



AUSTRALIAN
CAPITAL TERRITORY

SPECIAL

GAZETTE

No. S132, Friday 31 July 1992

AUSTRALIAN CAPITAL TERRITORY

BUILDING ACT 1972

REVOCATION, ADOPTION AND MODIFICATION OF THE BUILDING CODE

No. 125 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 dated 11 February 1992 and
published in the ACT Special Gazette No. 24 on
12 February 1992 and adopt all of the provisions of the
Building Code prepared and published by the Australian Uniform
Building Regulations Co-ordinating Council as set out in
Schedule 1 to this instrument with the modifications specified
in Schedule 2 to this instrument.

PLEASE NOTE

Special Gazette 121, Monday 13 July 1992
has been duplicated. Please dispose of this Gazette
and refer to S104, where originally gazetted.

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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A reference to a document under A1.2 is a reference to that document as listed in Specification A1.3 as amended, superseded or replaced from time to time and applying at the date of application for approval of plans for the building work.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 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 ..)	ACT G2.3 ACT G2.102

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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(l) and insert the following:

ACT B1.3 Construction deemed-to-satisfy

* * * * *

- (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

Section C FIRE RESISTANCE

* * * * *

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 building, 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-
 - (i) D1.2(a) - Number of *exits required*; and
 - (ii) 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

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), ACT D2.101 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 non-*required* stairway or 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 or if the friction coefficient using the Tortus test is above 0.6;

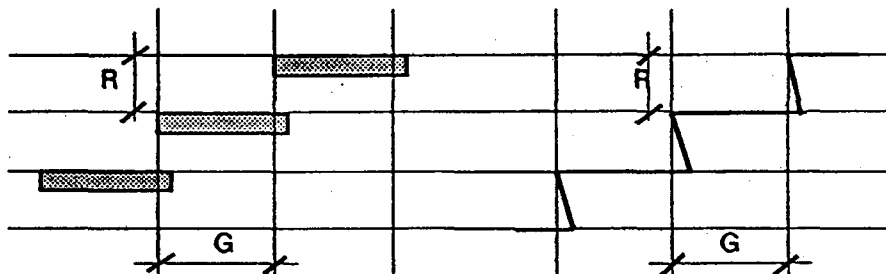
Delete Table D2.13 and insert ACT Table D2.13 as follows:

**ACT Table D2.13
RISER AND GOING DIMENSIONS**

	RISER (R)		GOING (G) ^{(b)(e)}		QUANTITY 2R + G	
	Max	Min	Max	Min	Max	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 stair) is measured-
- (i) 270 mm 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.
- (c) Winding treads within a stair must not exceed four winders to a quarter.
 - (d) A spiral stair with an outside diameter less than 2 m must not exceed four winders to a quarter.
 - (e) The maximum going set out in Table D2.13 does not apply in the circumstances set out in (c) and (d).

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

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, loading loft, loading dock,

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) in Class 3-9 buildings 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 2100mm² 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 m² 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

AUSTRALIAN CAPITAL TERRITORY BCA APPENDIX

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;
- (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 * * * * *


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.

Dated this 23rd day of July 1992


Terence Connolly
Minister for Urban Services