



# Building and plumbing newsflash number 435

## Regulatory impact statements for cyclone affected regions and saline soils, draft national construction code and revised swimming pool barriers code

### Purpose

To advise that the:

- Australian Building Code Board's (ABCB) Regulatory Impact Statements (RIS) on standards for Construction in cyclone affected regions and areas with saline soils, as well as the draft National Construction Code (NCC) Plumbing Provisions have been published on the ABCB's website
- latest version of Mandatory Part 3.4 – Swimming Pool Barriers (Pool Safety Standard) is available on the department's website.

### Construction in cyclone affected regions

The designation of cyclone regions and wind actions are governed by the wind standards such as the Australian New Zealand Standard AS/NZS 1170.2-2002 (Wind Actions) and the Australian Standard AS4055 – 2006 (Wind Loads for housing). These are referenced in the Building Code of Australia (BCA) which is adopted in Queensland by the *Building Act 1975*.

The findings from a report commissioned by the ABCB in 2008, showed that there is likely to be an increase in category three to five cyclones over the next 50 years. The report also concluded that there may be a southward shift of cyclonic activity along the Queensland coast by two to three degrees latitude. Complementary research conducted for the Commonwealth Government indicated cyclone peak winds may to increase by two to five per cent by 2030 and by five to ten per cent by 2070.

Following consideration of these reports, the ABCB commissioned a RIS for public consultation exploring the impact of revised wind loading standards on buildings such as new detached houses, row houses, townhouses, boarding houses, guest houses, etc. If adopted, the proposals will be implemented by the ABCB through changes to the BCA and wind standards.

The RIS is expected to be available for comment on the [ABCB's website](#) from Friday 30 July 2010 until 5pm, Friday 10 September 2010.



## Saline soils

Saline soils affect many rural and urban areas in Australia. There are a number of ways in which salinity can affect a building such as rising damp and condensation. This RIS has regulatory and non-regulatory mitigation options, including potential amendments to the BCA for limiting materials which can be used for damp-proof courses and increasing the impact resistance requirements for vapour barriers.

The RIS is expected to be available for comment on [ABCB's website](#) from Monday 2 August 2010 until 5 pm, Friday 10 September 2010.

## NCC Plumbing Provisions

The ABCB and state and territory regulators are working together to consolidate building and plumbing codes into the NCC for 2011.

It is intended that the NCC will eventually include all on-site construction regulations (building, plumbing, electrical and telecommunications) in one code. The first phase integrates the BCA and the Plumbing Code of Australia.

The draft NCC Plumbing Provisions have been released for public comment. They can be viewed on the [ABCB website](#). All comments must be submitted by 5 pm, Wednesday 1 September 2010.

## MP 3.4 – Swimming pool barriers (Pool safety standard)

A revised draft of the Pool safety standard is now available on the [department's website](#).

The code has been extended to cover pools located in caravan parks, moveable dwelling parks, buildings such as boarding houses, guest houses, hostel and lodging-houses (i.e. class 3 buildings); and dwellings associated with another class of building such as an office, retail premises, car park, warehouse, factory, etc (i.e. class 4 buildings).

It also includes the requirements for indoor pools and accommodates changes made to the *Building Act 1975* that are expected to commence in December 2010 as part of stage two of Queensland's swimming pool safety strategy.

## Contact for further information

Queries on an ABCB RIS or the NCC plumbing provisions can be directed to:

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Queries on the draft Pool safety standard can be directed to:

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