

DIRECTOR'S SPECIFIED LIST

Building Act 2000

***Revised and incorporates all amendments as at
2 May 2011***

BUILDING ACT 2000

Director of Building Control's Specified List

The *Building Act 2000* requires a number of matters to be specified by the Director of Building Control. The following is a list of those matters.

Section of Act	Matter required to be specified	Specified requirement
3	The Function Control Authorities determined by the Director of Building Control	Refer to Schedule 1
33(1)(a)	The period in which the Director of Building Control has to inform an Accredited Building Practitioner of a complaint received.	Within 7 days of receiving complaint.
63(2)	The period in which a Reporting Authority has to supply the required report to a Building Surveyor.	Within 14 days of receiving the request for the required report or a period agreed between the Building Surveyor and the Reporting Authority.
64(1)	The period in which a Building Surveyor has to forward documents to a Function Control Authority	Within 2 working days of receiving the application.
64(2)	The period in which a Function Control Authority has to notify the Building Surveyor.	Within 14 days of receiving the documents.
67(1)	The period in which a Building Surveyor has to grant a Certificate of Likely Compliance	Within 21 days of receiving the request for a certificate or a period agreed between the Applicant and the Building Surveyor
70(1)(b)	The documents required to accompany an application for a Building Permit.	<ul style="list-style-type: none"> • Certificate of Title, Schedule and Plan (1); • Site plans (3); • Architectural Plans (3) • Outline Plan and procedure of demolition works if applicable (3) • Details of proposed work for the protection of persons or property (3) • Certificate of Likely Compliance (3) • All documents referred to on the Certificate of Likely Compliance (3) • All certificates and reports relied on by the designer and the building surveyor (1) • Evidence of the contract price or an estimate signed by a building surveyor of the cost of the building work (1) • A certificate for certifiable work (building) if required under the <i>Water and Sewerage Industry Act 2008</i> (1) • The documents (if required) referred to in Schedule 2 (1)
70(2)	The period in which an Applicant has to provide documents or amend an application.	Within 7 days of receiving the request or a period agreed between the Applicant and the Permit Authority.
72(1)	The period in which a Permit Authority has to grant an application for a Building Permit.	Within 7 days of receiving the application or a period agreed between the Applicant and the Permit Authority.
73(2)	The period in which a Permit Authority has to refuse an application for a Building Permit.	Within 7 days of receiving the application or a period agreed between the Applicant and the Permit Authority.
80(1)(b)	The documents required to accompany an application for a Plumbing Permit or Special Plumbing Permit.	<ul style="list-style-type: none"> • A certificate for certifiable work (plumbing) if required under the <i>Water and Sewerage Industry Act 2008</i> (1) • The documents (if required) referred to in Schedule 2 (3)
80(2)	The period in which an Applicant has to provide documents or amend an application for a Plumbing Permit or Special Plumbing Permit.	Within 7 days of receiving the request or a period agreed between the Applicant and the Permit Authority.

Section of Act	Matter required to be specified	Specified requirement
82(1)	The period in which a Permit Authority has to grant an application for a Plumbing Permit or Special Plumbing Permit.	Within 14 days of receiving the application or a period agreed between the Applicant and the Permit Authority.
83(2)	The period in which a Permit Authority has to refuse an application for a Plumbing Permit or Special Plumbing Permit.	Within 14 days of receiving the application or a period agreed between the Applicant and the Permit Authority.
87(1)	The period in which building work or plumbing work is to be started.	Within 12 months after the date of issue of the Building Permit or Plumbing Permit
88(1)(a)	The period in which a builder is to notify the Building Surveyor before completion of each mandatory stage of the building work.	Not less than 2 working days before completion of the stage of building work or such other period agreed between the Building Surveyor and the Builder.
88(2)(a)	The period in which a plumber is to notify the Permit Authority before completion of each mandatory stage of the plumbing work	Not less than 2 working days before completion of the stage of building work.
89(1)	The period in which a Building Surveyor may inspect.	Within 1 working day after the completion of the stage of building work.
89(3)	The period in which a Permit Authority may inspect.	Within 1 working day after the completion of the stage of plumbing work.
91(4)	The period in which an oral direction must be confirmed in writing.	Within 2 working days of giving the oral direction.
95(2)	The period an Applicant has to provide documents or amend an application.	Within 7 days of receiving the request or a period agreed between the Applicant and the Building Surveyor
96(2)	The period a Reporting Authority has to supply the required report to a Building Surveyor	Within 14 days of receiving the request for the required report or a period agreed between the Building Surveyor and the Reporting Authority.
98(1)	The period in which the Building Surveyor has to grant an application for an Occupancy Permit	Within 21 days of receiving the application.
99(2)	The period in which a Building Surveyor has to refuse an application for an Occupancy Permit.	Within 21 days of receiving the application.
102	The period in which a Building Surveyor has to notify the Permit Authority of the issue of an Occupancy Permit.	Within 2 working days of issuing the Occupancy Permit.
107	The specified documents required to accompany an application for a Temporary Occupancy Permit.	The Director of Building Control has not specified any documents.
110(2)	The period in which the General Manager has to notify the refusal to grant a Temporary Occupancy Permit.	Within 21 days of receiving a request for the Permit or a period agreed between the Applicant and the General Manager.
112(1)	The period in which building work has to be completed.	Within 24 months after the date of issue of the Building Permit or a period agreed between the Applicant and the Permit Authority
112(2)	The period in which an owner or agent has to obtain (apply for) a Certificate of Completion (Building Works).	Within 14 days of receiving a Certificate of Final Inspection.
113(1)	The period in which plumbing work has to be completed.	Within 24 months after the date of issue of the Plumbing Permit or a period agreed between the Applicant and the Permit Authority
113(2)	The period in which an owner or agent has to obtain (apply for) a Certificate of Completion (Plumbing Works).	Within 14 days of completion of the plumbing works.
113(6)	The documents required to accompany a Certificate of Plumbing Compliance.	The documents referred to in Schedule 3 (1)
124(1)	The period in which an Adjoining Owner has to reply to a notice from an Owner.	Within 21 days of receiving a notice from an Owner.
135(1)	The period in which an Owner has to provide	Within 14 days of completion of the protection

Section of Act	Matter required to be specified	Specified requirement
	completed drawings and specifications.	work.
135(2)	The period in which the Building Surveyor has to give a copy of drawings and specification to the Permit Authority.	Within 7 days of receiving the drawings and specification from the Owner.
143	The period a person has to consent to a notice under Division 3 of Part 9.	Within 6 weeks in accordance with s141(1) or within 10 days of receiving a notice under s142(1).
162(3)	The matters an Emergency Order is to contain.	The Director of Building Control has not specified any other matters.
163(3)	The period in which an owner is required to show cause in relation to a Building Notice.	Within 1 working day of receiving a Building Notice issued under section 163(1)(a), or in any other case, within 14 days of receiving the Building Notice.
164(3)	The period in which an owner is required to show cause in relation to a Plumbing Notice.	Within 1 working day of receiving a Plumbing Notice issued under section 164(1), or in any other case, within 14 days of receiving the Plumbing Notice.
166(2)(c)	The period in which representations may be made in relation to a Fire Upgrading Report.	Within 14 days of receiving a Fire Upgrading Notice.
166(2)(d)	The matters a Fire Upgrading Report are to contain.	The Director of Building Control has not specified any other matters.
167(2)(a)	The period in which an owner is required to show cause in relation to a Fire Upgrade Notice.	Within 14 days of receiving the Fire Upgrading Notice.
174	The period a person who serves a Building or Plumbing Order has to provide a copy to a Permit Authority.	Within 2 working of serving the Order.
176(1)	The period a Building Surveyor has to grant an application for a Certificate to Proceed.	Within 21 days of receiving the request for a certificate or a period agreed between the applicant and the Building Surveyor.
178(2)(b)	The documents that accompany an application for a Permit to Proceed.	<ul style="list-style-type: none"> • Certificate of Title, Schedule and Plan (1); • Site plans (3); • Architectural Plans (3) • Outline Plan and procedure of demolition works w/a (3) • Details of proposed work for the protection of persons or property (3) • Certificate to Proceed (3) • All documents referred to on the Certificate to Proceed (3) • All certificates and reports relied on by the designer and the building surveyor (1) • Evidence of the contract price or an estimate signed by a building surveyor of the cost of the building work (1) • A certificate for certifiable work (building) if required under the <i>Water and Sewerage Industry Act 2008</i> (1) • The documents (if required) referred to in Schedule 2 (3) • A Certificate of Others – Plumbing Work – Substantial Compliance (Approved Form 59) (1)
178(3)	The period in which an applicant has to provide documents or amend an application.	Within 21 days of receiving the request or a period agreed between the Applicant and the Permit Authority.
180	The period a Permit Authority has to grant an application for a Permit to Proceed.	Within 7 days of receiving the application or a period agreed between the Applicant and the Permit Authority.

Section of Act	Matter required to be specified	Specified requirement
183(1)	The period an Owner has to apply for a Certificate of Substantial Compliance.	Within 28 days of the issue of the Building Order or a period agreed between the Owner and the person who issued the Building Order.
183(2)(b)	The documents that accompany an application for a Certificate of Substantial Compliance.	4 copies of documents and certificates as required by the Building Surveyor
183(3)	The period in which an applicant has to provide documents or amend an application.	Within 7 days of receiving the request or a period agreed between the Applicant and the Building Surveyor.
184(1)	The period a Building Surveyor has to grant an application for a Certificate of Substantial Compliance.	Within 28 days of receiving the request for a certificate or a period agreed between the applicant and the Building Surveyor
186(1)	The period an Owner has to apply for a Permit of Substantial Compliance.	Within 7 days of receiving the Certificate of Substantial Compliance.
186(2)(b)	The documents that accompany an application for a Permit of Substantial Compliance.	<ul style="list-style-type: none"> • Certificate of Title, Schedule and Plan (1); • Site plans (3); • Architectural Plans (3) • Outline Plan and procedure of demolition works w/a (3) • Details of proposed work for the protection of persons or property (3) • Certificate of Substantial Compliance (3) • All documents referred to on the Certificate of Substantial Compliance (3) • All certificates and reports relied on by the designer and the building surveyor (1) • Evidence of the contract price or an estimate signed by a building surveyor of the cost of the building work (1) • A certificate for certifiable work (building) if required under the <i>Water and Sewerage Industry Act 2008</i> (1) • The documents (if required) referred to in Schedule 2 (3) • A Certificate of Others – Plumbing Work – Substantial Compliance (Approved Form 59) (1)
186(3)	The period in which an applicant has to provide documents or amend an application.	Within 7 days of receiving the request or a period agreed between the Applicant and the Permit Authority.
188(1)	The period a Permit Authority has to grant an application for a Permit of Substantial Compliance.	Within 21 days of receiving the application or a period agreed between the Applicant and the Permit Authority.
200(3)	The period after which a General Manager is taken to have refused to amend or revoke a Building Order in relation to a Fire Upgrading Notice.	Within 14 days of receiving the request.
219(1)(b)	The period in which an appeal or application is to be made to the Building Appeal Board	Within 14 days of the decision being given that is to be the subject of the appeal or application.
271(2)(a)	The amount (dollars) a Permit Authority may retain from the levy payable by the owner to the Permit Authority before the issue of a Building Permit, a Permit to Proceed or a Permit of Substantial Compliance.	\$6 for each levy paid for each permit issued.
271(2)(b)	The body the balance of the levy paid is to be forwarded to by the Permit Authority.	The Department of Justice.

The *Building Regulations 2004* requires a number of matters to be specified by the Director of Building Control. The following is a list of those matters.

Regulation No.	Matter required to be specified	Specified requirement
15(5)	The period in which the Building Surveyor has to notify the Chief Officer.	Within 2 working days of granting a Certificate of Likely Compliance.
16(8)	The period in which the Building Surveyor has to notify the Environmental Health Officer.	Within 2 working days of granting a Certificate of Likely Compliance.
21(2)(b)	The period in which an applicant can submit a written notice of objection to a General Manager.	Within 14 days after the day on which the notice or permit is granted or should have been granted.
21(3)	The period in which a Permit Authority has to review a decision.	Within 7 days of receipt of an objection or a period agreed between the Applicant and the Permit Authority.
22(1)	The period in which an owner (or their agent), the designer or the builder must notify the building surveyor of any changes that occur.	Within 7 days after the change, if the change occurs after a permit is granted and before the building work is completed.
22(2)	The period in which the Building Surveyor has to notify changes to the Permit Authority.	Within 7 days of receiving notification.
27(d)	The period in which a person must advise the Chief Officer.	Not less than 7 days prior to undertaking the work.
29(1)(a)	The period in which the builder has to notify the Building Surveyor.	Not less than 2 working days before starting the work.
29(2)	The period in which a Building Surveyor has to notify the Director of Building Control.	Within 2 working days of receiving the notification
32(b)	The period in which a Builder has to wait before proceeding.	At least 1 working day after completion of a stage of building work.
37(3)	The period in which the Chief Officer is to provide a required report.	Within 14 days of receiving the request or a period agreed between the Building Surveyor and Chief Officer.
37(5)	The period in which the Environmental Health Officer is to provide a required report.	Within 14 days of receiving the request or a period agreed between the Building Surveyor and the Environmental Health Officer.
37(7)	The period in which the Building Surveyor has to notify the Chief Officer or Environmental Health Officer.	Within 2 working days of granting an Occupancy Permit.
45(3)(b)	The relevant frequency of testing or inspection for maintenance of essential safety and health features.	The documents (if required) referred to in Schedule 4
46(1)(b)	The relevant frequency of testing or inspection for maintenance of essential safety and health measures.	The documents (if required) referred to in Schedule 5
48(4)	Details of notice requirements.	Within 7 days of receiving notification.
50(1)	The period in which a person has to notify that they intend to install a heating appliance.	Not less than 2 working days before installation of the heating appliance.
50(2)	The period in which a person has to notify the completion of the installation of a heating appliance.	Within 7 days of completing the installation of a heating appliance.

The *Plumbing Regulations 2004* requires a number of matters to be specified by the Director of Building Control. The following is a list of those matters.

Regulation No.	Matter required to be specified	Specified requirement
19(2)(b)	The period in which an applicant can submit a written notice of objection to a General Manager.	Within 14 days after the day on which the notice or permit is granted or should have been granted.
19(3)	The period in which a Permit Authority has to review its decision.	Within 7 days of receipt of an objection or a period agreed between the Applicant and the Permit Authority.
23(4)(b)	The specified day	The expiration of 7 days after the day on which the notice was forwarded.
25(1)	The period in which an owner (or their agent), the designer or the plumber must notify the Permit Authority of any changes that occur.	Within 14 days after the change, if the change occurs after a permit is granted and before the plumbing work is completed.
30(1)(b)(i)	The frequency for testing testable backflow prevention device.	Annually
44(b)	The period in which a plumber has to wait before proceeding.	At least 1 working day after completion of a stage of plumbing work.

SCHEDULE I

FUNCTION CONTROL AUTHORITIES

The following are Functional Control Authorities for the listed type of special-use building in accordance with the requirements of Section 3 and 64 of the *Building Act 2000*.

Functional Control Authority	Certificate, licence, registration, permit, inspection or control	Controlling Act or Regulation	Type of special-use building
Chief Inspector of Meat Hygiene	Licence	<i>Meat Hygiene Act 1985</i>	Meat premise
Child Care Unit of Department of Education	Licence	<i>Child Care Act 2001</i>	Centre based child care facility
Commissioner for Licensing	Licence/permit	<i>Liquor and Accommodation Act 1990</i>	Licensed (liquor) premise
Local Council	Licence	<i>Public Health Act 1997</i>	Place of assembly (assembly building)
Local Council	Registration	<i>Public Health Act 1997</i>	Skin penetration premise
Minister for Health	Licence	<i>Hospitals Act 1918</i>	Hospital (Private medical establishment)
Schools Registration Board	Registration	<i>Education Act 1994</i>	Non government school
Tasmanian Dairy Industry Authority	Licence	<i>Dairy Industry Act 1994</i>	Farm dairy premise
Workplace Standards Tasmania	Information and notification	<i>Dangerous Substances (Safe Handling) Regulations 2009</i>	Large Dangerous Substances Location as defined in the <i>Dangerous Substances (Safe Handling) Act 2005</i>

Note: The role of a Local Council and in particular its Environmental Health Officer, in relation to the registration of a food premises under the *Food Act 2003* has not been listed above as a Functional Control Authority as an Environmental Health Officer already has a role as a Reporting Authority in accordance with regulation 14 of the *Building Regulations 2004*.

SCHEDULE 2
DOCUMENTS – PLUMBING WORK

PART I

DOCUMENTS IN RELATION TO A PLUMBING PERMIT

The documents listed below are required to accompany an application for a Plumbing Permit:

1. A plan of the land, drawn to a scale of not less than 1:500, showing the following:
 - (a) the title boundaries, dimensions and directions of the land;
 - (b) the position and dimensions of any easement which affects or runs with the land;
 - (c) the name and level of any street or way onto which the land abuts;
 - (d) the position of any existing and proposed buildings on the land and the purpose for which the building is, or is intended to be, used;
 - (e) the location of the network utility operator's sewer system, stormwater system and water main and the approximate position of the branch of those systems to which proposed services are to be connected;
 - (f) the size and approximate depth of the council's sewer system, stormwater system and water main;
 - (g) the position of the proposed plumbing work.

2. For any sewerage, stormwater or trade waste installation on a single floor, complete drawings of the installation drawn to a scale of not less than 1:200, including dimensions, showing the following:
 - (a) the position of each building, in relation to the installation;
 - (b) for each existing and proposed drain –
 - (i) its location; and
 - (ii) its status, existing or new; and
 - (iii) its size; and
 - (iv) any drainage vents; and
 - (v) any fittings; and
 - (vi) the type of material of which it is, or is proposed to be, made;
 - (c) the approximate location of the proposed fixture, indicated by the abbreviation for that fixture specified in Part 4.

3. For any sewerage, stormwater or trade waste installation on more than one floor, complete drawings of the installation drawn to a scale of not less than 1:200, including dimensions, showing –
 - (a) for each storey on which a proposed fixture is to be installed –
 - (i) the nature and position of each fixture, indicated by the abbreviation specified in Part 4; and
 - (ii) the size and arrangement of stacks and discharge pipes; and
 - (b) the intended use of each room in which a fixture is, or is to be, installed; and
 - (c) the floor layout, indicating the position and pipe sizes of fixtures, ducts and stacks; and
 - (d) for a building other than a Class I or IO, the plumbing system with stacks and discharge pipes indicated by a clearly labelled isometric plumbing layout.

4. For any water service, complete drawings of the installation drawn to a scale of not less than 1:200, including dimensions, showing –
 - (a) the location and size of any regulating device, flow control fitting or service pipe 25mm diameter or larger; and
 - (b) details of any existing or proposed fire protection devices to be supplied with water from the proposed water service; and
 - (c) the location and size of any storage tank; and
 - (d) the purpose for which water is conveyed, measured, supplied or regulated by the proposed water service is required.
5. For the connection of a new unregistrable relocatable building to the network utility operator's sewerage or stormwater system or water main –
 - (a) a statement detailing the chassis number of the unregistrable relocatable building, together with the registration number of the registered plumber responsible for the installation of the plumbing work within that unregistrable relocatable building; or
 - (b) a signed declaration, in an approved form, by a registered plumber that the plumbing work contained in the unregistrable relocatable building has been tested, and complies with the regulations.
6. For the re-connection of an unregistrable relocatable building to the network utility operator's sewerage or stormwater systems or water main, a signed declaration, by a registered plumber that the plumbing work contained in the unregistrable relocatable building complies with the regulations.
7. Construction details of the plumbing work, drawn to a scale of not less than 1:20.
8. A written specification or schedule of the plumbing work containing any other information required to show that the plumbing work will comply with the regulations.
9. If the land is not capable of being drained into a common sewer –
 - (a) an application for a special plumbing permit to install an on-site waste water management system, together with the documents specified in Part 3 of this Schedule; or
 - (b) a special plumbing permit to install an on-site waste water management system.

PART 2

DOCUMENTS IN RELATION TO A SPECIAL PLUMBING PERMIT FOR TRADE WASTE SYSTEMS CONNECTED TO AN APPROVED DISPOSAL SYSTEM, OTHER THAN A SEWERAGE SYSTEM

The documents listed below are required to accompany an application for a special plumbing permit for trade waste systems connected to an approved disposal system other than a sewerage system.

Documents containing details of the following: -

- (a) the processes leading to the types of trade waste streams to be generated;
- (b) the quality of trade waste;
- (c) the quantity and rate of trade waste discharge;
- (d) any treatment processes designed to make trade waste meet the requirements of the Permit Authority;
- (e) any equipment to be used for the treatment, and for monitoring the quality, quantity and rate of discharge, of the trade waste; and
- (f) any other information, document or certificate required by the Permit Authority.

PART 3
DOCUMENTS IN RELATION TO A SPECIAL PLUMBING PERMIT
FOR AN ON-SITE WASTE WATER MANAGEMENT SYSTEM

The documents listed below are required to accompany an application for a special plumbing permit for the installation of an on-site waste water management system.

1. Complete drawings of the installation, drawn to a scale of not less than 1:200 or as agreed to by the Permit Authority, showing the following:
 - (a) the title boundaries of the land;
 - (b) the position of any existing or proposed buildings on the land and their use;
 - (c) the position of any roads or driveways on the land;
 - (d) the location of any water courses;
 - (e) the contours on the land;
 - (f) the position of the disposal system, absorption trenches or other disposal methods;
 - (g) the location and size of any drains and vents;
 - (h) the location of any cut-off drains diverting surface or ground water;
 - (i) the location of the outlets from the building.
2. Written details of the proposed fixture unit load on the system or parts of the system.
3. A design report (including a site and soil evaluation in accordance with AS/NZS 1547: 2000 *On-site domestic-wastewater management* if applicable)
4. A written specification or schedule detailing the construction of the absorption trenches or other disposal methods.
5. A written specification of the disposal system to be used, including details of the following:
 - (a) the type of system;
 - (b) the trade name, if any;
 - (c) the manufacturer's name and address;
 - (d) the design capacity of the system.
6. Any other document or certificate required by the relevant environmental health officer.

PART 4

FIXTURE ABBREVIATIONS FOR PLAN PREPARATION

The abbreviations listed below are required to be used on the documents listed in Schedule 2

FIXTURE	ABBREVIATION
Autopsy table	AT
Bain marie	BM
Backflow prevention device	BPD
Basin	B
Bath –	
standard (with or without shower)	Bth
foot	Bth (foot)
baby	Bth (baby)
shower	Bth (shr)
Bed pan sterilizer	BPS
Bed pan washer	BPW
Bed pan washer/sterilizer	BPWS
Bidet	Bid
Circular wash fountain	CWF
Closet pan (non-flushing)	CP
Clothes washing machine	CWM
Dental unit	DU
Dishwashing machine	DWM
Drinking fountain	DF
Floor waste gully	FW
Garbage disposal unit	GDU
Glass washing machine	GWM
Gully -	
Floor waste gully	FWG
Overflow relief gully	ORG
Hot water cylinder	HWC
Potato peeler	PP
Sanitary napkin disposal unit	SNDU
Shower, single or multiple	Shr
Sink -	
Single, domestic	S
tea	TS
bar, domestic	BS(D)
bar, commercial	BS(C)
cleaner's	CS
laboratory	LS
pot or utility	PS
Slop hopper	SH
Spa	Spa
Swimming pool	S Pool
Trough, ablution	Tr (A)
Trough, laundry (single or double)	Tr (L)
Urinal (slab, stall or wallhung)	UrWC
Water closet pan	WC

Note: This is not a comprehensive list of abbreviations. For further abbreviations refer to the Standards Australia publication HB24-1992; 'Handbook of Symbols and Abbreviations for Building and Construction'.

SCHEDULE 3

DOCUMENTS IN RELATION TO A CERTIFICATE OF PLUMBING COMPLIANCE

The documents listed below are required to be submitted to a Permit Authority with a Certificate of Plumbing Compliance.

1. Complete set of as constructed drawings of the installation, drawn to a scale of not less than 1:200 or as agreed to by the Permit Authority, showing the following:
 - (a) the title boundaries of the land;
 - (b) the position of any existing or new buildings on the land;
 - (c) the position of any roads or driveways on the land;
 - (d) the location, size, material and depth of any drains, pipes, inspection openings and vents;
 - (e) the location of any cut-off drains diverting surface or ground water;
 - (f) the location of any fixtures in the building;
 - (g) the location of any valves or other devices on the system (where required); and
 - (h) any other matter required by the Permit Authority.
2. Any other documents required by the Permit Authority.

Note: The abbreviations listed in Part 4 of Schedule 2 to be used on the above documents.

SCHEDULE 4

DETAILS OF THE RELEVANT FREQUENCY OF TESTING OR INSPECTION FOR THE MAINTENANCE OF ESSENTIAL SAFETY AND HEALTH FEATURES.

PROVISIONS IN TABLE II.1 TO TABLE II.10, TABLE II.12 AND CLAUSE II.2 CORRESPOND TO PART I OF THE BUILDING CODE OF AUSTRALIA

BCA Table II.1 - BUILDING FIRE INTEGRITY		Relevant frequency of testing or inspection specified by the Director of Building Control:
Feature <i>(BCA refers to safety measures)</i>	BCA provisions for determining standard of performance	
Building elements <i>required to satisfy prescribed fire resistance levels</i>	Section C, D1.12	Annual inspection for damage, deterioration, or unauthorised alteration
Materials and assemblies <i>required to have fire hazard properties</i>	C1.10	Annual inspection for damage, deterioration, or unauthorised alteration
Elements <i>required to be non-combustible</i> , provide fire protection, compartmentation or separation	C2.5 to C2.14, C3.3, C3.11, D1.7, D1.8, E1.3, G3.4	Annual inspection for damage, deterioration, or unauthorised alteration
Wall-wetting sprinklers (including doors and windows <i>required in conjunction with wall-wetting sprinklers</i>)	C3.4, C3.8, C3.11, D1.7, D1.8, G3.8	As per AS 1851.3-1997 if sprinkler system installed or every six months to ensure compliance, or to determine damage or deterioration and water supply availability.
Fire doors (including sliding fire doors and their associated warning systems) and associated <i>self-closing, automatic closing and latching mechanisms</i>	C2.12, C2.13, C3.4 to C3.8, C3.10, C3.11, D1.7, D1.8, D1.12	As prescribed in AS 1851.7-1984. Check operation of handles, closers and electronic strikes
Fire windows (including windows that are <i>automatic</i> or permanently fixed in the closed position)	C3.4, C3.8, C3.11, D1.7, D1.8	Annual inspection for damage, deterioration, or unauthorised alteration
Fire shutters	C3.4, C3.5, D1.7 to D1.8	Annual inspection for damage, deterioration, or unauthorised alteration
Solid core doors and associated <i>self-closing, automatic closing and latching mechanisms</i>	C3.11	Annual inspection for damage, deterioration, and check operation of closers, handles and electronic strikes.
Fire-protection at service penetrations through elements <i>required to be fire-resisting with respect to integrity or insulation</i> , or to have a <i>resistance to the incipient spread of fire</i>	C3.12, C3.13, C3.15	Annual inspection for damage, deterioration, or unauthorised alteration
Fire protection associated with construction joints, spaces and the like in and between building elements <i>required to be fire-resisting with respect to integrity and insulation</i> .	C3.16	Annual inspection for damage, deterioration, or unauthorised alteration
Smoke doors and associated <i>self-closing, automatic closing and latching mechanisms</i>	Specification C2.5, D2.6	As prescribed in AS 1851.7 –1984. Check operation of closers, handles and electronic strikes
Proscenium walls (including proscenium curtains)	H1.3	Annual inspection for damage, deterioration or unauthorised alteration

BCA Table II.2 – MEANS OF EGRESS		Relevant frequency of testing or inspection specified by the Director of Building Control:
Feature <i>(BCA refers to safety measures)</i>	BCA provisions for determining standard of performance	
Paths of travel to exits	D1.6	Inspection every 3 months to ensure there are no obstructions and no alterations
Discharge from exits (including paths of travel from <i>open spaces</i> to the public roads to which they are connected)	D1.7, D1.9 to D1.11, D2.12, G4.3, G4.6, G4.7	Inspection every 3 months to ensure there are no obstructions and no alterations
Exits (including <i>fire-isolated stairways</i> and ramps, <i>non-fire isolated stairways</i> and ramps, stair treads, balustrades and handrails associated with exits, and <i>fire-isolated passageways</i>)	D2.2, D2.3, D2.8 to D2.11, D2.13, D2.16, D2.17	Inspection every 3 months to ensure there are no obstructions and no alterations
Smoke lobbies to fire-isolated exits	D1.7, D2.6	Annual inspection for damage, deterioration, or unauthorised alteration
Open access ramps or balconies for fire-isolated exits	D2.19 to D2.23	Annual inspection for damage, deterioration, or unauthorised alteration
Doors (other than fire or smoke doors) in a <i>required exit</i> , forming part of a <i>required exit</i> or in a path of travel to a <i>required exit</i> , and associated <i>self-closing, automatic closing</i> and latching mechanisms	D1.6, D2.19 to D2.21, D2.23	Inspection every 3 months to ensure doors are intact, operational and fitted with conforming hardware.

BCA Table II.3 – SIGNS		Relevant frequency of testing or inspection specified by the Director of Building Control:
Feature <i>(BCA refers to safety measures)</i>	BCA provisions for determining standard of performance	
Exit signs (including direction signs)	Specification D1.12, E4.5, E4.6, E4.8	Every 6 months to AS/NZS 2293.2: 1995
Signs warning against the use of lifts in the event of fire	E3.3	Annual inspection to ensure the warning sign is in place and legible
Warning signs on sliding fire doors and doors to non- <i>required</i> stairways, ramps and escalators	C3.6, D1.12	Annual inspection to ensure the warning sign is in place and legible
Signs, intercommunication systems, or alarm systems on doors of fire-isolated exits stating that re-entry to a storey is available	D2.22	Annual inspection to ensure the warning sign is in place and legible
Signs alerting persons that the operation of doors must not be impaired	D2.23	Annual inspection to ensure the warning sign is in place and legible
Signs <i>required</i> on doors, in <i>alpine areas</i> , alerting people that they open inwards	G4.3	Annual inspection to ensure the warning sign is in place and legible
Fire order notices <i>required</i> in <i>alpine areas</i>	G4.9	Annual inspection to ensure the warning sign is in place and legible

BCA Table II.4 – LIGHTING		Relevant frequency of testing or inspection specified by the Director of Building Control:
Feature <i>(BCA refers to safety measures)</i>	BCA provisions for determining standard of performance	
Emergency lighting	E4.2, E4.4	Every 6 months to AS/NZS 2293.2: 1995
Artificial lighting <i>required</i> to assist occupants movement and egress	F4.4, H1.7	Inspection every 3 months

BCA Table II.5 – FIRE FIGHTING SERVICES AND EQUIPMENT		Relevant frequency of testing or inspection specified by the Director of Building Control:
Feature <i>(BCA refers to safety measures)</i>	BCA provisions for determining standard of performance	
Fire hydrant system (including on-site pump set and fire-service booster connection)	E1.3	Weekly to AS 1851.4-1992 where pumps are installed or 6 monthly using the 12 monthly schedule specified in AS1851.4-1992
Fire hose reel system	E1.4	Every 6 months to AS 1851.2-1995
Automatic fire sprinkler system	E1.5, G3.8, H1.2	Weekly to AS1851.3 – 1997.
Automatic fire sprinkler system designed in accordance with AS2118 as a residential or domestic system	E1.5	Monthly to AS1851 – 2005 including amendments 1 and 2
Portable fire extinguishers	E1.6	Every 6 months to AS 1851.1-1995
Fire control centres (or rooms)	E1.8	Annual inspection to ensure compliance of construction and contents with BCA
Provisions for special hazards	E1.10	As prescribed in AS 1851.3-1997; or AS/NZS 1851.16: 1997 as applicable

BCA Table II.6 – AIR HANDLING SYSTEMS		Relevant frequency of testing or inspection specified by the Director of Building Control:
Feature <i>(BCA refers to safety measures)</i>	BCA provisions for determining standard of performance	
Smoke hazard management systems:	E2.2	Monthly to AS 1851.6-1997
<ul style="list-style-type: none"> • Automatic air pressurisation systems for fire-isolated exits • Zone smoke control system 		As prescribed in AS1851.6-1997. Frequency routines modified for level 1- every six months
<ul style="list-style-type: none"> • Automatic smoke exhaust system 		As prescribed in AS1851.6-1997. Frequency routines modified for level 1- every six months
<ul style="list-style-type: none"> • Automatic smoke and heat vents • Air handling systems that do not form part of smoke hazard management system and which may unduly contribute to the spread of smoke 		Every six months to AS 1851.5-1981
		As prescribed in AS 1851.6-1997

<ul style="list-style-type: none"> Miscellaneous air-handling systems covered by Sections 5 and 11 of AS/NZS 1668.1 serving more than one <i>fire compartment</i> 		As prescribed in AS 1851.6-1997
<ul style="list-style-type: none"> other air-handling systems 		As prescribed in AS 1851.6-1997
Carpark mechanical ventilation system	F4.11	Frequency as nominated by the manufacturer on label attached to equipment in accordance with AS1851.6-1997, Appendix B2
Atrium smoke control system	Specification G3.8	As prescribed in AS 1851.6-1997

BCA Table II.7 – AUTOMATIC FIRE DETECTION AND ALARM SYSTEMS		Relevant frequency of testing or inspection specified by the Director of Building Control:
Feature <i>(BCA refers to safety measures)</i>	BCA provisions for determining standard of performance	
Smoke and heat alarm system	Clause 3 of Specification E2.2a	Monthly inspection to test operation. Replace battery or unit as necessary
Smoke and heat detection system	Clause 4 of Specification E2.2a	Weekly if not monitored as prescribed in AS 1851.8-1987 or monthly if monitored as per AS1851.8-1987
Atrium fire detection and alarm systems	Clause 4 of Specification G3.8	Weekly if not monitored as prescribed in AS 1851.8-1987 or monthly if monitored as per AS1851.8-1987

BCA Table II.8 – OCCUPANT WARNING SYSTEMS		Relevant frequency of testing or inspection specified by the Director of Building Control:
Feature <i>(BCA refers to safety measures)</i>	BCA provisions for determining standard of performance	
Emergency warning and intercommunication system	E4.9 Clause 5 of Specification G3.8	Every 3 months to AS 1851.10-1989
Building occupant warning system	Clause 8 of Specification E1.5, Clause 6 of Specification E2.2a	Monthly as prescribed in AS1851.8-1987

BCA Table II.9 – LIFTS		Relevant frequency of testing or inspection specified by the Director of Building Control:
Feature <i>(BCA refers to safety measures)</i>	BCA provisions for determining standard of performance	
Stretcher facilities in lifts	E3.2	Annual inspection to ensure compliance of facilities with BCA
Emergency lifts	E3.4	Periodic inspection as per manufacturers specification, however no less than annual inspection.
Passenger lift fire service controls	E3.7	Periodic inspection as per manufacturers specification, however no less than annual inspection.

BCA Table II.10 – STANDBY POWER SUPPLY SYSTEMS		Relevant frequency of testing or inspection specified by the Director of Building Control:
Feature <i>(BCA refers to safety measures)</i>	BCA provisions for determining standard of performance	
Standby power supply system	E3.4, Clause 6 of Specification G3.8	Six monthly testing to ensure auxiliary power is operable.
BCA Table II.12 – OTHER MEASURES		Relevant frequency of testing or inspection specified by the Director of Building Control:
Feature <i>(BCA refers to safety measures)</i>	BCA provisions for determining standard of performance	
Glazed assemblies	B1.4, F1.13	Annual Inspection to ensure no changes and that replacement complies with standard of performance
Balconies	Part B1	Annual inspection to ensure that deterioration of the balcony has not occurred.
Balustrades, barriers and safety fencing	Part B1, D2.16, G1.1	Annual inspection to ensure that balustrades, barriers, safety fencing and gates are in place and check for damage and deterioration.
Refrigerated chambers, strong rooms and vaults	G1.2	Inspection every 3 months to ensure safety devices are in place and operable
Bushfire protection measures	G5.2	Annual inspection to ensure continuing compliance.

BCA Clause II.2 – MECHANICAL VENTILATION AND HOT WATER, WARM WATER AND COOLING WATER SYSTEMS		Relevant frequency of testing or inspection specified by the Director of Building Control:
Feature	BCA provisions for determining standard of performance	
Mechanical ventilation and hot water, warm water and cooling water systems in buildings other than a system only serving a single sole-occupancy unit in a Class 2 or 3 building or a Class 4 part	F2.7, F4.5, F4.11, F4.12 AS 1668.2	As prescribed in AS/NZS 3666.2: 2002

Note: The provisions shown shaded are from the Building Code of Australia.

THE FOLLOWING PROVISIONS CORRESPOND TO PART 7 OF THE PLUMBING REGULATIONS 2004

PLUMBING FEATURES DESIGNATED BY PART 7 OF THE PLUMBING REGULATIONS		Relevant frequency of testing or inspection specified by the Director of Building Control:
Feature	Tasmanian Plumbing Code provisions for determining standard of performance	
On-site waste water management systems	Relevant Performance Requirements of the Code or a Certificate of Accreditation issued under the Code.	The Director of Building Control has not specified any frequencies other than those specified in the relevant Certificate of Accreditation issued under the Tasmanian Plumbing Code

Testable Backflow Prevention Devices	Relevant Performance Requirements of the Code	As prescribed in AS 2845.3-1993
Thermostatic mixing valves and tempering valves installed in early childhood centres, primary and secondary schools, hospitals and nursing homes, or similar facilities for people with disabilities, young people, elderly people or sick people	Relevant Performance Requirements of the Code	As prescribed in AS 4032.3-2004

SCHEDULE 5

DETAILS OF THE RELEVANT FREQUENCY OF TESTING OR INSPECTION FOR THE MAINTENANCE OF ESSENTIAL SAFETY AND HEALTH MEASURES

PROVISIONS IN TABLE II.11 AND TABLE II.13 CORRESPOND TO PART I OF THE BUILDING CODE OF AUSTRALIA OR TO A STANDARD OF PERFORMANCE AND A MAINTENANCE FREQUENCY

BCA Table II.11 – BUILDING CLEARANCE AND FIRE APPLIANCES		Relevant frequency of testing or inspection specified by the Director of Building Control:
Measure <i>(BCA refers to safety measures)</i>	BCA provisions for determining standard of performance	
Open space around large isolated buildings	C2.3, C2.4	Annual inspection to ensure that unobstructed access to buildings and fire fighting facilities are maintained.
Vehicular access around large isolated buildings	C2.3, C2.4	Annual inspect to ensure clearances are maintained

BCA Table II.13 – BUILDING USE AND APPLICATION		Relevant frequency of testing or inspection specified by the Director of Building Control:
Measure <i>(BCA refers to safety measures)</i>	BCA provisions for determining standard of performance	
Classification and use of building	A3.2 to A3.4	Annual inspection to ensure that building is being used and occupied in accordance with its classification
Occupancy hazard	E1.5, E1.6, E1.10	Annual inspection to ensure hazards do not exceed approved levels.

ESSENTIAL SAFETY AND HEALTH MEASURES – EMERGENCY EVACUATION PROCEDURES		Relevant frequency of testing or inspection specified by the Director of Building Control:
Measure	Provisions for determining standard of performance	
Emergency control organisation and procedures	AS 3745-2002 and AS 4083-1997 for Class 9a and 9c buildings	As prescribed in the Standard

Note: The provisions shown shaded are from the Building Code of Australia.

Purpose of amendments -**Matters specified by the Director of Building Control (*Building Act 2000*):**

1. Building Permit applications:
 - An additional document is required under s.70(1)(b) for a building permit application. An applicant is required to provide to the permit authority the contract price of the work, or if there is no contract, an estimate of the cost of building work signed by a building surveyor is to be provided.
 - The same document is also required for applications for a
 - i. Permit to Proceed (s.178(2)(b)) and a
 - ii. Permit of Substantial Compliance (s.186(2)(b)).
2. Notifications to Function Control Authorities:
 - Schedule 1 of the List has been amended to clarify that notifications regarding premises used for the storage of dangerous substances to Workplace Standards Tasmania are only required where Large Dangerous Substances Locations are involved.
3. Maintenance of Essential Safety and Health Features and Measures:
 - Schedule 4 of the list has been amended to reference AS1851 – 2005 (including amendments 1 and 2) as the required standard for the maintenance of domestic or residential fire sprinklers in BCA Table 11.5.
 - Schedule 4 has also been amended to clarify that Appendix B2 of AS1851.6-1997 is the required standard for the maintenance of car-park ventilation fans in BCA Table 11.6.

HISTORY OF DSL AMENDMENTS

Specified List issued by the Director of Building Control	14 May 2004
Reissued with amendments	18 June 2004
Reissued with amendments	30 June 2009
Reissued with amendments	29 April 2010
Reissued with amendments	2 May 2011