodation for more than 12 persons in other than the ground *storey;*

(ii) where the *floor area* of the building exceeds 1000 m^2 and where the entrance doorway of any *sole-occupancy unit* is more than 6 m from a road or *open space;* or

(iii) provides accommodation for the aged, children or people with disabilities;

(c) every Class 5 or 6 building and any Class 4 part therein:

(i) where the building is of more than 3 *storeys*; or

(ii) where the *floor area* of the building exceeds 1000 m^2;

(d) every Class 7 or 8 building and any Class 4 part therein:

(i) where the building is of more than 3 *storeys*; or

(ii) where the *floor area* of the building exceeds 1500 m^2;

(e) every Class 9a building; and

(f) every Class 9b building-

(i) where the building provides accommodation for 500 persons or more, calculated in accordance with Table D1.13, in any *storey;* or

(ii) where the building provides accommodation for 100 persons or more, calculated in accordance with Table D1.13, in other than the ground *storey.*

ACT Specification E1.5
Fire sprinkler systems

Substitute clause 2 with:

2. Adoption of AS 2118

In addition to the requirements of AS 2118, all sprinkler valve rooms and enclosures containing boosters must be locked and keyed to the ACT Fire Brigade Sprinkler Master Key System.

ACT Specification E 2.6
Smoke exhaust systems

Substitute clause 4(c)and add 4(d), (e) and (f) as follows:

4. Location of exhaust outlets

(c) discharge directly to the outside through suitable terminal fittings-

(i) positioned at least 5 m from any openable *window*, air intake opening or boundary with an adjoining *site;* and

(ii) at least 2 m above any road surface, pavement level, public space, open balcony or the like and if less than 3 m directed at a minimum angle of 30° above the horizontal,

or otherwise in a manner that will not spread fire or smoke to adjacent *fire-compartments* or buildings;

(d) outlets must be designed and constructed to take into account under all conditions of normal operation the effects of wind, adjacent structures and other factors so that the exhaust capacity of fans is not reduced below the requirements of figure 2 of this Specification;

(e) exhaust air deemed to be obnoxious in accordance with the AS 1668.2 must be discharged to the outside of the building in accordance with the rule 3.11.2 of AS 1668.2; and

(f) external openings for fresh air and outside air intake located-

(i) at least 2 m above finished ground level of any road surface, pavement level, public space, open balcony or the like; and

(ii) at least 600 mm above finished ground level in any other case,

satisfies the requirements of rules 2.1.1 of AS 1668.1and 3.2 of AS 1668.2.

Part E5 MAINTENANCE OF SAFETY INSTALLATIONS

Delete E5.2 and insert ACT E5.2 as follows:

ACT E5.2 Maintenance requirements

Safety installations in buildings must be adequately maintained in good order by adequate inspections, testing procedures and maintenance work.

Add ACT E5.101 as follows:

ACT E5.101 Maintenance deemed-to-satisfy

Maintenance inspections, testing, procedures and maintenance work carried out in accordance with ACT E5.102, ACT E5.103 and ACT Table E5.101 satisfies ACT E5.2.

Add ACT E5.102 as follows:

ACT E5.102 Maintained items

The inspection, testing and maintenance in good working order must be carried out:

(a) in accordance with ACT Table E5.101;

(b) by a person who is competent to carry out the inspection, testing and maintenance;

(c) recorded and accounted for in a log book in accordance with ACT E5.103; and

(d) in the following cases:

(i) *required automatic* fire doors, fire *windows* and fire shutters;

(ii) a *required fire main* or *hydrant*;

(iii) a lift installation;

(iv) a *required* emergency lighting installation;

(v) a *required automatic* fire sprinkler installation;

(vi) parts of an air-handling system that are subject to E2.4, E2.5 and E2.7;

(vii) a *required* smoke exhaust system;

(viii) a *required automatic* fire detection and alarm installation.

(ix) a *required* emergency warning and intercommunication system.

Add ACT E5.103 as follows:

ACT E5.103 Logbooks

A logbook *required* by ACT E5.102 must:

(a) be kept in a suitable fire-resistant location when not in actual use and be accessible for inspection at all reasonable times; and

(b) record for each of the maintained items, whether or not other records are required by any applicable Australian Standard;

(i) the date of the inspection or test;

(ii) the identity of the person making the inspection or test;

(iii) the identity of the maintained item inspected or tested;

(iv) whether the maintained item was in good working order; and

(v) if the maintained item was not in good working order, any remedial work carried out, completed and inspected or tested; and

(vi) the result of the inspection or test.

(c) be retained by the owner for checking for such a period so that for any maintained item the record of the two previous inspections will be available at any time; and

(d) contain all relevant documents pertaining to the approval granted pursuant to the provisions of the Building Act.

Add ACT Table E5.101 as follows:

ACT Table E5.101
SCHEDULE OF MAINTAINED ITEMS

Item to be inspected or tested	Nature of inspection and/or test	Frequency of inspection and/or test
Opening protection		
A fire door, fire *window* and fire shutter where any such element is *required* to be installed in the particular opening concerned.	Operate and inspect for compliance with the provisions of Section C	AS 1851.7
Egress		
(a) *Exits* and paths of travel including doors and doorways, *exit* signs.	Inspect to ensure compliance Sections D and E.	Monthly
(b) *Required* handrails and balustrades.	Inspect for compliance with the requirements of ACT D2.16 and D2.17.	Annually
(c) Arrangements for safe egress in buildings with special security provisions.	Inspect to ensure the requirements of ACT D2.21 are being complied with.	Weekly
(d) Fail-safe release locking devices.	Inspection and testing to ensure the devices operate effectively.	Weekly
Signs		
(a) Signs concerning use of lifts in the event of fire and fire doors and stairs.	Inspect for legibility and installation in compliance with Figure E3.3.	Annually
(b) *Exit* signs illumination		
Internally illuminated signs	Check that the lamp fitted matches the prescribed lamp rating marked on the sign fitting and in the logbook.	AS 2293.2
Externally illuminated signs	Check that illumination is not less than required by E4.	AS 2293.2
Emergency lighting		
Required emergency lighting	Inspect and maintain in accordance with the requirements of AS 2293.2.	AS 2293.2
Fire-fighting equipment		
(a) *Required fire mains* with associated valves, pumps, booster connections and the like.	As prescribed in AS 1851.3 as though the maintained item is required by that Standard as a wet-pipe and booster system.	AS 1851.3 & 4 as required.
(b) *Required* portable fire extinguishers.	*Required* portable fire extinguishers as prescribed in AS 1851.1.	AS 1851.1

ACT TABLE E5.101 continued:

Item to be inspected or tested	Nature of inspection and/or test	Frequency of inspection
Fire-fighting equipment continued:		
(c) *Required* fire hose reels.	*Required* fire hose reels as prescribed in AS 1851. 2.	AS 1851.2
(d) *Required hydrants*.	As prescribed in AS 1851.4 as though they are required by the Standard, to the extent that the provisions of that rule can be applied.	AS 1851.4
Sprinklers		
(a) *Required* sprinkler installations.	As prescribed in AS 1851.3	AS 1851.3
(b) Plans of risk and emergency instructions.	Inspect for presence and legibility to comply with the provisions of rule 8.3, 8.4 and 8.5 of AS 2118.	AS 1851.3
Air-handling systems		
(a) Fans, dampers, filter controls and other air-handling equipment.	As prescribed in AS 1851.2	AS 1851.6
(b) Cooling towers, evaporative condensers, warm water storage and spa pools.	Inspect and check for bacterial concentrations associated with Legionnaires disease.	Quarterly - AS 3666
Smoke exhaust systems		
(a) Fan capacities and operation.	As prescribed in AS 1851.2	AS 1851.6
(b) Compartmentation.	As prescribed in AS 2665.	Quarterly
(c) Location of fans and discharge.	As prescribed in ACT Specification E2.6.	Quarterly
Automatic fire alarms		
(a) *Required automatic* fire alarms.	As prescribed in rule 214 of AS 1670 as appropriate.	AS 1851. 8
(b) Special situations and precautions and outdoor applications.	Inspect for compliance with rules 2.4.4, 3.3.7 and 5.5 of AS 1670 as the case may require.	AS 1851.8
(c) Tubular and pressure wave systems.	Inspect for compliance with rule 3.4(b) of AS 1670.	AS 1851.8
(d) Protection of lines of wire with melting elements.	Inspect for compliance with rule 3.5(e) of AS 1670.	AS 1851.8
(e) Compartmentation of roofs and ceilings.	Ascertain for compliance with rule 4.6 of AS 1670.	AS 1851.8
(f) Loss of power to master alarm-actuating device.	Test for (simulated) loss of power and compliance with rule2.5.8 of AS 1670.	AS 1851.8

ACT TABLE E5.101 continued:

Item to be inspected or tested	Nature of inspection and/or test	Frequency of inspection and/or test
Automatic fire alarms continued:		
(g) Self-resetting current-limiting device for storage batteries.	Operate and inspect for proper operation and compliance with rule 2.7.2 of AS 1670.	AS 1851.8
(h) Clearances	Inspect for compliance with rule 2.10.8 of AS 1670.	AS 1851.8
Lifts		
Lifts and associated equipment for operation in event of emergency.	Operate under simulated emergency conditions and check for compliance with the provisions of E3.4.	AS 1735
Fire protection - structure		
Compartmentation and fire protection of structural members.	Ascertain that any work performed or any occurence, accidental or otherwise, has not resulted in any reduction in the fire-resistance rating or other fire protection provision of any part of the building installed as required by the BCA and ACT Appendix.	Annually

Section F HEALTH AND AMENITY

Part F1 DAMP AND WATERPROOFING

Delete F1.1 and insert ACT F1.1 as follows:

ACT F1.1 Drainage

(a) The construction of a drainage system and the position and manner of discharge of a stormwater drain must not-

(i) result in the entry of water into a building;

(ii) affect the stability of a building; or

(iii) create any unhealthy or dangerous condition on the *site* or within a building.

(b) Stormwater drainage satisfies (a) if it is designed in accordance with ACT Specification F1.1 and-

(i) where the *site* is provided with a stormwater main tie or a connection to a gutter or stormwater channel, any stormwater drain provided is connected to and discharged at that tie or connection; except that,

(ii) any paving, building or structure with a surface or roof area less than 40 m^2 from which rainwater is discharged at any point greater than 3 m from any boundary of the *site*, in a manner which avoids a concentrated flow of runoff, need not be connected to a stormwater tie, gutter or channel; and

(iii) underground stormwater drains may be omitted provided stormwater drainage and runoff is collected and channelled to the point of discharge by suitable gutters, channels, paving of adequate dimension and falls and with suitable sumps and connections.

Add ACT F1.101 as follows:

ACT F1.101 Shower and bath enclosures

Shower and bath enclosures must comply with ACT Specification F1.101.

Add ACT Specification F1.1 as follows:

ACT Specification F1.1
STORMWATER DRAINAGE

1. Scope

This specification describes the design and method of installation of stormwater systems.

2. Design standards

The gutter and downpipe sizes specified in clause 3 are deemed to be adequate for-

(a) eaves, gutters and downpipes - a 20 year Average Recurrence Interval (ARI) rainfall intensity over a 5 minute duration of 137 mm/hour,

(b) internal box gutters and downpipes - 1 in 100 year rainfall intensity over a 5 minute period of 194 mm/hour.

3. Gutter and downpipe sizes

Gutters and downpipes satisfy the design standards in clause 2 if they provide-

(a) internal box gutters - 200 mm^2 per m^2 of roof area served;

(b) eaves gutters - 150 mm^2 per m^2 of roof area served;

(c) downpipes serving internal box gutters - 100 mm^2 per m^2 of roof area served; and

(d) downpipes serving eaves gutters - 70 mm^2 per m^2 of roof area served,

and where gutter overflows for the discharge of stormwater are provided in box gutters and concealed eaves gutters where otherwise there would be a danger of internal flooding of the building.

4. Construction of stormwater drains

(a) Suitable stormwater drains, gutters or channels must be provided to convey the water collected in accordance with Part F1 to the point of discharge.

(b) Stormwater drainage lines construction must be:

(i) of brick, stone, concrete, vitreous clay (VC), unplasticised poly vinyl chloride (UPVC), fibre reinforced concrete (FRC), glass reinforced plastic (GRP), high density polyethelene (HDPE) conforming with AS 1254;

(ii) with internal diameter not less than 90 mm;

(iii) with regular falls and at a depth of not less than 300 mm below the finished ground level, or in the case of UPVC pipes, in accordance with AS 2566;

(iv) with area in cross-section of not less than 25 mm^2 per m^2 area served;

(v) where pipes exceed 150 mm internal diameter, with inspection openings or pits at each junction; and

(vi) with junctions made so that the upstream angle is not greater than 60°.

(c) Stormwater drainage systems must provide separate drainage of each *site* to the point of discharge.

(d) Where within or external to any building:

(i) oil, grease, petrol or liquid trade waste discharges onto an area drained by a stormwater system, a suitable interceptor trap must be installed and maintained in the stormwater drain before the tie with the stormwater main, gutter or channel;

(ii) interceptor traps so installed must be constructed such that:

(A) they are aerially disconnected from the inside of any building and ventilated to the outer air; and

(B) they are accessible for inspection and cleansing purposes.

(e) Where ground or surface water is discharged into the stormwater main, the drainage system must trap silt at a location before the point of discharge to the stormwater main, gutter or channel.

(f) Where the floor level of a *storey* has been constructed below the natural ground level or where a raising main is provided to discharge stormwater to the stormwater tie-

(i) suitable pumping facilities and/or overflow pumps may be required to prevent the entry of water into the building;

(ii) direct drainage of basements into the stormwater main is not permitted; and

(iii) floor washdown water is to be pumped up to a level above the overflow relief gully and directed to the sewer main.

5. Ground levels

(a) The finished ground level under the building must be. unless other provisions have been made to prevent water entering that area, levelled and graded so as to prevent pooling of water under the building.

(b) The level of ground floors is to be such that the lowest floor waste fitting is a minimum of 150 mm above the level of the overflow relief gully (ORG) and the ORG level must be a minimum of 50 mm above a sewage overflow path in the case that the area surrounding the ORG is paved, or 150 mm above the overflow path if not paved.

Add ACT Specification F1.101 as follows:

ACT Specification F1.101
SHOWER AND BATH ENCLOSURES

1. Scope

This specification describes the method of construction of shower and bath enclosures.

2. Construction

(a) Shower and bath enclosures must be lined with impervious materials, constructed to prevent leaks and to ensure that moisture is prevented from adversely affecting the substrata and supporting structure.

(b) The shower base must be-

(i) secured and adequately supported;

(ii) provided with watertight joints and adequate flashings;

(iii) turned up at least 100 mm behind the wall lining where constructed of non-corrosive sheet metal; and

(iv) completed with an appropriate finish and graded to the outlet.

Part F2 SANITARY AND OTHER FACILITIES

Insert in Table F2.1 as follows:

ACT Table F2.1
Provision of sanitary and other facilities

Class 3: Add (d) as follows:

(d) additional sanitary facilities to meet the needs of visitors to common rooms, dining rooms or similar areas of Class 3 buildings must be provided, consisting of:

(i) for females, one water closet for every 100 residents, or part thereof, to a maximum of 4 water closets;

(ii) for males, one water closet and one urinal stall for every 200 residents, or part thereof, to a maximum of 2 water closets and two urinal stalls; and

(iii) wash basins adjacent to every water closet and urinal stall, in the proportion of one wash basin to every two water closet pans and one wash basin for every two urinal stalls, or parts thereof.

Part F3 ROOM SIZES

Delete F3.2 and insert ACT F3.2 as follows:

ACT F3.2 Reduced height permissible

(a) The heights of rooms may be reduced if the reduction does not unduly interfere with the proper functioning of the room in-

(i) attic rooms;

(ii) rooms with a sloping ceiling or projection below ceiling line; or

(iii) other rooms or spaces.

(b) A reduced height of not less than 2 m and extending over not more than 20% of the *floor area* of the room, satisfies (a).

Add ACT F3.101 as follows:

ACT F3.101 Carparking facilities

The design and layout of carparking facilities in buildings and surface carparks including parking spaces and aisle dimensions, parking arrangements, vehicle turning paths and ramp gradients, access driveways and approaches, queuing areas and headroom clearances must comply with AS 2890.1.

Part F4 LIGHT AND VENTILATION

Add ACT F4.5(c) as follows:

ACT F4.5 Ventilation of rooms

(c) kitchen exhaust hoods, exhaust fans and ducts from hotplates and wall ovens, installed to remove air laden with grease generated by cooking must be constructed of *non-combustible* materials in accordance with AS 1668 and be ducted to the outside air at a safe point of discharge.

Delete F4.10(b)(i) and insert ACT F4.10(b)(i) as follows:

ACT F4.10 Sub-floor ventilation

(b) (i) an adequately cross-ventilated space is provided of not less than 200 mm in depth between the lowest part of the floor, if suspended, and the ground surface, and evenly distributed openings in the *external walls* with an unobstructed area of not less than 2100mm^2 per metre of the total perimeter of the subfloor area.

Add ACT F4.11(c) as follows:

ACT F4.11 Public carparks

(c) the requirements of AS 1668 Part 2 may be modified to operate at 40% of the required air flow rate when the building is occupied if:

(i) the exhaust system is capable of extracting air at a rate of at least 10 litres per m^2 of *floor area*;

(ii) a carbon monoxide (CO) monitoring system is installed which adjusts the mechanical exhaust air flow rate to maintain a CO level at less than 50 ppm;

(iii) the CO monitoring system is provided with an audio and visible alarm to warn drivers and to indicate when the level of CO exceeds 50 ppm;

(iv) the CO monitoring system is powered similar to an emergency lighting system; and

(v) a manual override is provided to the control system.

Add ACT F4.101 as follows:

ACT F4.101 Level of artificial lighting

Where artificial lighting is installed in a building:

(a) the artificial lighting satisfies F4.4 if it complies with AS 1680; | Amdt 2

(b) a reference to "mounting height" in AS 1680 is, for the purposes of this subclause, a reference to the height measured from floor level to the centre of the light source.

ACT F4.102 * * * * * | Amdt 2

Add ACT F4.103 as follows:

ACT F4.103 Flyscreening

Flyscreening must be provided-

(a) except in Class 10 buildings - to all permanent ventilation openings;

(b) in Class 1, 2 and Class 4 parts of buildings - to external openable *windows* in-

  (i) water closets, bathrooms containing water closet pans; and

  (ii) laundries and kitchens;

(c) in Class 3, 5, 6, 7, 8 and 9 buildings - to external openable *windows*, doors and other openings to-

  (i) water closets, toilet rooms, laundries, bathrooms and shower rooms; and

  (ii) kitchens and dining rooms; and

(d) by means of-

  (i) flyscreen mesh fitted over the entire area of opening;

  (ii) tight fitting *self-closing* or *automatic* doors; or

  (iii) a mechanically operated air curtain or other suitable device.

Part F5 NOISE TRANSMISSION AND INSULATION

Delete F5.1 and insert ACT F5.1 as follows:

ACT F5.1 Application

This Part applies to-

(a) Class 2 and 3 buildings; and

(b) the installation of domestic air-conditioners, spa and swimming pool pumps, heaters and filter units, associated with Class 1, 2, 3 and 10 buildings.

Section G ANCILLARY PROVISIONS

Part G1 MINOR STRUCTURES AND COMPONENTS

Add ACT G1.1(c), (d) and (e) as follows:

ACT G1.1 Swimming Pools

(c) Indoor or outdoor permanent bathing, wading and swimming pools must-

(i) where the capacity of the pool exceeds 10 m^3-

(A) be of the recirculation type in which the water circulation is maintained through the pool by pumps, the water drawn from the pool being clarified and disinfected before being returned to the pool;

(B) have an outlet sump with antivortex cover or grating and have a skimming weir or overflow gutter or channel at high water level; and

(C) have means of egress provided in the form of ladders, steps in the floor of the pool or a ramp;

(ii) pools must be capable of being completely emptied and any discharge or overflow and pool backwash filter must be connected to the sewer drainage system;

(iii) pools must be watertight with smooth surfaces of non-absorbent, non-slip material, light in colour and with rounded corners to facilitate cleaning;

(iv) any surrounding concourses must be graded away from the pool;

(v) diving boards must-

(A) have a non-slip surface;

(B) up to 1 m above water level, be only installed where the depth for diving is not less than 2600 mm; and

(C) over 1 m and up to 3 m above water level, be only installed where the depth for diving is not less than 3000 mm.

(d) Pools in or forming part of buildings other than Class 1 buildings-

(i) where in any part of the pool the depth is less than 1500 mm, the floor grade must not exceed a slope of 1 in 20;

(ii) permanent signs must be displayed on the side of the pool showing the depth in 300 mm intervals at the deep and shallow ends.

(e) Luminaires and fixed electrical appliances such as filter pumps located in the pool area must be permanently connected except where it is necessary to remove such equipment for servicing, connection may be made with a water resistant plug socket located-

(i) at a height of not less than 450 mm above the maximum water level or above the coping of the pool; or

(ii) for an above-ground pool, at a height of not less than 450 mm above ground level, at a distance not less than 1 m from the water's edge.

Add ACT G1.101 as follows:

ACT G1.101 Dividing fences

A dividing fence erected on or near the boundary between two adjoining parcels of land, means, for the purposes of the *Dividing Fences Act*-

(a) a basic urban fence if a timber paling fence of a height of 1.5 m above finished ground level and consisting of-

(i) reinforced spade-end precast concrete posts spaced at 2.4 m;

(ii) 75 x 50 mm hardwood rail located at top and bottom of fence and bolt fixed to posts; and

(iii) 100 x 12 mm hardwood palings nailed to rails.

(b) a basic rural fence if a wire fence of a height of 1.2 m above finished ground level and consisting of:

(i) Intermediate post - steel line posts spaced at 4 m intervals.

Strainer post - hardwood post spaced at 40 m intervals with hardwood bracing at corners.

(ii) 3 mm galvanised steel wire at top and bottom and at intermediate of fence; and

(iii) 1060 mm wide x 40 mm mesh size galvanised wire netting.

Add ACT G1.102 as follows:

ACT G1.102 Flammable liquids stores

The construction of storage facilities for the keeping of flammable liquids and dangerous goods as defined under the provisions of the Dangerous Goods Act must comply with-

(a) all other relevant provisions of the BCA and ACT Appendix; and

(b) the relevant rules of AS 1940, except that if the separation distance prescribed in Tables 3.1, 3.2 and 4.4 cannot be met, a screen wall with an FRL of at least 120/120/120 and having the prescribed distance should be provided so as to prevent the spread of fire.

Add G1.103 as follows:

ACT G1.103 Awnings and projections

Every awning, projection or the like, attached to, or supported from a building other than a Class 1 or 10 building must-

(a) comply with B1.1;

(b) have all supporting members constructed of *non-combustible* material or be lined on the underside with *non-combustible* material;

(c) if it has a roof, be covered with *non-combustible* or fire-retardant material which is impervious to moisture;

(d) if projecting over a boundary onto or over unleased land-

(i) in no part be less than 2.7 m above finished pavement or finished ground level;

(ii) be set back not less than 750 mm from any kerb or the edge of any place accessible to vehicles; and

(iii) where the height to the underside of the awning is at least 3.8 m above finished pavement or ground level, the awning may align with, but not project beyond, the kerb or the edge of any place accessible to vehicles; and

(e) not have any signs or other attachments projecting lower than 2.3 m above the finished pavement or ground surface.

Add ACT G1.104 as follows:

ACT G1.104 Garbage facilities

(a) An allotment with up to seven Class 1 buildings must be provided with individual domestic garbage bin storage spaces, or one or more bin enclosures-

(i) with at least one garbage bin space with minimum dimension of 600 mm wide x 600 mm deep x 700 mm high for each building or each *sole-occupancy unit* within the building;

(ii) located in a position accessible at all times by waste collectors and immediately adjacent to a suitable vehicular roadway.

(b) An allotment with more than seven Class 1 buildings and every Class 2 to 9 building must be provided with one or more enclosed storage areas to accommodate one or more commercial waste containers-

(i) with a hard-paved floor area graded to a sump connected to the sewer and with a water tap to facilitate cleaning and with an apron graded 1:20 to the access road; and

(ii) located in a position accessible at all times to motorised waste compaction vehicles from a suitable roadway; and

(iii) with minimum dimensions to suit any of the following waste containers as necessary:

No. of Containers	Container size	Enclosure dimension (internal)
1	1.5 m^3	3 m x 2.3 m x 1.8 m high
2	1.5 m^3	5 m x 2.3 m x 1.8 m high
1	2.3 m^3	3 m x 3 m x 1.8 m high
2	2.3 m^3	5 m x 3 m x 1.8 m high
1	3 m^3	3 m x 4 m x 1.8 m high

Note: The selection of the size of waste container will depend on the anticipated amount of waste generated from the building and may be determined in accordance with guidelines prepared by City Engineering Section, Department of Urban Services.

(c) Where storage space for a motorised waste compaction vehicle is provided in a building, that space must have-

(i) dimensions of at least 3.6 m wide x 9.0 m length x 3.8 m minimum height clearance;

(ii) a floor surface-

(A) with gradient in any direction not exceeding 1 in 20;

(B) capable of withstanding the loads imposed during the operation of a motorised waste compaction vehicle; and

(iii) suitable access roadways, ramps and turning areas providing access to the storage area.

(d) A roadway in the form of a through laneway or cul-de-sac with turning area satisfies ACT G5.101(a)(b) and (c) if it-

(i) withstands the loads imposed during the operation of a motorised waste compaction vehicle; and

(ii) provides-

(A) a minimum width of 4.5 m for a one-way straight road or 5 m for a cul-de-sac;

(B) a minimum internal radius of 8.5 m;

(C) a miinimum inside radius on all curves of 10 m; and

(D) a maximum gradient of 1 in 8.

Part G2 HEATING APPLIANCES, FIREPLACES, CHIMNEYS AND FLUES

Add ACT G2.2(d) and (e) as follows:

ACT G2.2 Installation of appliances

(d) An industrial fuel-fired appliance: AS 1375;

(e) storage tanks and other associated fittings: AS 1692, as applicable for tanks in category 1 only.

Add ACT G2.3(e) as follows:

ACT G2.3 Open fireplaces deemed to comply

(e) in the case of a solid-fuel burning appliance in which the fuel burning compartment is not enclosed-

(i) a flue constructed of cast iron, cellulose fibre reinforced cement not less than 9.5 mm thick, galvanised steel not less than 1.2 mm thick or such other material of at least equivalent strength and durability, installed in accordance with Section 6 of AS 1691, as though it is a flue connected to an oil heating appliance;

(ii) the heat producing appliance installed to allow ample air circulation and ventilation;

(iii) footings and floor structures strengthened as necessary for the imposed load of the fireplace so as to maintain structural adequacy; and

(iv) roof penetrations for flues treated in such a manner so as to not impair the structural adequacy of the roof and to be weatherproof.

Add ACT G2.101 as follows:

ACT G2.101 Boilers

(a) A boiler to which AS 1200 applies, must be provided with a flue and both must be installed in accordance with the relevant rules of the appropriate Standard.

(b) In relation to any boiler or furnace installed within or forming part of a buildinc·

(i) every part of a floor under or within a distance of 1800 mm from a boiler or furnace must be constructed of materials having an FRL of 120/120/120;

(ii) every part of a wall within a distance of 1800 mm and every part of a ceiling or roof above and within a distance of 1800 mm from any boiler or furnace must be of *non-combustible* material; and

(iii) where the heating unit is self-insulated the provisions of clause G2.101(b)(ii) need not apply.

Add ACT G2.102 as follows:

ACT G2.102 Chimneys and flues

(a) A flue must not be used to convey the hot products of combustion from more than one appliance or fireplace except in the case of-

(i) boilers referred to in ACT G2.101 where AS 1200 permits otherwise;

(ii) oil-fired appliances referred to in ACT G2.2, where AS 1691, AS 1375, or AS 1940 permits otherwise; or

(iii) open fireplaces and solid-fuel burning appliances referred to in G2.2 where AS 2918 permits otherwise.

Dated this 11th day of February 1992

Terence Connolly
Minister for Urban Services

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