

AUSTRALIAN CAPITAL TERRITORY

BUILDING ACT 1972

**DISALLOWABLE INSTRUMENT FOR THE
PURPOSES OF SUBSECTION 24(2)**

EXPLANATORY STATEMENT

NO. 130 of 1994

The *Building Act 1972* (the Act) regulates the erection, alteration and demolition of buildings. Section 24 of the Act provides for the technical requirements for these to be specified in the Building Code and allows the Minister to have prepared and published an ACT Appendix to the Building Code of Australia (BCA) to provide for standards distinctive to the ACT

The ACT Appendix published by the Australian Uniform Building Regulations Co-ordinating Council (AUBRCC) in the 1990 edition of the BCA with its fifth amendment and an addition to the ACT Appendix of a requirement that thermal insulation materials have a minimum resistance to fire were adopted as part of the Building Code for the ACT in an instrument of adoption and modification of the Building Code dated 12 August 1993 and published in Gazette No 35 of 1 September 1993

The present instrument publishes the ACT Appendix as published by AUBRCC in the 1990 edition of the BCA with its sixth amendment, which does not contain any additional provisions applicable in the ACT. In addition it maintains the additional requirements that thermal insulation materials have a minimum resistance to fire. The existing requirements for smoke alarms in buildings that usually provide sleeping accommodation are extended from boarding houses, guest houses, townhouses and the corridors of large blocks of flats to detached houses and sole-occupancy units in all blocks of flats. The definition of an acceptable smoke alarm system is modified. These changes appear in ACT E1 7(a)(i), (a)(ii) and (b)(ii)

The ACT Appendix is part of the Building Code provided for in section 24 of the Act and comes into effect with the publication of notice of it in the Gazette