

**AUSTRALIAN CAPITAL TERRITORY**

**BUILDING ACT 1972**

**ACT APPENDIX TO THE BUILDING CODE OF AUSTRALIA**

NO. 143 OF 1994

Pursuant to Section 24 of the *Building Act 1972*, I hereby prepare and publish as the Schedule to this notice an Australian Capital Territory Appendix to the Building Code of Australia. This constitutes part of the Building Code which takes effect on the day on which it is published in the Gazette.

Dated this..... *21st* ..... Day of *October* ..... 1994

*Bill Wood*  
.....  
Bill Wood  
Minister for the Environment, Land and Planning

**AUSTRALIAN CAPITAL TERRITORY BCA APPENDIX**

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**Section A GENERAL PROVISIONS**

**Part A1 INTERPRETATION**

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**ACT Specification A1.3  
STANDARDS ADOPTED BY REFERENCE**

Insert in Table 1 of Specification A1.3 the following:

**ACT Table 1:  
SCHEDULE OF REFERENCED DOCUMENTS**

No.	Date	Title	BCA Clause(s)
AS 1375	1985	Industrial fuel-fired appliances	ACT G2.2 ACT G2.102
AS 1691	1985	Domestic oil-fired appliances- Installation Amdt 1, Sept 1985	ACT G2.3 ACT G2.102
AS 1692	1989	Tanks for flammable and combustible liquids	ACT G2.2
AS 3500 Part 3	1990	National Plumbing and Drainage Code Stormwater drainage	ACT F1.1
AS 3660	1993	Protection of buildings from termites	ACT B1.3
AS 3661 Part 1	1993	Slip resistance of pedestrian surfaces Requirements	ACT D2.13 ACT D2.103
Work Safe Australia Asbestos Code of Practice and Guidance Notes, August 1988			ACT A2.101

**Part A2 ACCEPTANCE OF DESIGN AND  
CONSTRUCTION**

Amdt 7 |

Add ACT A2.101 as follows:

**ACT A2.101 Hazardous materials**

**Asbestos-based materials:** When asbestos-based material 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 is removed, it must be handled and disposed of in accordance with the Work Safe Australia Asbestos Code of Practice and Guidance Notes.

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## Section B STRUCTURE

### Part B1 STRUCTURAL PROVISIONS

Delete B1.3(j) and insert ACT B1.3(j) as follows:

#### ACT B1.3 Construction deemed-to-satisfy

- (j) Protection from termites: Where a structural member is subject to attack by subterranean termites: AS 3660 (except for Clause F2.3).

Amdt 7

## Section D ACCESS AND EGRESS

### Part D1 PROVISION FOR ESCAPE

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 D2.13(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 3661.1.

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Amdt 7 | Add ACT D2.103 as follows:  
**ACT D2.103 Paving surfaces in public areas**  
Paving and floor surfaces in public areas, such as colonnades, arcades and entrance lobbies, must have a non-slip finish which meets the requirements of AS 3661.1.

**Section E SERVICES AND EQUIPMENT**

**Part E1 FIRE-FIGHTING EQUIPMENT**

Amdt 7 | Delete E1.7(a)(i) and insert ACT E1.7(a)(i) as follows:  
**ACT E1.7 Fire and smoke alarms**  
(a)(i) a Class 1 building; and

**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 Fire Brigade Sprinkler Master Key System.

Amdt 7 | **ACT Specification E1.7  
FIRE AND SMOKE ALARMS**

Delete Clause 2(b) and insert the following:  
**2. Type of system**

(b) for a Class 1, 2 or 3 building or Class 4 part of a building, Clause 9 as permitted by Clause 8.

Delete the title of Clause 8 and the lead-in phrase of Clause 8(a) and insert the following:

**8. Class 1, 2 and 3 buildings and Class 4 part of a building - alternative system**

(a) In a Class 1, 2 or 3 building or a Class 4 part of a building, an *automatic* smoke detection and alarm system must-

Delete Clause 9(b) and insert the following:  
**9. Self-contained smoke alarms**

(b) In a Class 1a, 2 or 3 building, self-contained smoke alarms must be installed in each *sole-occupancy unit* or building in suitable locations on or near the ceiling in any storey-

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## Section F HEALTH AND AMENITY

### Objectives

Add the Objectives to Part F6 as follows:

#### ACT Part F6 Thermal Insulation

A reasonable level of thermal insulation must be provided to conserve energy used for internal heating and cooling of residential buildings.

### 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 complies with AS 3500.3.

### Part F3 ROOM SIZES

Add ACT F3.101 as follows:

#### ACT F3.101 Car parking facilities

The design and layout of car parking facilities within buildings 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.

Add Part F6 as follows:

#### ACT Part F6 THERMAL INSULATION

##### F6.1 Application of Part

This Part applies to Class 1, 2 and 3 buildings.

##### F6.2 Provision of thermal insulation

- (a) **R values** - In this Part "R" or "R value" means the thermal resistance of an element of the building measured in  $m^2.K/W$ .
- (b) **Performance requirements** - Residential buildings must have a reasonable level of thermal insulation to conserve energy used for internal heating and cooling.

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(c) **Deemed-to-comply provisions** - Compliance with Table F6 satisfies (b).

**Table F6  
MINIMUM OVERALL R VALUE**

ELEMENT	MINIMUM R VALUE
Roof or Ceiling	R3.4
External walls	R1.7
Ground floor	R1.0

(d) **Exemptions** - The requirements of this Part do not apply to the following types of construction:

- (i) a ceiling space or underfloor space where unrestricted access for the installation of insulation will be available after the completion of construction,
- (ii) cavity brick, earthwall construction, ashlar stone or other masonry walls which have a thickness (excluding any cavity) of not less than 180 mm;
- (iii) windows, vents and other similar openings in walls, roofs and ceilings; or
- (iv) a garage forming part of a Class 1, 2 or 3 building which is separated from the habitable rooms of the building by a wall complying with the requirements for an *external wall* in Table F6.

Amdt 7 | (e) **Fire resistance** - When tested in accordance with AS 1530.3 a thermal insulation material must have a *Spread-of-Flame Index* of 0 and a *Smoke-Developed Index* not greater than 4.

**Section G ANCILLARY PROVISIONS**

**Part G1 MINOR STRUCTURES AND COMPONENTS**

Delete G1.1(b) and insert ACT G1.1(b), (c), (d) and (e) as follows:

Amdt 7 | **ACT G1.1 Swimming pools**

- (b) (i) A *swimming pool* with a depth of water more than 300 mm must have suitable barriers or safety fencing to restrict access by young children to the immediate pool surrounds.
- (ii) For a *swimming pool* associated with a Class 1, 2 or 3 building, safety fencing located in accordance with AS 2818 Clauses 9.2.2 or 9.2.3 or 9.2.4 and constructed in accordance with AS 1926 satisfies (i)

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- (c) Indoor or outdoor permanent bathing, wading and *swimming pools* must-
- (i) where the capacity of the pool exceeds 10 m<sup>3</sup>-
    - (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.
- (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 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;

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- (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; and
  - (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

### 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.

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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.

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Footnote:

### OTHER LEGISLATION AFFECTING BUILDINGS

In addition to the requirements of the ACT Building Act 1972 and the ACT Building Code, builders and designers should be aware of other legislation which contains building requirements.

The following is a list of some of the relevant legislation:

1. **Building Control Legislation**  
Public Health (General Sanitation) Regulations (ACT Health)
2. **Fire Safety Regulations**  
Dangerous Goods Regulations (Department of Urban Services)  
Fire Brigade Act 1957 (ACT Fire Brigade)  
Fire Brigade Regulations (ACT Fire Brigade)
3. **Environmental Control and Emission Standards**  
Air Pollution Act 1984 (Department of the Environment, Land and Planning)  
Noise Control Act 1988 (DELP)  
Waste collection facilities - Requirements of DUS  
Water Pollution Act 1984 (DELP)
4. **Licensed Premises**  
Food Act 1992 (ACT Health)  
Liquor Act 1975 (Attorney-General's Department)  
Licensing Standards Manual (AGD)  
Public Health (Boarding Houses) Regulations (ACT Health)  
Public Health (Meat) Regulations (ACT Health)  
Public Health (Sale of Food and Drugs) Regulations (ACT Health)
5. **Occupational Health and Safety**  
ACT Demolition Code of Practice (Chief Minister's Department)  
Occupational Health and Safety Act 1989 (CMD)
6. **Public Housing**  
Housing Assistance Act 1987 (ACT Housing Trust)
7. **Scaffolding and Temporary Works**  
Scaffolding and Lifts Regulations (CMD)
8. **Urban Design Standards, Land Title and Tenure**  
ACT (Planning and Land Management) Act 1988 (National Capital Planning Authority)  
Buildings (Design and Siting) Act 1964 (DELP)  
City Area Leases Act 1936 (For leases before the Land Act commenced) (DELP)  
Common Boundaries Act 1981 (DELP)  
Land (Planning and Environment) Act 1991 (DELP)  
Leases (Special Purposes) Act 1925 (For leases before the Land Act commenced) (DELP)  
National Land Ordinance 1989 (NCPA)  
Unit Titles Act 1970 (DELP)
9. **Utility Services and Urban Infrastructure**  
Canberra Sewerage and Water Supply Regulations (ACT Electricity and Water)  
Electricity Act 1971 (ACTEW)  
Gas Act 1992 (AGL, Dangerous Goods Inspectorate and ACTEW)  
Protection of Lands Act 1937 (DELP)  
Roads and Public Places Act 1937 (Sections 13 and 15A-15R - DELP, other Sections DUS)

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