

AUSTRALIAN CAPITAL TERRITORY

BUILDING (AMENDMENT) ORDINANCE (NO. 3 ) 1982

EXPLANATORY STATEMENT

No.71 of 1982

The Building (Amendment) Ordinance (No. 3) 1982 amends the Building Ordinance 1972 (the Principal Ordinance) to provide for the upgrading of fire and other safety measures in buildings proposed for alteration or renovation.

Details of the amending Ordinance are as follows:

- . Sections 1 and 2 deal with interpretation.
- . Section 3 amends section 33 of the Principal Ordinance by omitting section 33(1)(a), inserting new sections 33(1)(a)(i), 33(1)(a)(ii), 33(2A), 33(2B), 33(3A) and 33(7) and effecting a consequential drafting alteration to section 33 (4).
- . Section 33(1)(a)(i) reproduces old section 33 (1)(a) and section 33(1)(a)(ii) provides that the Building Controller shall, when considering plans for the alteration of a building, determine whether section 33(2A) applies to those plans.
- . Section 33(2A) enables the Building Controller to declare that an existing building fails to make adequate provision for the safety of persons using the building or for protection against fire, or, where the aggregate volume of the proposed changes together with any other alterations made or proposed to be made to the building pursuant to a building permit granted within the previous 3 years exceeds one half of the volume of the original building, the building does not conform to the requirements of the Building Manual in respect of such a building.
- . Section 33(2B) will, where section 33(2A) applies to plans for the alteration of a building, enable amendments to plans to be agreed upon between the Building Controller and the applicant for plan approval in respect of parts of the building to which the plans did not originally refer.
- . Section 33(3A) prevents a building being declared a building to which section 33(2A) applies on the grounds that there are inadequate safety and fire provisions, if the building conforms to the appropriate acceptable requirements and standards set out in the Building Manual.
- . Section 33(7) limits the effect of section 33(2A) by excluding from the calculation of aggregate volume alterations for which permits have lapsed.
- . The consequential drafting amendment to section 33(4) ensures that that section continues to refer to section 33(3).

Ord No.

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