

Building Newsflash

Building Code of Australia 2008

Purpose

To provide details of the commencement date for the next edition 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 Queensland 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 now include the new Queensland local government boundaries and their location on the ABCB website has 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CSIRO Bulletin 5—Earthwall construction has been withdrawn because it is outdated and no longer available.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 It is proposed to withdraw all references to superseded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, AS1170.4–1993 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.

Note

Refer to Newsflash 315 issued on 2 May 2008. The *Building Regulation 2006* has been amended to include a new Part MP 5.9 to the Queensland Development Code, from 1 May 2008. MP 5.9 (Buildings and structures in cyclonic areas) extends the transitional period for the introduction of the new low-high-low (LHL) test method by a further 12 months. The LHL test method applies to metal roof assemblies, their connections and immediate supporting members in cyclonic areas. **The LHL test method will be the only test permitted under the deemed-to-satisfy provisions of the BCA after MP 5.9 expires on 1 May 2009.**

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 m² 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.

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

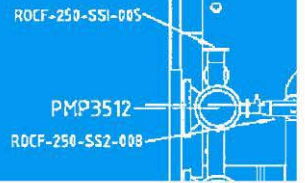
Clarification that a kitchen sink or washbasin must not be counted as a laundry washtub has been added to BCA Volume Two for consistency with Volume One.

Australian Government Additions

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

Queensland Additions

A new footnote inserted listing other legislation applicable to buildings in Queensland has been added.



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