

AUSTRALIAN CAPITAL TERRITORY

BUILDING ACT 1972

NOTICE OF REVOCATION AND ADOPTION OF THE BUILDING CODE OF AUSTRALIA

NO. 170 OF 1997

EXPLANATORY STATEMENT

The Building Act 1972 (the Act) relates to the erection, alteration and demolition of buildings. Section 24 allows the Minister to prepare and publish a Building Code for the technical requirements and standards of buildings. The Minister may adopt the provisions of the Building Code of Australia (BCA) with modifications specified in the ACT Appendix to the BCA to suit local conditions.

The BCA is prepared and published by the Australian Building Codes Board, a co-operative organisation of building regulatory authorities established by agreement between the Commonwealth Government and each State and Territory,

The previous edition of the BCA was formally adopted as the Building Code in an instrument dated 4 May 1997, published as Determination No 81 of 1997 and notified in Special Gazette No S136, of 21 May 1997.

The 1996 edition of the Building Code of Australia is performance based and will allow builders, designers and engineers to more effectively and at least cost design and construct buildings to meet the technical standards and requirements for health, safety and amenity. It comprises two volumes: Volume One contains the requirements for Class 2 to 9 buildings (residential flat buildings, offices, shops, warehouses, factories and health care and public assembly buildings) and Volume Two contains the Housing Provisions for single dwellings.

The 1996 edition of the Building Code of Australia was developed in extensive consultation with the building and construction industry and was given official approval by the Federal, State and Territory Ministers with responsibility for building regulations.

The ACT Appendix contains technical requirements not covered by the Building Code of Australia such as the removal of asbestos materials, control of litter on building sites, waste facilities, energy efficiency in buildings, swimming pool safety and fire places and contains a list of other legislation affecting buildings in the ACT.