

Building Regulation News Updates are issued as and when necessary, to keep the Tasmanian Building Industry informed of developments occurring in the industry, Building Code of Australia (BCA) and its referenced documents and legislation.

## Building Code of Australia 2008

### Purpose

To provide details of the commencement of the Building Code of Australia 2008 (BCA) and highlight the more significant changes.

### Background

The BCA is amended every 12 months by the Australian Building Codes Board (ABCB) with the date for commencement, subject to state and territory approval, scheduled for 1 May each year. BCA 2008 commenced in Tasmania on 1 May 2008.

### Legislation

There are no major amendments to the BCA. The changes primarily address matters requiring clarification or updating of standards. A brief summary of some of these changes is given below. For full details of all the changes please refer to the BCA 2008.

### Climate map

The maps have been updated and their location on the ABCB website ([www.abcb.gov.au](http://www.abcb.gov.au)) has been changed.

### Habitable room

Clarification has been provided that a home theatre is a habitable room.

### Specific organisations/design acceptance

The references to specific organisations (e.g. Standards Australia), product data sheets and register of fire protection equipment (e.g. SSL) have been removed. A new provision has been added which sets out evidence to support that a calculation method complies with ABCB protocol.

### Earthwall construction

CSIRO Bulletin 5—Earthwall construction has been withdrawn because it is outdated and no longer available.

### Structural provisions—loading standards

The annual probability of exceedance values for earthquake events have been updated to complement the referencing of the 2007 edition of AS 1170.4. Due to the referencing of both the 1993 and 2007 edition of AS 1170.4, clarification has been added that B1.3 is only referring to the 1993 edition. It is proposed to withdraw all references to superseded loading standards (AS 1170.1—1989, AS 1170.2—1989, AS 1170.3—1990, AS 1170.4—1993 and AS 4055—1992) in 12 months, with the introduction of BCA 2009.

The option of complying with AS 1170.2 and AS/NZS 1170.2 for metal roof cladding in cyclonic areas has been deleted. Specification B1.2 has been added to provide additional requirements for roof cladding.

## **Glazing**

New provisions have been inserted for glazing used in balustrades and sloping overhead glazing which require compliance with AS 1288.

## **Class 4 Buildings**

New provision included which sets out the method to determine the type of construction required for a building when a Class 4 part is located on the top storey.

## **Smoke/Heat Detectors**

The provision has been amended to allow the use of any other detector (previously only a heat detector could be substituted) deemed suitable by AS 1670.1 when a smoke detector would be unsuitable in the atmosphere.

## **Balustrades/decks**

Decks have been included in the list of areas requiring a balustrade. The requirement for a balustrade to be provided if it is possible for a person to fall more than 4.0 m through an openable window has been added which will bring the BCA Volume Two into consistency with the provisions of Volume One.

## **Door latches**

Clarification has been provided that the existing provisions of D2.21(e) are requirements and not a concession to the general requirements for the operation of door latches in Class 9b buildings. The maximum height of door handles has been changed down to 1.1 m for consistency with the height range in AS 1428.1.

## **Signage for doors**

Required signs for doors must be able to be readily seen when the door is held in the open position either by placing the sign/s on walls adjacent to the door or on both sides of the door. Provision has been changed so that the type of 'fire safety door' does not have to be identified.

## **Smoke hazard management—Class 6 buildings**

The provision for when a Class 6 building not containing an enclosed common walkway or mall is required to have smoke hazard management has been amended to state that the 2000 m<sup>2</sup> applies to the floor area of the Class 6 fire compartment. This concession has been further clarified that as well as the floor area it applies to buildings which are single storey, with the main entrance opening to the road and separated from other parts of the fire compartment. A similar concession has been introduced for other building classifications of similar floor area and configuration.

The provisions for when a class 6 building containing an enclosed walkway or mall requires smoke hazard management have been amended to be consistent with those with no mall. The previous reference to shops has been changed to Class 6 sole-occupancy units.

## **Stairway ceiling height**

A ceiling height of 2.0 m has been added for stairways in BCA Volume One for consistency with Volume Two.

## **Swimming pools**

New objectives, functional statements, performance requirements and deemed-to-satisfy provisions to safeguard people from drowning or injury due to suction by a swimming pool water recirculation system have been added and the Tasmanian Appendix provisions deleted.

## **Energy efficiency**

Verification method JV2 has been removed at the request of industry. The concession for Class 5–8, 9a and 9b building with light coloured roofs has been re-instated. Clarification that roof lights serving habitable rooms must satisfy J1.4(a)(i) – (b), (c) and (d), has been added.

## **Sarking for tile roofs**

New provisions for requirements for installation of sarking under tile roofs have been added in BCA Volume Two.

## **Carport roofs**

The concession for carports in BCA Volume Two has been extended to include those with polycarbonate roofing, in addition to those with non-combustible roofing.

## **Sanitary facilities**

Clarification that a kitchen sink or washbasin must not be counted as a laundry washtub has been added to BCA Volume Two for consistency with Volume One.

## **Australian Government Additions**

A new appendix setting out a footnote listing other Australian government legislation applicable to buildings has been added.

## **Tasmanian Additions**

A new footnote has been inserted listing other legislation applicable to buildings in Tasmania (the *Building Act 2000* consolidates **all** legislative requirements affecting design, construction and performance of buildings).

A new Part (Tas Part G2) has been inserted dealing with the emissions from solid fuel burning appliances requiring all these heaters to comply with the emission Standard AS /NZS 4013 – 1999. Consequential amendments have also been made to Tas Part H123 -Temporary Structures, to also require compliance with this admission standard. Similar provisions have also been made to Volume 2.

## **Purchasing the BCA**

ABCB Online Shop: [www.abcb.gov.au](http://www.abcb.gov.au)

For all enquires in regard to ABCB publication sales please contact 1300 857 522 or e-mail [bca@abcb.gov.au](mailto:bca@abcb.gov.au)

## **For further information contact the Workplace Standards Tasmania Helpline:**

Phone: 03 6233 7657 (Outside Tasmania)

Local rate: 1300 366 322 (Inside Tasmania)

Fax: 03 6233 8338

Email: [wstinfo@justice.tas.gov.au](mailto:wstinfo@justice.tas.gov.au)

Web: [www.wst.tas.gov.au/building](http://www.wst.tas.gov.au/building)

**L Mark Smith**

**Director of Building Control**

This document has been produced and published by the Building Control Branch of the Department of Justice. Although every care has been taken in the production of the work, no responsibility is accepted for the accuracy, completeness, or relevance to the user's purpose, of the information. Those using it for whatever purpose are advised to verify it with the relevant government department, local government body or other source and to obtain any appropriate professional advice. The Crown, its officers, employees and agents do not accept liability however arising, including liability for negligence, for any loss resulting from the use of or reliance upon the information and/or reliance on its availability at any time.