

1992
THE LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

(As presented)

(Mr Moore)

Building (Amendment) Bill (No. 2) 1992

**A BILL
FOR**

An Act to amend the *Building Act 1972*

The Legislative Assembly for the Australian Capital Territory enacts as follows:

Short title

5 **1.** This Act may be cited as the *Building (Amendment) Act (No. 2) 1992*.

Commencement

2. **(1)** Sections 1, 2 and 3 commence on the day on which this Act is notified in the *Gazette*.

10 **(2)** The remaining provisions commence on a day fixed by the Minister by notice in the *Gazette*.

(3) If the provisions referred to in subsection (2) have not commenced before the end of the period of 6 months commencing on the day on which

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this Act is notified in the *Gazette*, those provisions, by force of this subsection, commence on the first day after the end of that period.

Principal Act

3. In this Act, "Principal Act" means the *Building Act 1972*.¹

5 Approval of plans to erect or alter buildings

4. Section 33 of the Principal Act is amended—

(a) by inserting after subsection (2B) the following subsections:

10 “(2C) The Building Controller shall refuse to approve plans for the erection of a dwelling if those plans and other information submitted by the applicant do not provide for insulation of each of the elements of the dwelling set out in Column 1 of Schedule 2 to the R value set out in relation to that element in Column 2 of that Schedule.

 “(2D) The regulations may amend Schedule 2.”;

15 (b) by omitting from subsection (3) “The Building Controller” and substituting “Subject to subsection (2C), the Building Controller”;

and

(c) by adding at the end the following subsection:

 “(8) In subsection (2C)—

20 ‘dwelling’ has the same meaning as in Part VA;

 ‘R value’ means the amount of thermal resistance ascertained by reference to Australian Standard AS2352-1980.”.

Stages of building work for inspection purposes

25 5. Section 36 of the Principal Act is amended by omitting from subsection (1) “the Schedule” and substituting “Schedule 1”.

Heading to Schedule

6. The heading to the Schedule is omitted and the following heading substituted:

 “SCHEDULE 1”.

30 Schedule 2

7. The Principal Act is amended by adding at the end the Schedule set out in the Schedule to this Act.

SCHEDULE

Section 7

NEW SCHEDULE**SCHEDULE 2**

Section 33

R VALUES FOR COMMON BUILDING ELEMENTS

Column 1	Column 2
ELEMENT	R VALUE
Roofs or ceilings	
Tiled pitched roof, R 3.5 bulk insulation between ceiling joists, lined ceiling	R 3.4
Tiled pitched roof, foil sarking over rafters, R 3.5 bulk insulation between ceiling joists, lined ceiling	R 3.7
Metal deck roof, foil sarking, 20 mm air gap, R 3.5 bulk insulation installed between joist/beams, ceiling lining on underside of joists/beams	R 3.7
External walls	
Brick/masonry veneer with double sided reflective foil laminate fixed to external face of studs, lined internally	R 1.3
Brick/masonry veneer with R 1.5 bulk insulation between the studs, lined internally	R 1.7
Brick/masonry veneer with R 1.1 foam board fixed over the face of the studs, lined internally	R 1.7
Weatherboard/fibre cement, double sided reflective foil laminate dished between studs, lined internally	R 1.3
Weatherboard/fibre cement cladding, R 1.5 insulation between studs, lined internally	R 1.7
Cavity brick with R 1.0 foam board in cavity	R 1.7
Floors	
Concrete/masonry on ground	R 1.5
Timber framed floor open around perimeter	R 0.4
Timber framed floor, enclosed perimeter, reflective foil laminate, dished between joists	R 1.0

NOTE

1. Reprinted as at 2 October 1991. See also Act No. 118, 1991 and Nos. 23 and 48, 1992.