



Australian Capital Territory

Building (General) Regulation 2008

SL2008-3

made under the

Building Act 2004

Republication No 29

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Authorised by the ACT Parliamentary Counsel

About this republication

The republished law

This is a republication of the *Building (General) Regulation 2008*, made under the *Building Act 2004* (including any amendment made under the *Legislation Act 2001*, part 11.3 (Editorial changes)) as in force on 1 February 2016. It also includes any commencement, amendment, repeal or expiry affecting this republished law to 1 February 2016.

The legislation history and amendment history of the republished law are set out in endnotes 3 and 4.

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Modifications

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Penalties

At the republication date, the value of a penalty unit for an offence against this law is \$150 for an individual and \$750 for a corporation (see *Legislation Act 2001*, s 133).



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Building (General) Regulation 2008

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Part 1 Preliminary

1 Name of regulation

This regulation is the *Building (General) Regulation 2008*.

3 Dictionary

The dictionary at the end of this regulation is part of this regulation.

Note 1 The dictionary at the end of this regulation defines certain terms used in this regulation, and includes references (*signpost definitions*) to other terms defined elsewhere in this regulation.

For example, the signpost definition ‘**AS 1742**, for schedule 1 (Exempt buildings and building works)—see schedule 1, section 1.1.’ means that the term ‘AS 1742’ is defined in that section for schedule 1.

Note 2 A definition in the dictionary (including a signpost definition) applies to the entire regulation unless the definition, or another provision of the regulation, provides otherwise or the contrary intention otherwise appears (see [Legislation Act](#), s 155 and s 156 (1)).

4 Notes

A note included in this regulation is explanatory and is not part of this regulation.

Note See the [Legislation Act](#), s 127 (1), (4) and (5) for the legal status of notes.

4A Offences against regulation—application of Criminal Code etc

Other legislation applies in relation to offences against this regulation.

Note 1 Criminal Code

The [Criminal Code](#), ch 2 applies to all offences against this regulation (see Code, pt 2.1).

The chapter sets out the general principles of criminal responsibility (including burdens of proof and general defences), and defines terms used for offences to which the Code applies (eg *conduct*, *intention*, *recklessness* and *strict liability*).

Note 2 Penalty units

The [Legislation Act](#), s 133 deals with the meaning of offence penalties that are expressed in penalty units.

Part 2 Important concepts

5 Meaning of *building work*—Act, s 6 (2)

For the Act:

building work includes building work that involves handling asbestos or disturbing friable asbestos.

Examples—handling asbestos or disturbing friable asbestos

- 1 removal of asbestos
- 2 cutting a hole in a sheet of asbestos

Note An example is part of the regulation, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see [Legislation Act](#), s 126 and s 132).

6 Exempt buildings and building work generally—Act, s 152 (2)

- (1) A building or building work mentioned in schedule 1, part 1.2 is exempt from the application of the Act subject to any condition mentioned in column 3 for the building or building work.
- (2) A building or building work mentioned in schedule 1, part 1.3 is exempt from the application of the parts of the Act stated in column 3 subject to any condition mentioned in column 4 for the building or building work.
- (3) Also, a building or building work mentioned in schedule 1, part 1.3 (other than a building mentioned in item 26) is not exempt if building work at the building may affect—
 - (a) the structural integrity of any part of a building for which a certificate under the [Act](#), part 5 (Building occupancy) has been issued; or
 - (b) a fire-rated wall, ceiling or floor; or
 - (c) a ventilation or air-handling system, fire protection system or other mechanical service; or

- (d) a fire-escape, emergency lift, stairway, exit or passageway to an exit; or
- (e) the natural light or ventilation available to a building for which a certificate under the [Act](#), part 5 (Building occupancy) has been issued; or
- (f) the building in a way that reduces its compliance with the building code to a level that is less than the minimum requirements of the code.

Example—par (f)

A house built in 1996 complies with the building code as in force in 1996 (the *1996 building code*). Although the house was not required to be energy-efficient under the 1996 building code, the house has an energy efficiency rating of 3 stars under the building code as currently in force. If building work on the house alters the house in a way that causes its energy efficiency rating to drop below 3 stars, the building work is not exempt under sch 1, pt 1.3 (other than a building mentioned in item 26).

Note An example is part of the regulation, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see [Legislation Act](#), s 126 and s 132).

- (4) Subsection (3) does not apply to building work mentioned in schedule 1, part 1.3, item 25, if—
 - (a) the building work complies with the minimum requirements of the building code; and
 - (b) the building work does not reduce the thickness of the material from which the sample material is removed by more than 1mm; and
 - (c) no dimension of the sample material is more than 10mm.
- (5) Also, a building or building work mentioned in schedule 1, part 1.3 is not exempt if—
 - (a) the building is being substantially altered; and

(b) the building work is required to ensure the building alteration complies with the Act and the building code as required by the [Act](#), section 29 (1) (a).

(6) In this section:

substantial alteration—see section 23.

7 Minister may exempt buildings—Act, s 152 (2)

(1) The Minister may exempt a building from the application of the Act, conditionally or otherwise, for a stated period of not longer than 1 year.

Example—conditions

- 1 restricting the number of people allowed in a building
- 2 requiring work on the building to be done by a licensed builder
- 3 requiring fire and rescue to be present outside the building when it is used for a stated event

Note An example is part of the regulation, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see [Legislation Act](#), s 126 and s 132).

(2) An exemption is a disallowable instrument.

Note A disallowable instrument must be notified, and presented to the Legislative Assembly, under the [Legislation Act](#).

Part 2A Exemption assessments

7A Number of copies of plans—Act, s 14 (2)

The number of copies prescribed is—

- (a) 1 in electronic form; and
- (b) if the building surveyor asks for paper copies—3 copies.

7B Additional details and material for exemption assessment application—Act, s 14 (3)

- (1) The following details are prescribed:
 - (a) in relation to the parcel—
 - (i) the block and section number and division; and
 - (ii) the street name and number; and
 - (iii) if relevant—the unit number or shop number;
 - (b) in relation to the applicant—
 - (i) if the applicant is an entity—the full name of the entity; and
 - (ii) if the applicant is a company—the company name and the Australian Company Number (ACN); and
 - (iii) the postal address; and
 - (iv) if the applicant has an email address—the email address; and
 - (v) the contact telephone number; and
 - (vi) if the applicant has a fax number—the fax number;
 - (c) a brief description of the building work;
 - (d) whether the building work has been carried out and, if so, the commencement and completion dates of the building work.

- (2) If building work the subject of an application for an exemption assessment relates to a development proposal to which the *Planning and Development Regulation 2008*, schedule 1, section 1.19 applies, the application must be accompanied by a written notice that the section has been complied with within 2 years before the day the application is made.

Example—written notice

a copy of any form prepared for s 1.19 under the *Planning and Development Act 2007*, s 425 and a statement about how and when it was given

Note An example is part of the Act, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see *Legislation Act*, s 126 and s 132).

7C Plan information and requirements—Act, s 14 (4)

- (1) The information set out in section 12 (2) (a), (d), (f) and (h) is prescribed.
- (2) The requirements set out in section 16 (2) and section 17 (2) are prescribed.

7D Exemption assessment B notices—Act, s 14B (2) (b) (iii)

The following are prescribed:

- (a) any information that was used by the building surveyor in assessing whether the building work is exempt or not;
- (b) the building surveyor's full name and licence number;
- (c) if the building surveyor is a corporation—the building surveyor's ACN;
- (d) the building surveyor's postal address, email address (if any), contact telephone number and facsimile number (if any);

- (e) the building surveyor's signature or, if the building surveyor is not an individual, the signature of the building surveyor's nominee under the *Construction Occupations (Licensing) Regulation 2004*, section 15 (2);
- (f) the date of the notice.

**7E Exemption assessment B notice—attached documents—
Act, s 14B (3) (a) and (b)**

- (1) A copy of the plans used by the building surveyor in an exemption assessment of the building work is prescribed.
- (2) If the building surveyor assesses that the building work, or part of the building work, is exempt—
 - (a) the exemption must be marked on, or attached to, or partly marked on or partly attached to, each page of the plans used by the surveyor in the assessment; and
 - (b) the building surveyor must initial, date and mark the building surveyor's licence number on each page of the plans.
- (3) However, if, because of the size of the plans, it is impractical to mark the exemption on each page of the plans, the building surveyor may, instead of marking the exemption under subsection (2) (a), mark each page of the plans with—
 - (a) the building surveyor's initials and licence number and the date; and
 - (b) an indication that the details of the exemption are in the exemption assessment B notice.

- (4) The pages of any document attached to an exemption assessment B notice must be numbered consecutively through each document, starting with the number 1 and each page must state the total number of pages comprising the attached documents.

Example

An exemption assessment B notice has 3 attached documents that total 25 pages. Each page of the attachments, starting from the first page, is numbered as 'page 1 of 25', 'page 2 of 25' and so on, until the last page of the final attachment which is numbered 'page 25 of 25'.

Note An example is part of the regulation, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see [Legislation Act](#), s 126 and s 132).

Part 3 Building work

Division 3.1 Government certifiers

8 Criteria for appointment of government certifier—Act, s 20 (4)

The criteria for the appointment of a government certifier for building work are—

- (a) a building approval for the work is in force; and
- (b) a licensed builder has started the work; and
- (c) the owner of the land where the work is being carried out cannot, after making reasonable efforts, appoint a certifier for the work.

Division 3.2 Building approvals

9 Definitions—div 3.2

In this division:

proposed building work means building work proposed to be carried out under an application for building approval.

9A Site work notice—Act, s 25AA

The following information is prescribed:

- (a) in relation to the parcel of land on which the site work is carried out—
 - (i) the block and section number and division; and
 - (ii) the street name and number;

- (b) the identity of any of the following relied on by the certifier to assess the site work as exempt development:
 - (i) a provision of the *Planning and Development Regulation 2008*;
 - (ii) if a provision mentioned in subparagraph (i) incorporates a Territory Plan Code—the code;
- (c) the certifier's name, licence number and signature;
- (d) the date the notice is signed by the certifier.

10 Number of copies of plans—Act, s 26 (2) (a)

The number of copies prescribed is—

- (a) 1 in electronic form; and
- (b) if the certifier asks for a paper copy—1 copy.

11 General requirements for application for building approvals—Act, s 26 (3)

- (1) The following requirements are prescribed for an application for building approval:
 - (a) the application must contain an estimate of the cost of the proposed building work worked out in accordance with a method determined by the construction occupations registrar;
 - (b) if the building work is proposed to be carried out at or near a street or place that is open to or used by the public—the application must contain details of the precautions proposed to be taken to protect the safety of people using the street or place while the building work is carried out;
 - (c) the application must state the area of the parcel of land;

- (d) if a performance requirement of the building code is to be complied with by use of an alternative solution under the code, the application must state—
 - (i) the performance requirement; and
 - (ii) the alternative solution; and
 - (iii) each assessment method used to show that the alternative solution complies with the performance requirement.
- (2) A determination under subsection (1) (a) is a notifiable instrument.

Note A notifiable instrument must be notified under the [Legislation Act](#).
- (3) In this section:

performance requirement—see the building code.

12 Building erection and alteration—Act, s 26 (3)

- (1) This section applies to an application for building approval involving the erection or alteration of a building.
- (2) The following information must be included in either the application or the plans accompanying the application:
 - (a) the class of the building according to the intended use of the building as proposed to be erected or altered;
 - (b) what fire-resisting construction type (under the building code) the building as proposed to be erected or altered will be, if applicable to the building;

Note Fire-resisting construction type may not be applicable if an alternative solution under the building code is used.
 - (c) for an application relating to the erection of a class 1 building—the site classification of the parcel of land;

- (d) for an application relating to the alteration of a class 1 building if the alteration will increase the building load carried by foundation material beyond the building load carried by the foundation before the alteration—the site classification of the parcel of land;
- (e) for an application relating to the alteration of a building—
 - (i) the class and type of fire-resisting construction of the existing building classified under the building code; and
 - (ii) the materials used in the existing building;

Note Fire-resisting construction type may not be applicable if an alternative solution under the building code is used.

- (f) the number of storeys of the building as proposed to be erected or altered;
- (g) the number of new dwellings (if any) created by the proposed building work;
- (h) the floor area of the proposed building or proposed new part of the building;
- (i) the materials to be used in the frame, floor, walls and roof of the proposed building or proposed new part of the building;
- (j) if the building code does not state a standard of work in relation to any part of the proposed building work and it is intended to carry out that part of the proposed building work in accordance with a standard of work stated in another document—
 - (i) the nature of the proposed building work; and
 - (ii) the title of the document; and
 - (iii) each assessment method used to show that the proposed building work complies with the standard of work stated in the document.

- (3) In this section:
assessment method—see the building code.
site classification—see the building code.

13 Removal or demolition of buildings—Act, s 26 (3)

- (1) This section applies to an application for building approval involving the removal or demolition of a building.
- (2) The following information must be included in either the application or the plans accompanying the application:
- (a) details of the methods to be used in carrying out the proposed building work, including a work plan stated or set out in AS 2601 (*Demolition of structures*), as in force from time to time;

Note AS 2601 may be purchased at www.standards.org.au.

- (b) the number of dwellings (if any) to be demolished.
- (3) In this section:
removal, of a building—
- (a) means the removal of the building from a place for re-erection, with or without further alteration, at another place; and
- (b) includes the demolition of part of the building removed or proposed to be removed.

14 Bonded asbestos removal—Act, s 26 (3)

- (1) This section applies to an application for building approval involving the removal of bonded asbestos from a residential building.
- (2) The application must include an asbestos removal control plan for the removal.

15 Friable asbestos removal—Act, s 26 (3)

- (1) This section applies to an application for building approval involving the removal of friable asbestos from a residential building.
- (2) The application must include an asbestos removal control plan for the removal.

15A Asbestos contamination report—Act, s 26 (3)

- (1) This section applies to an application for building approval in relation to affected residential premises if the owner has an asbestos contamination report for the premises required under the *Dangerous Substances (General) Regulation 2004*, section 342.
- (2) The application must include a copy of the asbestos contamination report.
- (3) In this section:

affected residential premises—see the *Dangerous Substances (General) Regulation 2004*, section 337.

asbestos contamination report—see the *Dangerous Substances (General) Regulation 2004*, section 341 (1).

16 General requirements for plans—Act, s 27 (1) (a)

- (1) This section applies to plans accompanying an application for building approval.
- (2) The plans must—
 - (a) be drawn in accordance with AS 1100, unless the plans were drawn before the standard commenced; and
 - (b) show any area covered by the plans that is marked on a certificate of title or deposited plan as an easement; and

- (c) if the building work will require the connection of, or alteration of the connection of, a pipe to the sewerage system—show any point of connection of the pipe to the sewerage system; and
- (d) if the building work will require the connection of, or alteration of the connection of, a pipe to a water main—show any point of connection of the pipe to the water main; and
- (e) if the building work will require the connection of, or alteration of the connection of, a pipe to a stormwater drain—show any point of connection of the pipe to the stormwater system; and
- (f) if the building work will, when finished, alter the surface stormwater drainage on the parcel of land where the work is to be done—show the proposed surface stormwater drainage on the parcel at the completion of the work; and
- (g) for the parcel of land where the work is to be done—include a site plan on a scale of not less than 1:200 showing—
 - (i) the block and section number of the land (or for land under a land sublease, the sublease plan number); and
 - (ii) the boundaries and dimensions of the land; and
- (h) if a performance requirement of the building code is to be complied with by use of an alternative solution under the building code—identify the alternative solution and include a statement that it is an alternative solution under the building code.

(3) In this section:

building work means building work to which the plans relate.

performance requirement—see the building code.

stormwater system means a system of pipes, gutters, drains, floodways and channels designed to collect or carry stormwater in or through an urban area, other than for a single parcel of land.

utility service—see the *Utilities Act 2000*, dictionary.

water main means a conduit or pipeline—

- (a) owned, controlled or maintained by a utility service; and
- (b) designed to carry drinking water supplied by the service.

17 Requirements for plans for alteration and erection of buildings—Act, s 27 (1) (a)

- (1) This section applies to plans that relate to the erection or alteration of a building.
- (2) The plans must contain sufficient information about the proposed finished dimensions, arrangement, locations and inherent characteristic of materials making up every element of the proposed building work to allow—
 - (a) a certifier to work out if a building erected or altered in accordance with the plan would contravene the Act; and
 - (b) a competent builder to carry out the building work in accordance with the plans and the Act; and
 - (c) a certifier to work out if the building work, if carried out, complies with the plan and the Act; and
 - (d) a certifier to work out if the building work is exempt from all or part of the Act.

Examples—building work that complies with Act

- 1 Plans accompanying an application for building approval relate to the erection of a house with a sheet metal roof. One of the conditions of the development approval for the house is that the roofing must not be white or off-white. The plans must show the proposed colour of the roof sheeting in sufficient detail to enable the certifier to decide if the colour complies with the development approval and the builder to erect a roof in a colour that complies with the development approval. Stating the name of a colour, for example, light grey, may not be sufficiently descriptive unless the plans are accompanied by a relevant colour chart, or manufacturer's product colour, or

a reference to a standard colour in AS 2700 (*Colour standards for general purposes*).

- 2 A statement in plans accompanying an application for building approval to the effect that fire collars must be provided where pipes penetrate fire-rated walls may not be sufficient detail about fire collars if the statement does not include either the technical details of the collars or the name of the manufacturer and model designation of the collars.
- 3 A statement in the plans about the dimensions of bolts may not be sufficient detail if the statement does not include details about the technical characteristics of the bolts, for example, tensile strength and how tensile strength is tested for and measured, by reference to an applicable standard like AS/NZS 1252 (*High strength steel bolts with associated nuts and washers for structural engineering*).

Note 1 A reference to an Act includes a reference to the statutory instruments made or in force under the Act, including regulations and the building code (see [Legislation Act](#), s 104).

Note 2 Australian standards may be purchased at www.standards.org.au.

Note 3 An example is part of the regulation, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see [Legislation Act](#), s 126 and s 132).

- (3) The information in the plans under subsection (2) must—
 - (a) be consistent with AS 1100; and
 - (b) be apparent from reading the drawing, so that someone using the plans need not take measurements from the drawing.
- (4) Plans are taken to satisfy subsection (2) to the extent that they contain the following information:
 - (a) the extent, overall dimensions and main construction material of a wall, partition, floor or roof if—
 - (i) AS 1684 or AS 3623 applies to the framing for the wall, partition, floor or roof; or
 - (ii) the framing is of the same scale and kind of arrangement as the framing to which those standards apply;

- (b) the location, overall dimensions and description or name of the proprietary product that is sufficient to identify a truss product type for mass-produced proprietary trusses if—
 - (i) the manufacturer publishes a written span table that states the spanning capability of the truss; and
 - (ii) the table applies directly to a truss and its span stated in the plan;
- (c) for masonry work to which AS 3700 applies—the overall extent and dimensions of the masonry work and structural details of reinforcement (if any);
- (d) for concrete work to which AS 2870 (which is about slabs and footings) applies—the overall extent and dimensions of the concrete work and structural details of reinforcement (if any).

Example—par (a) (ii)

AS 1684 applies to houses only. However, under par (a) (ii), it can be used for a fitout that has the same proportions as a house or for part of a building with the same loads and requirements as a house.

- (5) However, subsection (4) does not apply in relation to a matter mentioned in the subsection if the plans provide for an addition to, or variation from, the matter.

Example

A plan includes information on the extent, dimensions and main construction material for a building whose walls, floors and roof comply with AS 3623. However, the plans also show a service utility pipe that penetrates a fire-rated wall. Subsection (4) does not apply to the additional information required when a fire-rated wall is penetrated. The details required under s (2) for any fire collar would need to be included in the plan.

- (6) The plans may contain other information.
- (7) For this section, information is also taken to be contained in plans if the information is in something attached to the plans.

(8) In this section:

AS 1684 means AS 1684 (*Residential timber-framed construction—design criteria*), as in force from time to time.

AS 2870 means AS 2870 (*Residential slabs and footings—construction*), as in force from time to time.

AS 3623 means AS 3623 (*Domestic metal framing*), as in force from time to time.

AS 3700 means AS 3700 (*Masonry structures*), as in force from time to time.

**18 Requirements for plans for asbestos removal—Act,
s 27 (1) (a)**

- (1) Plans that accompany an application for building approval for building work involving the removal of bonded asbestos must show the location of the bonded asbestos sheeting.
- (2) Plans that accompany an application for building approval for building work involving the removal of asbestos (other than bonded asbestos) from a residential building must include the following information:
 - (a) the location of the asbestos proposed to be removed;
 - (b) the boundary of the area where people removing the asbestos will be working;
 - (c) if asbestos removed from the building is to be stored on the parcel of land where the building is—where the asbestos is to be stored;
 - (d) if a decontamination facility, air filter or air supply equipment, is proposed to be used during the building work—where the facility, filter or equipment is located.

18A Building approval applications—asbestos warning notices—Act, s 152 (3) (b)

- (1) This section applies to an application—
 - (a) for building approval under the [Act](#), section 26 (Building approval applications); and
 - (b) for approval of amended plans under the [Act](#), section 31 (Application for approval of amended plans).
- (2) Before issuing an approval under the [Act](#), section 28 (Issue of building approvals) or section 32 (Amendment of approved plans), the certifier must decide whether loose-fill asbestos insulation was installed in—
 - (a) a building—
 - (i) on which the building work the subject of the application for building approval is to be done; or
 - (ii) to which the plans the subject of the application for approval of amended plans relates; or
 - (b) a connected building.
- (3) For subsection (2), the certifier must decide that loose-fill asbestos insulation—
 - (a) was installed in the building or connected building if—
 - (i) the building or connected building is in a prescribed area; and
 - (ii) either—
 - (A) the construction occupations registrar has issued a statement that the registrar holds records indicating that loose-fill asbestos insulation was installed in the building or connected building; or

- (B) the certifier has information indicating that loose-fill asbestos insulation was installed in the building or connected building; or
- (b) was not installed in the building or connected building if—
 - (i) either—
 - (A) the building and connected building are not in a prescribed area; or
 - (B) the building or connected building is in a prescribed area, but the registrar has issued a statement that the registrar does not hold any records indicating that loose-fill asbestos insulation was installed in the building or connected building; and
 - (ii) the certifier does not have any information indicating that loose-fill asbestos insulation was installed in the building or connected building.
- (4) The certifier is taken to have information indicating that loose-fill asbestos insulation was installed in a building or connected building if—
 - (a) the building or connected building is included on the affected residential premises register; and
 - (b) the affected residential premises register is publicly available.
- (5) If the certifier decides that loose-fill asbestos insulation was installed in the building or connected building, the certifier must before issuing an approval mark each page of the approved plans with an asbestos warning notice.

Note If a form is approved under the [Act](#), s 151 for this provision, the form must be used.
- (6) If the certifier decides that loose-fill asbestos insulation was not installed in the building or connected building, the certifier must not mark the approved plans with an asbestos warning notice.

(7) The constructions occupations registrar may, in writing, declare an area to be a prescribed area if satisfied that loose-fill asbestos insulation was installed in a building in the area.

(8) A declaration is a notifiable instrument.

Note A notifiable instrument must be notified under the [Legislation Act](#).

(9) In this section:

affected residential premises register—see the [Dangerous Substances Act 2004](#), section 47N.

connected building means a building attached to a building mentioned in subsection (2) (a), in a way that loose-fill asbestos fibres could transfer between the buildings.

19 Some building approval applications to be referred— Act s 27 (1) (b)

(1) This section applies if the owner of land has applied to a certifier for building approval for building work to be carried out on the land.

(2) The application must be referred to an entity mentioned in an item in schedule 2 if the building work involves something prescribed in schedule 2 in relation to the entity.

(3) A referral under subsection (2) must be accompanied by a copy of the plans relating to the proposed building work.

20 Building approval applications—requirement to give advice—Act s 30A (3)

(1) This section applies if a building approval application, including an amended application, is referred to an entity for advice.

Note An application may be required to be referred to an entity under s 19.

- (2) The entity must give advice in relation to the building approval application not later than 15 working days after the day the application is given to the entity.

Note For how documents may be given, see the [Legislation Act](#), pt 19.5.

- (3) The advice—
- (a) must be in writing; and
 - (b) must relate to the entity’s area of authority; and
 - (c) must state whether the entity supports or opposes the application; and
 - (d) if the entity supports the application—may include conditions to which the support is subject; and
 - (e) if the entity opposes the application—must state the reasons for opposing the application.
- (4) If the advice includes a condition, the condition must not require the building work to be carried out in a way that is inconsistent with, or more burdensome than, the Act.

Examples—requirement inconsistent with, or more burdensome than, Act

- 1 If the building code includes a requirement about the safety of buildings in relation to fire and associated heat and smoke, including fires inside buildings, or bushfires outside buildings, an entity authorised to give advice in relation to fire safety must not recommend or require a building to be constructed in a way that is inconsistent with, or imposes more onerous requirements than, the code.

- 2 If the building code includes a requirement about the structural sufficiency of a building's footings, an entity to which a building approval is referred must not recommend or require the building to be constructed in a way that is inconsistent with, or impose more burdensome requirements than, the code. However, the advice may include a condition requiring the footing to provide piers on either side of a buried sewer main to prevent the loads of the building being applied to the main. This is because the building code does not require the footing to not load the main; the piers are to protect the main and are not for the structural sufficiency of the building.

Note An example is part of the regulation, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see [Legislation Act](#), s 126 and s 132).

- (5) For this section, advice relates to an entity's area of authority if the entity has authority under a legislative provision for the area.

Example—entity having authority

Under the [Utilities Act 2000](#), an entity licensed to provide a utility service is required to comply with relevant industry codes relating to the protection of customers, consumers and the utility network. The entity may give advice on building work in relation to that requirement.

21 Approvals and consent required in relation to proposed building work—Act, s 152 (3) (c)

- (1) This section applies if the owner of land has applied to a certifier for building approval for building work to be carried out on the land.
- (2) The certifier must be satisfied on reasonable grounds that the following approvals or consents have been obtained in relation to the proposed building work:
- (a) any consent or approval required under a territory law in relation to the work;
 - (b) if the work is, or forms part of, a development requiring development approval—development approval;
 - (c) if the land is in a designated area—approval under the [Australian Capital Territory \(Planning and Land Management\) Act 1988](#) (Cwlth), section 12;

- (d) if the work involves the erection or alteration of a lift—a permit under the *Scaffolding and Lifts Regulation 1950*, section 17.
- (3) If a development approval mentioned in subsection (2) (b) contains a condition that must be complied with before the proposed building work may start, the certifier must be satisfied on reasonable grounds that the condition has been complied with.
- (4) In this section:
designated area—see the *Australian Capital Territory (Planning and Land Management) Act 1988* (Cwlth), section 4.

22 Consultation required in relation to proposed building work—Act, s 152 (3) (c)

- (1) This section applies if the owner of land has applied to a certifier for building approval for building work to be carried out on the land.
- (2) The certifier must be satisfied on reasonable grounds that the following consultations have been undertaken in relation to the proposed building work:
 - (a) if applicable, consultation with the relevant directors-general in relation to—
 - (i) procedures to be used in the demolition of any class 2, class 3, class 4, class 5, class 6, class 7, class 8 or class 9 building; and
 - (ii) any waste management plan provided in the application; and
 - (iii) any asbestos removal control plan provided in the application;

- (b) if it is proposed that the new building, or new part of the building, is to be used as licensed premises—consultation with the commissioner for fair trading in relation to—
 - (i) occupancy loading for public areas at the premises; and
 - (ii) kitchen facilities at the premises; and
 - (iii) liquor serving counters at the premises; and
 - (iv) toilet facilities and toilet rooms at the premises;
 - (c) if it is proposed that the new building, or new part of the building, is to be used as permitted premises—consultation with the commissioner for fair trading in relation to occupancy loading for public areas at the premises;
 - (d) consultation with the chief health officer in relation to the application of any health law to the proposed new building or new part of the building;
 - (e) consultation with the environment protection authority if—
 - (i) the new building or new part of the building is to be used to conduct a class A or class B activity; or
 - (ii) an accredited code of practice applies to an activity to be carried out in the new building or new part of the building.
- (3) The certifier has reasonable grounds to be satisfied that consultations mentioned in subsection (2) in relation to proposed building work have been undertaken if the certifier is satisfied on reasonable grounds that sufficient consultation in relation to the work has taken place as part of a development application under the *Planning and Development Act 2007*.
- (4) If subsection (3) applies to consultation with an entity in relation to proposed building work, the certifier must not require additional consultation with the entity.

- (5) The certifier may be satisfied on reasonable grounds that an entity has been consulted under subsection (2) in relation to an application for building approval if—
- (a) a copy of the application is given to the entity required to be consulted; and
 - (b) 10 working days have elapsed after the day the copy was given.
- (6) In this section:

accredited code of practice means a code of practice accredited under the *Environment Protection Act 1997*, section 31 (1).

class A activity means an activity listed in the *Environment Protection Act 1997*, schedule 1, table 1.2.

class B activity means an activity listed in the *Environment Protection Act 1997*, schedule 1, table 1.3.

health law means a territory law that has as 1 of its objects or purposes the protection of public health.

licensed premises—see the *Liquor Act 2010*, dictionary.

liquor serving counter, at premises—see the *Liquor Regulation 2010*, dictionary.

occupancy loading, for a public area at licensed premises or permitted premises—see the *Liquor Act 2010*, dictionary.

permitted premises—see the *Liquor Act 2010*, dictionary.

relevant directors-general means the following:

- (a) the director-general of the administrative unit responsible for municipal services;
- (b) the director-general of the administrative unit responsible for the *Dangerous Substances Act 2004*;

(c) the director-general of the administrative unit responsible for the *Work Health and Safety Act 2011*.

toilet facility—see the *Liquor Regulation 2010*, schedule 1, section 1.1.

toilet room—see the *Liquor Regulation 2010*, schedule 1, section 1.1.

23 Substantial alteration—Act, s 29 (2) (a)

- (1) An alteration of a building is a substantial alteration if, during the 3 years immediately before the day the application for building approval for the alteration is made—
 - (a) for a class 1 building—the total floor area of the proposed alteration, not including any internal alteration, is more than 50% of the floor area of the original building; and
 - (b) for a class 2, 3, 4, 5, 6, 7, 8 or 9 building—the total floor area of the proposed alteration, including any other alteration, is more than 50% of the floor area of the original building.
- (2) However, neither refitting a building nor replacing the internal elements of the building is an alteration of the building unless the layout and function of the internal spaces of the building are changed.
- (3) In this section:

floor area, of a building, means the area of floor measured from the outer walls of the building, and includes the area on each storey of the building if there is more than 1 storey.

Examples—effect of s 23

- 1 The floor area of a house is extended by 51%. The whole house must comply with the Act and the building code, not just the extension (see s (1) (a)), other than the parts of the building code that do not apply to the unaltered part of the house because of s 24.

- 2 A 40m² sunroom is added to a building, adding only 10% floor area to the building. The sunroom must comply with the Act and the building code, but the rest of the building need not comply if no other floor area has been altered in the previous 3 years (see s (1) (a)).

- 3 A variety store and retail book shop (a class 6 building) are separated by a common wall in a shopping mall. The wall is removed to create a single larger room.

If the room were to be used mainly for class 6 retailing, the only alteration is of an internal element, and the only alteration to the floor area is the addition of the floor area that was occupied by the wall.

However, the room is converted for use as a carwash (making the building a class 8 building). Because of the change in function, the total floor area of the 2 shops and the floor area that was occupied by the wall have been altered for this section. The altered floor area is the floor area of the carwash. In the previous 3 years, other floor area alterations have taken place in the mall. These add up to 49.5% of the mall's total floor area on all levels. The floor area alteration to create the carwash area takes the total to 50.1%. The whole mall must comply with the Act and the building code, not just the carwash.

- 4 A warehouse has no internal walls. A wall is built to divide the warehouse into 2 spaces. This does not amount to a substantial alteration if both of the divided spaces continue to function as warehouse space.

However, if 1 of the divided spaces is to be used as a retail sales room, for this section the floor area of the space has been altered. If the floor area of the sales room and the area occupied by the wall is more than 50% of the total floor area of the warehouse, the change amounts to a substantial alteration and all of the warehouse must comply with the Act and building code.

- 5 A building contains a nightclub where a fire sprinkler system was installed 1 year ago. Plans now propose to upgrade the airconditioning system and floor coverings throughout the building. As the work does not alter the floor area or function of the building it would not amount to a substantial alteration.

Note An example is part of the regulation, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see [Legislation Act](#), s 126 and s 132).

24 Unaltered parts need not comply with building code—Act, s 29 (2) (b)

- (1) The unaltered part of a substantially altered building that is a class 1, class 10a or class 10b building need not comply with the building code as a whole if the unaltered part complies with each of the following:
- (a) for glazing where there are human impact safety requirements—
 - (i) the building code, volume 2, part 3.6.4; or
 - (ii) the alternative glazing requirements mentioned in section 25;
 - (b) for installation of smoke alarms—the building code, volume 2, part 3.7.2;
 - (c) for building in bush fire areas—the building code, volume 2, part 3.7.4;
 - (d) for stair construction—
 - (i) the building code, volume 2, part 3.9.1; or
 - (ii) the alternative stair requirements mentioned in section 26;
 - (e) for construction of balustrades—
 - (i) the building code, volume 2, part 3.9.2; or
 - (ii) the balustrade compliance requirements mentioned in section 27;
 - (f) for swimming pool access—the building code, volume 2, part 3.9.3;
 - (g) for sealing of roof lights—the building code, volume 2, part 3.12.3.2;
 - (h) for sealing external windows and doors—the building code, volume 2, part 3.12.3.3;

- (i) for sealing exhaust fans—the building code, volume 2, part 3.12.3.4;
 - (j) for minimizing air leakage from roofs, walls and floors—the building code, volume 2, part 3.12.3.5;
 - (k) all requirements under the building code, volume 2, part 3.12.5.
- (2) In addition to the requirements under subsection (1), the unaltered part of a substantially altered building that is a class 1, class 10a or class 10b building need not comply with the building code as a whole if there is compliance with each of the following:
- (a) for the walls—
 - (i) the building code, volume 2, part 3.12; or
 - (ii) if that part cannot be complied with using the most common materials and techniques without damaging part of the building—the alternative energy efficiency requirement mentioned in section 28 (1) (a);
 - (b) for the roof—
 - (i) the building code, volume 2, part 3.12; or
 - (ii) if that part cannot be complied with using the most common materials and techniques without damaging part of the building—the alternative energy efficiency requirement mentioned in section 28 (1) (b);
 - (c) for a suspended floor (excluding an intermediate floor in a building with more than 1 storey)—
 - (i) the building code, volume 2, part 3.12; or
 - (ii) if that part cannot be complied with using the most common materials and techniques without damaging part of the building—the alternative energy efficiency requirement mentioned in section 28 (1) (c) and (d);

- (3) The unaltered part of a substantially altered building that is a class 1, class 10a or class 10b building need not comply with the building code as a whole, or subsection (2), in the following circumstances:
- (a) for walls in the unaltered part if—
 - (i) complying would require the removal of more than 10% of wall linings, or cladding, in the part; or
 - (ii) there is insufficient wall cavity space to accommodate enough thermal insulation material to achieve the total R-value mentioned in section 28 (1) (a);
 - (b) for the roof in the unaltered part if—
 - (i) complying would require the removal of more than 10% of the part's roofing; or
 - (ii) there is insufficient roof cavity space to accommodate enough thermal insulation material to achieve the R-value mentioned in section 28 (1) (b);
 - (c) for thermal insulation of a suspended floor (excluding an intermediate floor in a part with more than 1 storey) in the unaltered part if—
 - (i) complying would require the removal of more than 10% of the flooring in the part; or
 - (ii) there is insufficient sub-floor space to accommodate enough thermal insulation material to achieve the R-value mentioned in section 28 (1) (c) while maintaining a gap of not less than 100mm between the insulation material and the ground;

- (d) for barriers to prevent convection between wall cavities and areas enclosed underneath a suspended floor (excluding an intermediate floor in a part with more than 1 storey) in the unaltered part if—
 - (i) complying would require the removal of more than 1m² of wall or flooring in the part to gain access to the sub-floor area; or
 - (ii) there is insufficient work space for a person to install the barrier;
 - (e) for insulation of any heating water piping service or heating or cooling ductwork service in the unaltered part that is inaccessible if—
 - (i) complying would require the removal of more than 1m² of roofing, ceiling, wall or flooring in the part to gain access to all the inaccessible services; or
 - (ii) there is insufficient work space for a person to install the insulation;
 - (f) for electric resistance space heating elements cast into concrete or set under tiles—complying would involve physical changes to the elements.
- (4) In this section:
- insufficient work space***—there is ***insufficient work space*** for a person to install a barrier or insulation unless—
- (a) there is space for the person to at least crawl along (on temporary support planks if necessary) and work in (lying flat if necessary) to safely install the barrier or insulation; and

- (b) the space is at least 600mm wide and 600mm high, apart from any obstacles intruding into the space; and

Examples—obstacles

access hatch, truss member, beam, pier

Note An example is part of the regulation, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see [Legislation Act](#), s 126 and s 132).

- (c) any obstacles intruding into the space do not reduce the dimensions of the space to less than 450mm wide and 450mm high and are reasonably negotiable by a person used to working in confined spaces; and
- (d) the space connects to inside or outside the building directly or with the removal of not more than 1m² of roofing, ceiling, wall or flooring.

**25 Unaltered parts need not comply with building code—
alternative glazing requirements—Act, s 29 (2) (b)**

The unaltered part of a substantially altered building complies with the alternative glazing requirements if any intact glazing that would be required to be replaced for the part to comply with the building code, volume 2, part 3.6.4 is coated, and permanently bonded, on at least 1 side with a continuous polymeric coating, sheet or film.

**26 Unaltered parts need not comply with building code—
alternative stair requirements—Act, s 29 (2) (b)**

- (1) The unaltered part of a substantially altered building complies with the alternative stair requirements if it complies with each of the following:
 - (a) the dimensions of goings and risers (other than winders and tapered treads in a spiral stair) are constant throughout each stair flight;
 - (b) winder dimensions are constant throughout the stair flight;

- (c) for a spiral stair—tapered tread dimensions are constant throughout the flight;
- (d) riser dimensions are not taller than 250mm;
- (e) if the stairway is more than 10m high or connects more than 3 storeys—the treads are of solid construction (for example, not mesh or other perforated material);
- (f) a 125mm ball cannot pass between the treads of a riser opening;
- (g) all treads have a slip-resistant finish or a suitable non-skid strip near the edge of the nosings;
- (h) if the stair flight is more than 1m high and does not comply with the building code, volume 2, part 3.9.1.4 (which is about riser and going dimensions), whether or not it is required to comply with the part—
 - (i) the stairway has handrails; and
 - (ii) the handrails comply with the building code, volume 1, part D2.17 (which is about handrails), whether or not they are required to comply with the part.

Note An example is part of the regulation, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see [Legislation Act](#), s 126 and s 132).

(2) In this section:

flight means part of a stair with a continuous series of risers, including risers of winders, not interrupted by a landing or floor.

going means the horizontal dimension from the front to the back of a tread, less any overhang from the next tread above.

riser means the height between the consecutive treads.

tapered tread means a stair tread with a walking area that becomes smaller towards 1 end of the stair.

winders means treads within a straight flight that are used to change the direction of the stair.

**27 Unaltered parts need not comply with building code—
balustrade compliance requirements—Act, s 29 (2) (b)**

Each of the following is a balustrade compliance requirement for the unaltered part of a building:

- (a) the part would be required to have a balustrade under the building code, volume 2, part 3.9.2, and has none;
- (b) the part—
 - (i) would be required to have a balustrade under the building code, volume 2, part 3.9.2; and
 - (ii) has a balustrade that—
 - (A) does not comply with the building code, volume 2, part 3.9.2 and the requirements of any law applying to the construction of balustrades at the time the balustrade was constructed, whether or not the balustrade previously complied with the code or requirements; and
 - (B) is installed so that a person breaching the balustrade could fall more than 4m measured from the lowest part of the balustrade at the point where the balustrade is breached.

**28 Unaltered parts need not comply with building code—
alternative energy efficiency requirements—Act,
s 29 (2) (b)**

- (1) For section 24 (2), the alternative energy efficiency requirements for the unaltered part of a substantially altered building are as follows:
 - (a) for the walls—the external walls in the unaltered part have a total R-value that complies with the applicable value stated in the building code, volume 2, part 3.12.1.4 (External walls);
 - (b) for the roof—the roof in the unaltered part has a total R-value that complies with the applicable value stated in the building code, volume 2, part 3.12.1.2 (Roofs), adjusted as required under that part to compensate for insulation loss associated with any exhaust fans, flues or recessed down lights;
 - (c) for a suspended floor—any suspended floor (excluding an intermediate floor in a building with more than 1 storey) in the unaltered part has a total R-value that complies with the applicable value stated in the building code, volume 2, part 3.12.1.5 (Floors);
 - (d) any interface between a wall cavity and a suspended floor (excluding an intermediate floor in a building with more than 1 storey)—
 - (i) is continuously bridged with bulk thermal insulation of loose mineral, glass or plastic fibres preventing convection air movement from the sub-floor area through the wall cavity to the roof space; or
 - (ii) otherwise has a convection barrier that complies with the building code, volume 2, part 3.12.1.5 (Floors).

- (2) In this section:

R-value means the thermal resistance ($\text{m}^2\text{K}/\text{W}$) of a component worked out by dividing its thickness by its thermal conductivity.

total R-value, of walls or a roof, means the total of the R-values of each component of the walls or roof.

29 Unaltered parts need not comply with building code—alternative energy efficiency requirements for external glazing—Act, s 29 (2) (b)

- (1) External glazing in the unaltered part of a class 1 or class 10a building need not comply with the building code, volume 2, part 3.12.2 (External Glazing) if the transparent or translucent part of the glazing is coated, and permanently bonded, on at least 1 side with a continuous polymeric coating, sheet or film that achieves—
- (a) a total U value of 5.0 or less; and
 - (b) a solar heat gain coefficient of 0.25 or less.
- (2) Isolated glazing in the unaltered part of a class 1 or class 10a building need not comply with the building code, volume 2, part 3.12.2 (External glazing).

Example

A house is to have a family room added, opening onto the existing kitchen, to form an integral kitchen-family room. External windows in the new family room must comply with the building code. There is to be no barrier between the kitchen and the new family room so the existing kitchen window is not an isolated window. Its impact on the new family room must be considered when considering how the new family room complies with the building code, volume 2, part 3.12.2. All other windows in the unaltered part of the house are in fully enclosed rooms, with close-fitting doors so they are isolated windows. In applying the building code to the new family room's windows, the isolated windows do not need to be considered.

Note An example is part of the regulation, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see [Legislation Act](#), s 126 and s 132).

(3) In this section:

glazing includes frame assemblies and transparent and translucent roof lights.

isolated glazing means glazing in the unaltered part of a building that is thermally isolated from glazing in the altered part of the building by a barrier of—

- (a) unperforated floors, ceilings or walls; and
- (b) doors that are close-fitting (but not necessarily sealed).

Example—par (b)

internal French doors installed in ordinary door frames and to ordinary construction tolerances, without additional door seals or draft excluders

Note An example is part of the regulation, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see [Legislation Act](#), s 126 and s 132).

solar heat gain coefficient means the fraction of incident irradiance on glazing that adds heat to the space inside a building.

total U value means transmittance ($\text{W}/\text{m}^2\cdot\text{K}$) of the composite element allowing for the effect of any airspace and associated surface resistance.

**30 Significantly different from plan amendment—Act,
s 32 (4)**

A building (the *new building*) built to amended plans is significantly different from a building (the *old building*) built to the unamended plans if—

- (a) the floor area, roof area or volume of the new building has changed by more than 1% from the old building; or
- (b) the new building is not the same class of building as the old building; or

- (c) if the old building had parts that are not of the same class of building—
 - (i) the position of the parts in the new building has changed; or
 - (ii) the floor area, roof area or volume of the parts in the new building has changed by more than 1% from the old building; or
- (d) any dimension of the perimeter of the new building, including the perimeter of the building's footprint or an elevation, has changed by more than 1% from the old building; or
- (e) the number of storeys or buildings in the new building is different from the number in the old building.

Example—change of dimension

The height of the building increases from 3m to 3.5m. The change of the dimension is more than 1%.

Note 1 The [Act](#), s 42 requires building work to be carried out in accordance with approved plans.

Note 2 An example is part of the regulation, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see [Legislation Act](#), s 126 and s 132).

Division 3.2A Building work signs

30A Requirements for sign for certain building work—Act, s 37A (4) and s 37B (2) (a)

The following requirements are prescribed:

- (a) the sign must be at least 600mm x 900mm;
- (b) the sign must contain the following heading in bold typeface at least 50mm high:

‘Notice about building work’;

- (c) the sign must include the following information:
- (i) the name and licence number of the licensed builder;
 - (ii) a contact telephone number for the licensed builder;
 - (iii) if the licensed builder is a corporation—the licensed builder’s Australian Company Number (ACN) (if any);
 - (iv) the name and licence number of the certifier for the building work;
 - (v) a contact telephone number for the certifier;
 - (vi) if the certifier is a corporation—the certifier’s Australian Company Number (ACN) (if any);
 - (vii) the street address for each block of land in the parcel of land;
 - (viii) the block and section number and division for the parcel of land;
 - (ix) a description of the nature and scope of the building work to be, or being, carried out;
 - (x) if development approval is required for the building work—the development approval number;
 - (xi) if a development approval is not required for the building work—that the work is exempt from requiring approval;
 - (xii) if the requirement for development approval is not determined—that the requirement for development approval is not determined;
 - (xiii) for building work carried out in stages—the stage of the work to be, or being, carried out and a description of the nature and scope of the stage of the work;
- (d) the sign must be made of durable material that will remain intact for the period of construction;

- (e) the sign must be placed prominently so that it can be seen and read easily by a person from each frontage of the parcel of land on which the sign must be displayed.

30B Prescribed development—Act, s 37B (1) (a)

The following development is prescribed:

- (a) a designated development mentioned in the *Planning and Development Regulation 2008*, schedule 1, section 1.45 for a garage that has a floor area that is more than the floor area mentioned in this regulation, schedule 1, section 1.1, definition of *large building*, paragraph (b) (iii) (B);

Note The floor area mentioned in this regulation is a floor area of not more than 36m² excluding areas underneath external walls.

- (b) a development mentioned in the *Planning and Development Regulation 2008*, schedule 1, section 1.100, 1.100AA, 1.100A or 1.100AB;
- (c) a development mentioned in the *Planning and Development Regulation 2008*, schedule 1, section 1.100B if the development is not required to be carried out urgently to address a risk of death or injury to a person, serious harm to the environment or significant damage to property.

30C Period for displaying sign—Act, s 37B (2) (b)

At least 7 consecutive days in the 2 months before an application for a commencement notice is lodged in relation to the building work is prescribed.

Division 3.3 Carrying out building work

31 Considerations for proper and skilful work—material and work standards—Act, s 42 (2)

In deciding whether building work has been carried out in a proper and skilful way, the following considerations must be taken into account:

- (a) whether the work uses a product or system in accordance with any accessible instructions, directions, guidelines or suggestions of the maker or seller of the product or system;

Examples—instructions that are not accessible

- 1 instructions not in English
- 2 an information leaflet printed 10 years ago that is now unavailable

Note An example is part of the regulation, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see [Legislation Act](#), s 126 and s 132).

- (b) whether the work is in accordance with any relevant rules or guidelines published by Standards Australia;
- (c) whether, as part of the work, a product or system is being, or has been, used in a way that a reasonable person would expect is contrary to the intended use of the product or system;
- (d) whether, as part of the work, a product or system is being, or has been, used in a way that the maker has given written notice will void the maker's warranty;

Example—use

Installing roof sheeting so it is level at any point is not carrying out building work in a proper way if the manufacturer's published literature indicates that the sheeting's warranty is voided if the sheeting is installed at a fall of less than 1° off level.

- (e) whether a reasonable person doing the work would know or suspect on reasonable grounds that the use of a product or system in a particular way would cause more instability, or affect the durability or soundness of the product or system or of the building work than if the product or system were used appropriately;
- (f) how reasonable it is in all the circumstances for the user of a product or system to rely on the maker's statement that the product or system complies with a stated standard;
- (g) whether the building work contravenes the Act or another territory law.

32 Considerations for proper and skilful work—construction tolerances—Act, s 42 (2)

- (1) In deciding whether building work has been carried out in a proper and skilful way, consideration must be taken of whether the work has been carried out—
 - (a) to meet or exceed the standards stated in the approved plans; or
 - (b) if the approved plans do not vary reasonable minimum industry standards—to meet or exceed reasonable minimum industry standards.
- (2) In this section:
reasonable minimum industry standards—a matter covered by the tolerances guide meets *reasonable minimum industry standards* if the matter is not a defect under the guide.

tolerances guide—see schedule 3, section 3.1.

Examples

- 1 The approved plans for a building show a proposed floor bowing upward (*precambered*). The amount of precamber would be a defect under the provisions of the tolerances guide dealing with how flat or level a floor must be. If the completed floor complies with the approved plans, the precamber does not mean that the construction of floor was not done skilfully.
- 2 Specifications forming part of the approved plans for a prestigious building show that construction tolerances are stricter than the corresponding tolerances in the tolerances guide. The building work may not be considered proper and skilful if the work does not meet the standards stated in the plans, even though the work is not defective under the tolerances guide.

Note An example is part of the regulation, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see [Legislation Act](#), s 126 and s 132).

33 Stages of building work—Act, s 43 (1) (a)

Note The [Act](#), s 43 (2) requires certain things to be done before building work proceeds beyond the dampcourse level of a building.

The stages of building work are—

- (a) completion of excavation, placement of formwork and placement of steel reinforcing for the footings before any concrete for the footings is poured; and
- (b) for a class 1, class 10a or class 10b building—
 - (i) completion of the structural framework before the placement of any internal lining; and
 - (ii) completion of placement of formwork, and placement of steel reinforcing, for any reinforced concrete member before any concrete for the member is poured; and

- (c) for a building other than a class 1, class 10a or class 10b building—
 - (i) completion of any structural framework stated by the certifier in the relevant building approval, before the placement of any internal lining; and
 - (ii) completion of the placement of formwork and steel reinforcing for any reinforced concrete member stated by the certifier in the relevant building approval, before any concrete for the member is poured; and
- (d) completion of the building work approved in the relevant building approval.

34 Alternative document to survey plan—Act, s 43 (2) (a) (ii)

- (1) This section applies to building work if—
 - (a) the work is only in relation to an extension or alteration of an existing class 1, class 10a or class 10b building (the *original building*); and
 - (b) any building resulting from the work is to be located completely on the same parcel of land (the *original land*) as the original building.
- (2) A plan (the *original survey plan*) signed by a registered surveyor is prescribed in relation to building work if—
 - (a) the original survey plan contains sufficient information to allow the certifier to form an accurate opinion under the [Act](#), section 43 (2) (b); and
 - (b) the arrangement of the boundaries of the original land, and location and levels of the original building, have not changed since the original survey plan was made; and

- (c) no building on which the work is to be carried out is, or building resulting from the work is to be, situated closer than 100mm away from the boundary of the parcel of land.

Division 3.4 Completion of building work

35 Approvals on completion of building work—Act, s 48 (3) (g)

On completion of building work, the following approvals are to be obtained:

- (a) if development approval for building work is subject to a condition that relates only to building work—approval of the chief planning executive to the way in which the condition has been satisfied;
- (b) approval of the installation of any fire appliance in the new building or new part of the building by the chief officer (fire and rescue) or chief officer (rural fire service);
- (c) approval under the *Scaffolding and Lifts Regulation 1950*, section 21.

Examples—par (a)

1 Development approval is given for a multi-unit townhouse development (including plans for landscaping and a driveway). The approval is subject to the following conditions:

- (a) stated shrubs, additional to those shown in the plans accompanying the application for development approval, are to be planted;
- (b) the driveway is to be relocated to another stated place;
- (c) the road adjacent to the development is to be widened to create on-street parking, in the way stated in the condition;
- (d) the plans are to be redrawn to show the townhouses with hipped roofs instead of gable-end roofs.

The conditions mentioned in pars (a), (b) and (c) relate to landscaping or site work. The condition in mentioned in par (d) relates only to the plans.

Because none of the conditions relate only to the building work, this section does not apply to the development approval.

- 2 The ACAT, on reviewing the decision to grant the development approval mentioned in example 1, remakes the decision to grant the development approval subject to the condition that the roofs of the townhouses are constructed as hipped roofs instead of gable-end roofs.

This section applies to the development approval as revised by the ACAT because the condition to which the approval is subject relates only to the building work.

Note An example is part of the regulation, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see [Legislation Act](#), s 126 and s 132).

Division 3.5 Fundamentally noncompliant building work

36 Fundamentally noncompliant building work—Act, s 50 (4)

- (1) An element of building work mentioned in an item in schedule 3, column 2 is fundamentally noncompliant in the circumstances mentioned in column 3 for the item.
- (2) An element of building work on, or in relation to, a class 10a or class 10b building is fundamentally noncompliant if—
- (a) 1 or more elements not shown in the approved plans are added to the building; and
 - (b) the building as altered by the work is a different type of building to the building shown in the plans.

Example—fundamentally noncompliant class 10a or class 10b building

Plans show a carport without walls. During the construction of the carport walls are added. This alters the building type from a carport to a garage, and means that the building is fundamentally noncompliant.

Division 3.6 Demolition orders

36A General requirements for plans—Act, s 63A

(1) This section applies to plans accompanying an application for a demolition order to demolish a building.

(2) The plans must—

(a) be drawn in accordance with AS 1100, unless the plans were drawn before the standard commenced; and

Note The standard may be purchased at www.standards.org.au.

(b) show any area covered by the plans that is marked on a certificate of title or deposited plan as an easement; and

(c) if the demolition will require the disconnection of a pipe to the sewerage system—show any point of disconnection of the pipe to the sewerage system; and

(d) if the demolition will require the disconnection of a pipe to a water main—show any point of disconnection of the pipe to the water main; and

(e) if the demolition will require the disconnection of a pipe to a stormwater drain—show any point of disconnection of the pipe to the stormwater system; and

(f) if the demolition will, when finished, alter the surface stormwater drainage on the parcel of land where the work is to be done—show the proposed surface stormwater drainage on the parcel at the completion of the work; and

(g) for the parcel of land where the demolition is to be done—include a site plan on a scale of not less than 1:200 showing—

(i) the block and section number of the land (or for land under a land sublease, the sublease plan number); and

(ii) the boundaries and dimensions of the land.

- (3) In this section:

stormwater system means a system of pipes, gutters, drains, floodways and channels designed to collect or carry stormwater in or through an urban area, other than for a single parcel of land.

utility service—see the *Utilities Act 2000*, dictionary.

water main means a conduit or pipeline—

- (a) owned, controlled or maintained by a utility service; and
- (b) designed to carry drinking water supplied by the service.

36B Applications for demolition orders to be referred—Act, s 63A (4)

- (1) This section applies if the custodian of the land on which a building is located intends to apply to the construction occupations registrar for a demolition order for demolition of the building.
- (2) Before making the application, the custodian must refer the application to an entity mentioned in an item in schedule 2A if the demolition involves something prescribed in schedule 2A in relation to the entity.
- (3) A referral under subsection (2) must be accompanied by a copy of the documents mentioned in the [Act](#), section 63A (4) (a) to (e).

36C Applications for demolition orders—requirement to give advice—Act, s 63B

- (1) This section applies if an application for a demolition order is referred to an entity for advice.

Note An application may be required to be referred to an entity under s 36B.

- (2) The entity must give advice in relation to the application not later than 15 working days after the day the application is given to the entity.

Note For how documents may be given, see the [Legislation Act](#), pt 19.5.

- (3) The advice—
 - (a) must be in writing; and
 - (b) must relate to the entity’s area of authority; and
 - (c) must state whether the entity supports or opposes the application; and
 - (d) if the entity supports the application—may include conditions to which the support is subject; and
 - (e) if the entity opposes the application—must state the reasons for opposing the application.
- (4) If the advice includes a condition, the condition must not require the demolition to be carried out in a way that is inconsistent with, or more burdensome than, the Act.
- (5) For this section, advice relates to an entity’s area of authority if the entity has authority under a legislative provision for the area.

Part 4 Residential buildings—statutory warranties, insurance and fidelity certificates

37 Building work to which pt 6 does not apply

The [Act](#), part 6 (Residential buildings—statutory warranties, insurance and fidelity certificates) does not apply to residential building work if the cost of the work is less than \$12 000.

38 End of statutory warranties—Act, s 88 (4)

(1) The period for the end of a warranty is—

- (a) for residential building work in relation to a structural element of a building—6 years after the completion day for the work; or
- (b) for residential building work in relation to a non-structural element of a building—2 years after the completion day for the work.

(2) In this section:

non-structural element, of a building, means a component of the building that is not a structural element.

structural element, of a building, means—

- (a) a load-bearing component of the building (whether internal or external) that is essential to the stability of the building or part of it; or

- (b) a component (including weatherproofing) forming part of the external walls or roof of the building.

Examples—par (a)

a foundation, floor, wall, roof, column or beam

Note An example is part of the regulation, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see [Legislation Act](#), s 126 and s 132).

39 Minimum insurance for residential building work—Act, s 90 (1) (b)

The amount for insurance cover is \$85 000.

40 Period of insurance for residential building work—Act, s 90 (1) (c) and (d)

The period is 5 years.

41 Period of claims for residential building work—Act, s 90 (1) (i)

The period is 90 days.

42 Amount insurer not liable for—Act, s 91 (1)

The amount is \$500.

43 If builder defaults and work less than deposit paid—Act, s 93 (3) (b)

The amount is \$10 000.

Part 5 Building code

43A Documents forming part of building code—Act, s 136 (1), def *building code*, par (b)

A volume of the National Construction Code series is prescribed if the volume—

- (a) is published by the Australian Building Codes Board; and
- (b) includes a notation that it forms part of the Building Code of Australia.

44 Application of building code to bushfire-prone area—Act, s 136 (4)

- (1) For the building code, an area of non-urban land is a bushfire-prone area.
- (2) In this section:

non-urban land means—

- (a) territory land in 1 of the following zones under the territory plan:
 - (i) broadacre zone;
 - (ii) rural zone;
 - (iii) hills, ridges and buffer areas zone;
 - (iv) river corridor zone;
 - (v) mountains and bushlands zone;
 - (vi) transport and services zones TS1-TS2; or

- (b) land other than land in an area identified under the national capital plan as—
 - (i) an urban area; or
 - (ii) the Central National Area.

44AA Energy efficiency provisions—Act, s 139C (3)

- (1) The following provisions are prescribed:
 - (a) for a class 1 and associated class 10a building—
 - (i) the building code, volume 2, part 3.12.0.1 (Heating and cooling loads); and
 - (ii) the relevant energy efficiency provisions of the ACT appendix to the building code;
 - (b) for a class 2 building or a class 4 part—the building code, volume 1, part JO.2 (a) (Heating and cooling loads of sole-occupancy units of a class 2 building or class 4 part).

- (2) In this section:

ACT appendix to the building code means the Australian Capital Territory Appendix to the Building Code of Australia made under the [Act](#), section 136 (2) as in force from time to time.

house energy rating software means computer software used to assess thermal efficiency that is—

- (a) accredited under the nationwide house energy rating scheme; or
- (b) determined by the construction occupations registrar under the [Construction Occupations \(Licensing\) Regulation 2004](#), section 31A (2) (b).

relevant energy efficiency provision means a provision that allows compliance with energy efficiency performance requirements for space heating and cooling loads by the use of house energy rating software.

Part 6 Miscellaneous

45 Non-application of Legislation Act, s 47 (5)

The [Legislation Act](#), s 47 (5) does not apply to the tolerances guide.

47 Exempt building code—Act, s 152

- (1) The Minister may make an exempt building code for schedule 1.
- (2) The exempt building code is a disallowable instrument.

Note A disallowable instrument must be notified, and presented to the Legislative Assembly, under the [Legislation Act](#).

49 Certifier issuing building approval etc without development approval—Act, s 152

- (1) A certifier who is a person commits an offence if—
 - (a) the certifier issues a building approval, or approves amended plans, for the building of a single dwelling on a block; and
 - (b) the dwelling will be the first dwelling built on the block; and
 - (c) there is no development approval for the site work proposed in the approved plans; and

Note **Approved plans** includes amended plans (see [Act](#), dict).

- (d) the dwelling would not, if built in accordance with the approved plans, comply with—
 - (i) a relevant precinct code; or
 - (ii) to the extent that it is not inconsistent with the rules in a relevant precinct code—an applicable rule.

Maximum penalty: 10 penalty units.

Note **Applicable rule**—see s (8). See also s (6).

- (2) A certifier who is a person commits an offence if—
- (a) the certifier issues a building approval, or approves amended plans, for the building of a single dwelling on a block; and
 - (b) the dwelling will be the first dwelling built on the block; and
 - (c) there is no development approval for the site work proposed in the approved plans; and

Note **Approved plans** includes amended plans (see [Act](#), dict).

- (d) the approved plans are defective because they contain information that is false or inaccurate; and
- (e) if the plans were not defective, the certifier would have contravened subsection (1).

Maximum penalty: 10 penalty units.

- (3) It is a defence to a prosecution for an offence against subsection (1) or (2) if the defendant proves that the defendant—
- (a) took all reasonable steps to find out whether the site work, if carried out in accordance with the approved plans, required development approval; and
 - (b) was satisfied on reasonable grounds that the development did not require development approval.
- (4) It is a defence to a prosecution for an offence against subsection (2) if the defendant proves that the defendant—
- (a) took all reasonable steps to find out if the approved plans contained false or inaccurate information; and
 - (b) was satisfied on reasonable grounds that the plans did not contain false or inaccurate information.

- (5) To remove any doubt, if a building approval indicates that something is not to have work done in relation to it, or is not part of the building approval, the certifier does not commit an offence under this section in relation to the thing.
- (6) To remove any doubt, a relevant precinct rule is not inconsistent with an applicable rule only because one rule deals with a matter and the other does not.
- (7) An offence against this section is a strict liability offence.
- (8) In this section:

applicable rule, for a single dwelling, means a rule in any of the following:

- (a) for a dwelling in a suburban zone—
 - (i) the residential zones code, part A(1)-RZ1, other than rule R1 (Subdivision of blocks); or
 - (ii) the residential zones code, part B (General development controls), other than rule R14 (Subdivision of existing residential leases (except RZ1 zone)); or
 - (iii) if the residential zones code, part C(3) (Single dwelling housing-compact blocks in new estates, RZ1-suburban and RZ2 suburban core zones) does not apply to the dwelling—the residential zones code, part C(1) (Single dwelling housing), other than rule R49 (a); or
 - (iv) if the residential zones code, part C(3) applies—the residential zones code, part C(3), other than rule R79;
- (b) for a dwelling in a suburban core zone—
 - (i) the residential zones code, part A(2)-RZ2; or
 - (ii) the residential zones code, part B, other than rule R14; or

- (iii) if the residential zones code, part C(3) does not apply to the dwelling—the residential zones code, part C(1), other than rule R49 (a); or
 - (iv) if the residential zones code, part C(3) applies—the residential zones code, part C(3), other than rule R79;
- (c) for a dwelling in an urban residential zone—
 - (i) the residential zones code, part A(3)-RZ3; or
 - (ii) the residential zones code, part B, other than rule R14; or
 - (iii) the residential zones code, part C(1), other than rule R49 (a);
- (d) for a dwelling in a medium density residential zone—
 - (i) the residential zones code, part A(4)-RZ4; or
 - (ii) the residential zones code, part B, other than rule R14; or
 - (iii) the residential zones code, part C(1), other than rule R49 (a);
- (e) for a dwelling in a high density residential zone—
 - (i) the residential zones code, part A(5)-RZ5; or
 - (ii) the residential zones code, part B, other than rule R14; or
 - (iii) the residential zones code, part C(1), other than rule R49 (a).

dwelling—see the *Planning and Development Regulation 2008*, section 5.

precinct code—see the *Planning and Development Act 2007*, dictionary.

residential zones code means the Residential Zones Single Dwelling Housing Development Code in the territory plan.

zone—see the *Planning and Development Act 2007*, dictionary.

Part 22 Transitional—Building (General) Legislation Amendment Regulation 2015 (No 1)

112 Meaning of *commencement day*—pt 22

In this part:

commencement day means the day the [Building \(General\) Legislation Amendment Regulation 2015 \(No 1\)](#), section 3 commences.

113 Building approval applications made before commencement day—asbestos warning notices

Section 18A (Building approval applications—asbestos warning notices—Act, s 152 (3) (b)) does not apply to an application for building approval or for approval of amended plans made before the commencement day.

114 Expiry—pt 22

This part expires 1 year after the commencement day.

Note Transitional provisions are kept in the regulation for a limited time. A transitional provision is repealed on its expiry but continues to have effect after its repeal (see [Legislation Act](#), s 88).

Schedule 1 Exempt buildings and building works

(see s 6)

Part 1.1 Interpretation—sch 1

1.1 Definitions—sch 1

In this schedule:

AS 1742 means AS 1742 (Manual of uniform traffic control devices), as in force from time to time.

Note Australian standards may be purchased at www.standards.org.au.

AS 3533 means AS 3533 (Amusement rides and devices—Design and construction), as in force from time to time.

AS/NZS 3845 means AS/NZS 3845 (*Road safety barrier systems*), as in force from time to time.

demountable pool means a swimming pool that has a water reservoir that can be taken apart and assembled by hand or with hand tools without damaging the pool's components.

enclosed outbuilding means a class 10a building that—

- (a) has—
 - (i) a nominal height of not higher than 3m; and
 - (ii) if the structure has a roof covering (including a sail or sail-like element)—a roof covering with an area not larger than 25m²; and
- (b) has 1 or more walls; and

(c) includes any of the following:

- (i) a greenhouse;
- (ii) a storeroom;
- (iii) a conservatory;
- (iv) a cubbyhouse;
- (v) a gazebo;
- (vi) an outbuilding;
- (vii) a shed;
- (viii) a studio;
- (ix) a stable;
- (x) a workshop.

exempt building code means the code made by the Minister under section 47 (Exempt building code—Act, s 152).

heating appliance includes—

- (a) any component associated with the appliance; and
- (b) an open fireplace, chimney or flue.

large building means a garage, outbuilding or enclosed outbuilding, if—

- (a) the structure is a class 10a building; and
- (b) the structure has—
 - (i) a nominal height of not higher than 3m; and
 - (ii) if the structure has a roof covering (including a sail or sail-like element)—a roof covering with an area larger than 25m²; and

- (iii) if the structure has a floor—
 - (A) a floor with a nominal height not higher than 1m;
and
 - (B) a floor area of not more than 36m² excluding areas underneath external walls; and
- (iv) framing that does not have an unsupported span, (including any cantilever) longer than 6m; and
- (c) for any timber element of roof framing for the structure—the nominal cross-sectional dimensions—
 - (i) are not more than 100mm x 250mm; or
 - (ii) comply with the exempt building code; and
- (d) for any steel element of roof framing for the structure—the cross-sectional thickness at any point is not more than 4mm; and
- (e) no masonry, clay or concrete component of the structure (other than cement sheet product) has a nominal height of more than 1.8m.

nominal height means the height of a structure, building or object excluding any part of the structure, building or object that is in the ground.

outbuilding means any of the following:

- (a) outdoor deck;
- (b) carport;
- (c) pergola;
- (d) porch;
- (e) verandah;
- (f) shelter;

- (g) gazebo;
- (h) shade structure;
- (i) hail protection structure.

small open building means an outbuilding that has—

- (a) no walls; and
- (b) a nominal height of not more than 3m; and
- (c) if the structure has a roof covering (including a sail or sail-like element)—a roof covering with an area not larger than 25m²; and
- (d) if the structure has a floor—a floor with a nominal height not higher than 1m; and
- (e) a frame that does not have unsupported span (including any cantilever) longer than 4m.

solar water heater means a solar water panel or other device designed to be mounted externally, together with any hot-water tank that holds the heated water.

swimming pool—

- (a) means—
 - (i) an excavation, structure or vessel that can be filled with water to a depth of more than 300mm; and
 - (ii) is principally used for swimming, wading, paddling or any other human aquatic activity; and
- (b) includes a bathing or wading pool and a spa; but
- (c) does not include, a bath or spa bath in a bathroom.

temporary building means a building if—

- (a) the building is not a class 1, 2, 3 or 4 building; and
- (b) the building is erected on the site of building work for the erection or alteration of another building; and
- (c) building approval has been obtained for the building work; and
- (d) the building is to be removed when the building work is completed.

Part 1.2 **Exemption from application of Act**

column 1 item	column 2 exempt building	column 3 condition on exemption
1	temporary building	
2	bridge that does not encompass or extend a building to which the Act applies	
3	dam	
4	retaining wall associated with bridge, dam or road	
5	stile	
6	mesh fence with nominal height of not more than 3m	
7	prefabricated bus shelter	
8	prefabricated playground equipment	
9	road sign or other traffic device or system under AS/NZS 3845 or AS 1742	
10	electricity network distribution equipment	
11	reservoir, other than— <ul style="list-style-type: none">(a) part of an on-site stormwater detention system designed to detain stormwater from building or group of associated buildings before water enters reticulated stormwater drainage network; or(b) a water tank associated with building or group of associated buildings; or(c) a swimming pool	
12	aqueduct	
13	water or sewage treatment works	
14	stormwater outfall	

Schedule 1 Exempt buildings and building works
Part 1.2 Exemption from application of Act

column 1 item	column 2 exempt building	column 3 condition on exemption
15	pole or mast owned by— <ul style="list-style-type: none">(a) the Territory; or(b) the Commonwealth; or(c) a territory authority; or(d) a body established under a Commonwealth law; or(e) the provider of a utility service within the meaning of the <i>Utilities Act 2000</i>, section 6 (Electricity services) if the pole or mast is part of the electricity network (within the meaning of that Act) for the provision of the service; or(f) the owner of a telecommunications network or part of a telecommunications network that is used to supply a standard telephone service within the meaning of the <i>Telecommunications Act 1997</i> (Cwlth) if the pole or mast is or will be part of the network or part	

Example—item 2

A pedestrian footbridge provides a link over a road between shopping centres either side of the road. If the bridge only functions as a bridge, it does not encompass or extend the shopping centres. If walls and a roof enclose the bridge so as the centres become contiguous at the bridge rather than the bridge being an intervening link, the bridge extends the shopping centres.

Note An example is part of the regulation, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see [Legislation Act](#), s 126 and s 132).

Part 1.3 **Exemption from part of Act**

column 1 item	column 2 exempt building or building work	column 3 provision of Act exempt from	column 4 condition on exemption
1	fence or wall with nominal height of up to 1.8m, other than a fence or wall forming integral part of required enclosure for swimming pool	(a) pt 3 (Building work); and (b) pt 5 (Building occupancy); and (c) pt 6 (Residential buildings—statutory warranties, insurance and fidelity certificates)	

Schedule 1
Part 1.3

Exempt buildings and building works
Exemption from part of Act

column 1 item	column 2 exempt building or building work	column 3 provision of Act exempt from	column 4 condition on exemption
2	fence or wall with nominal height of up to 2m if any masonry or concrete components (other than cement sheet products) have a nominal height of not more than 1.8m, not including— (a) part of roofed building; or (b) retaining wall; or (c) integral part of required enclosure for swimming pool	(a) pt 3 (Building work); and (b) pt 5 (Building occupancy); and (c) pt 6 (Residential buildings— statutory warranties, insurance and fidelity certificates)	

column 1 item	column 2 exempt building or building work	column 3 provision of Act exempt from	column 4 condition on exemption
3	fence with nominal height of up to 3m if masonry or concrete components (other than cement sheet products) have nominal height of not more than 1.8m	(a) pt 3 (Building work), except s 42 (1) (a), s 42 (1) (b), s 42 (1) (c) and s 49; and (b) pt 5 (Building occupancy); and (c) pt 6 (Residential buildings—statutory warranties, insurance and fidelity certificates)	fence must comply with— (a) if there is an exempt building code—that code; and (b) otherwise—the building code
4	retaining wall up to 1.2m high when measured from any point at top of retaining wall to lowest adjacent ground level	(a) pt 3 (Building work); and (b) pt 5 (Building occupancy); and (c) pt 6 (Residential buildings—statutory warranties, insurance and fidelity certificates)	

Schedule 1 Exempt buildings and building works
Part 1.3 Exemption from part of Act

column 1 item	column 2 exempt building or building work	column 3 provision of Act exempt from	column 4 condition on exemption
5	retaining wall up to 1.5m high when measured from any point at top of retaining wall to lowest adjacent ground level	(a) pt 3 (Building work), except s 42 (1) (a), s 42 (1) (b), s 42 (1) (c) and s 49; and (b) pt 5 (Building occupancy); and (c) pt 6 (Residential buildings—statutory warranties, insurance and fidelity certificates)	retaining wall must comply with— (a) if there is an exempt building code—that code; and (b) otherwise—the building code
6	small open building	(a) pt 3 (Building work); and (b) pt 5 (Building occupancy); and (c) pt 6 (Residential buildings—statutory warranties, insurance and fidelity certificates)	

column 1 item	column 2 exempt building or building work	column 3 provision of Act exempt from	column 4 condition on exemption
7	large building	(a) pt 3 (Building work), except s 42 (1) (a), s 42 (1) (b), s 42 (1) (c) and s 49; and (b) pt 5 (Building occupancy); and (c) pt 6 (Residential buildings—statutory warranties, insurance and fidelity certificates)	large building must comply with— (a) if there is an exempt building code—that code; and (b) otherwise—the building code
8	enclosed outbuilding	(a) pt 3 (Building work); and (b) pt 5 (Building occupancy); and (c) pt 6 (Residential buildings—statutory warranties, insurance and fidelity certificates)	

Schedule 1
Part 1.3

Exempt buildings and building works
Exemption from part of Act

column 1 item	column 2 exempt building or building work	column 3 provision of Act exempt from	column 4 condition on exemption
9	antenna or aerial assembly— (a) that is a class 10b building; and (b) the height of which measured from highest to lowest part of assembly is not more than 6m (excluding any part of assembly that is in ground or part of another building or used for purpose other than supporting assembly or aerial)	(a) pt 3 (Building work); and (b) pt 5 (Building occupancy); and (c) pt 6 (Residential buildings— statutory warranties, insurance and fidelity certificates)	

column 1 item	column 2 exempt building or building work	column 3 provision of Act exempt from	column 4 condition on exemption
10	artificial pool that can hold water no deeper than 300mm	(a) pt 3 (Building work); and (b) pt 5 (Building occupancy); and (c) pt 6 (Residential buildings— statutory warranties, insurance and fidelity certificates)	
11	initial assembly of demountable pool, but not use of pool if no certificate for pool issued under Act , part 5	(a) s 42 (1) (e); and (b) s 42 (1) (f); and (c) ss 43, 44, 45 and 46; and (d) s 51, in relation to s 42 (1) (e) and s 42 (1) (f)	pool fencing and barriers required by Act to prevent access to water must be in place before the pool is able to hold water

Schedule 1 Exempt buildings and building works
Part 1.3 Exemption from part of Act

column 1 item	column 2 exempt building or building work	column 3 provision of Act exempt from	column 4 condition on exemption
12	assembling or taking apart reservoir of demountable pool (excluding fencing or barriers required by Act to prevent access to water) <i>Note</i> See the example at the end of this table.	(a) pt 3 (Building work); and (b) pt 5 (Building occupancy); and (c) pt 6 (Residential buildings—statutory warranties, insurance and fidelity certificates)	pool fencing and barriers required under Act to restrict access of young children to pool and immediate pool surrounds must be in place before the pool is able to hold water
13	pool fencing and barriers required under Act to restrict access of young children to pool and immediate pool surrounds	pt 3 (Building work)	(a) fencing and barriers must comply with building code; and (b) fencing and barriers must be constructed in a proper and skilful way; and (c) fencing and barriers must be inspected and certified as compliant with the Act (other than pt 3) by certifier

column 1 item	column 2 exempt building or building work	column 3 provision of Act exempt from	column 4 condition on exemption
14	<p>internal alteration if—</p> <p>(a) certificate under Act, part 5 issued for building before alteration; and</p> <p>(b) work does not—</p> <p>(i) change classification of building; or</p> <p>(ii) affect exterior; or</p> <p>(iii) affect a heating appliance</p>	<p>(a) pt 3 (Building work); and</p> <p>(b) pt 5 (Building occupancy); and</p> <p>(c) pt 6 (Residential buildings—statutory warranties, insurance and fidelity certificates)</p>	<p>internal alteration must not cause aspect of building that complies with building code to not comply</p>

Schedule 1
Part 1.3

Exempt buildings and building works
Exemption from part of Act

column 1 item	column 2 exempt building or building work	column 3 provision of Act exempt from	column 4 condition on exemption
15	<p>external alteration if—</p> <p>(a) certificate under Act, part 5 issued for building before alteration; and</p> <p>(b) work involves—</p> <p>(i) doorway or window opening in class 1, 2 or 10 building with horizontal opening span of not more than 2m; or</p> <p>(ii) altering an energy-consuming appliance or fitting; or</p> <p>(iii) skylight with an area of not more than 4m²</p>	<p>(a) pt 3 (Building work), except s 42 (1) (a), s 42 (1) (b), s 42 (1) (c) and s 49; and</p> <p>(b) pt 5 (Building occupancy); and</p> <p>(c) pt 6 (Residential buildings—statutory warranties, insurance and fidelity certificates)</p>	<p>(a) external alteration must comply with—</p> <p>(i) if there is an exempt building code—that code; and</p> <p>(ii) otherwise—the building code</p> <p>(b) external alteration must not cause aspect of building that complies with building code to not comply</p>

column 1 item	column 2 exempt building or building work	column 3 provision of Act exempt from	column 4 condition on exemption
16	external alteration if— (a) certificate under Act , part 5 issued for building before alteration; and (b) work involves flue, or duct, outlet with nominal horizontal dimensions not larger than 600mm	(a) pt 3 (Building work), except s 42 (1) (a), s 42 (1) (b), s 42 (1) (c) and s 49; and (b) pt 5 (Building occupancy); and (c) pt 6 (Residential buildings—statutory warranties, insurance and fidelity certificates)	external alteration must comply with— (a) if there is an exempt building code—that code; and (b) otherwise—the building code
17	stairs forming part of building or structure mentioned in this schedule	(a) pt 3 (Building work), except s 42 (1) (a), s 42 (1) (b), s 42 (1) (c) and s 49; and (b) pt 5 (Building occupancy); and (c) pt 6 (Residential buildings—statutory warranties, insurance and fidelity certificates)	

Schedule 1 Exempt buildings and building works
Part 1.3 Exemption from part of Act

column 1 item	column 2 exempt building or building work	column 3 provision of Act exempt from	column 4 condition on exemption
18	external pond that can hold water to a depth of not more than 1.2m	(a) pt 3 (Building work); and (b) pt 5 (Building occupancy); and (c) pt 6 (Residential buildings—statutory warranties, insurance and fidelity certificates)	pond must not be used for swimming, wading or bathing
19	letterbox, barbecue, or similar structure, with plan area not larger than 2m ² if height measured from highest point on structure to ground is not more than 1.8m (excluding any part in ground)	(a) pt 3 (Building work); and (b) pt 5 (Building occupancy); and (c) pt 6 (Residential buildings—statutory warranties, insurance and fidelity certificates)	
20	water tank with capacity not more than 20kL if height measured from highest point on structure to ground is not more than 2.4m (excluding any part in ground)	(a) pt 3 (Building work); and (b) pt 5 (Building occupancy); and (c) pt 6 (Residential buildings—statutory warranties, insurance and fidelity certificates)	

column 1 item	column 2 exempt building or building work	column 3 provision of Act exempt from	column 4 condition on exemption
21	amusement ride or device to which AS 3533 applies if erected for no more than 2 months	(a) pt 3 (Building work); and (b) pt 5 (Building occupancy); and (c) pt 6 (Residential buildings—statutory warranties, insurance and fidelity certificates)	(a) design, construction and use must be consistent with AS 3533; and (b) the ride or device must be demolished or removed within 2 months after erected
22	class 6, class 7 or class 10a building or portable building or structure, including tent, marquee, stall or booth, if erected for no more than 2 months	(a) pt 3 (Building work); and (b) pt 5 (Building occupancy); and (c) pt 6 (Residential buildings—statutory warranties, insurance and fidelity certificates)	(a) design, construction and use must be consistent with AS 3533; and (b) building or structure must be demolished or removed within 2 months after erected
23	photovoltaic panel, or solar water heater, installed on class 1 or class 10a building	(a) pt 3 (Building work); and (b) pt 5 (Building occupancy); and (c) pt 6 (Residential buildings—statutory warranties, insurance and fidelity certificates)	

Schedule 1 Exempt buildings and building works
Part 1.3 Exemption from part of Act

column 1 item	column 2 exempt building or building work	column 3 provision of Act exempt from	column 4 condition on exemption
24	airconditioning unit for class 1 or class 10a building, that is not main source of ventilation for room or building where installed	(a) pt 3 (Building work); and (b) pt 5 (Building occupancy); and (c) pt 6 (Residential buildings—statutory warranties, insurance and fidelity certificates)	
25	handling or removing material to sample for asbestos	(a) pt 3 (Building work); and (b) pt 5 (Building occupancy); and (c) pt 6 (Residential buildings—statutory warranties, insurance and fidelity certificates)	(a) no dimension of the material is more than 100mm; and (b) handling, removing or sampling material must be in accordance with any code approved under the Work Health and Safety Act 2011 relating to asbestos

26	building in district of Symonston, section 97, block 8	(a) s 12 (Exempt buildings); and (b) s 76 (Occupation and use of buildings)	the construction occupations registrar— (1) has issued a written statement— (a) attaching a plan showing the location and footprint of the building; and (b) stating that the registrar is satisfied that the building— (i) is fit for occupation as a non-standard building if used only for a stated purpose; and (ii) is structurally sound and can withstand loadings likely to arise from its use as a non- standard building; and
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Schedule 1
Part 1.3

Exempt buildings and building works
Exemption from part of Act

- (iii) contains reasonable provision for the safety of people likely to be in the building if there is a fire, including—
 - (A) adequate facilities for leaving the building; and
 - (B) the prevention and suppression of fire; and
 - (C) the prevention of the spread of fire; and
- (c) stating that the registrar may withdraw the statement; and
- (2) has not withdrawn the statement and notified the occupier in writing of the withdrawal

Example—item 12

A certificate of occupancy is issued for a demountable swimming pool, including its required pool fencing. Doing any building work in relation to modifying the pool fence is not exempt from the application of the Act. However, the pool reservoir may be taken apart and packed away for winter, and assembled each summer, in accordance with this section, provided the re-erected pool reservoir and its fencing continue to comply with the pre-requisites to the certificate of occupancy being granted in respect of it. A substitute reservoir may also be erected to replace the original approved reservoir, if its arrangement and dimensions comply with this item.

Note An example is part of the regulation, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see [Legislation Act](#), s 126 and s 132).

Schedule 2 Referral of building approval applications

(see s 19)

Part 2.1 Interpretation—sch 2

2.1 Definitions—sch 2

In this schedule:

easement—see the *Planning and Development Regulation 2008*, schedule 1, section 1.11.

licensed utility service means a utility service licensed under the *Utilities Act 2000*.

proposed easement—see the *Planning and Development Regulation 2008*, schedule 1, section 1.11.

regulated utility service—see the *Utilities (Technical Regulation) Act 2014*, section 9.

supplied—a service is taken to be *supplied* if service lines or pipes exist that connect a building to a service utility network, whether or not the service is in fact being provided to the building.

technical regulator—see the *Utilities (Technical Regulation) Act 2014*, section 77.

utility infrastructure access or protection space—see the *Planning and Development Regulation 2008*, schedule 1, section 1.11.

Part 2.2 **Referral of building approval applications to particular entities**

column 1 item	column 2 building work involved	column 3 entity to which building approval application is referred
1	demolition of building to which water or sewerage services supplied or water meter connected	the utility that provides the water or sewerage service under the <i>Utilities Act 2000</i> or the <i>Utilities (Technical Regulation) Act 2014</i>
2	erection of building, or new part of building, if building or new part encroaches on easement, proposed easement or utility infrastructure access or protection space	a utility that provides a utility service under the <i>Utilities Act 2000</i> or the <i>Utilities (Technical Regulation) Act 2014</i> , if the utility has a right under the easement, proposed easement or access or protection space
3	building work in relation to disposal of non-domestic waste into sewerage system	the utility that provides the sewerage service under the <i>Utilities Act 2000</i> or the <i>Utilities (Technical Regulation) Act 2014</i>
4	demolition of building to which electricity services supplied or electricity meter connected	the utility that provides the electricity service under the <i>Utilities Act 2000</i> or the <i>Utilities (Technical Regulation) Act 2014</i>
5	demolition of building to which gas services supplied or gas meter connected	the utility that provides the gas service under the <i>Utilities Act 2000</i> or the <i>Utilities (Technical Regulation) Act 2014</i>
6	use of alternative building solution for a provision of the building code that deals with fire protection	chief officer (fire and rescue) or chief officer (rural fire service)

Schedule 2
Part 2.2

Referral of building approval applications
Referral of building approval applications to particular entities

column 1 item	column 2 building work involved	column 3 entity to which building approval application is referred
7	erection of building, or new part of building, if building, or new part— (a) is not a class 1, class 10a or class 10b building; and (b) has floor area larger than 500m ²	chief officer (fire and rescue) or chief officer (rural fire service)
8	construction of a regulated utility service that is not a licensed utility service	technical regulator

Schedule 2A Referral of demolition order applications to particular entities

(see s 36B)

column 1 item	column 2 building work involved	column 3 entity to which building approval application is referred
1	demolition of building to which water or sewerage services supplied or water meter connected	the utility that provides the water or sewerage service under the <i>Utilities Act 2000</i> or the <i>Utilities (Technical Regulation) Act 2014</i>
2	demolition of building to which electricity services supplied or electricity meter connected	the utility that provides the electricity service under the <i>Utilities Act 2000</i> or the <i>Utilities (Technical Regulation) Act 2014</i>
3	demolition of building to which gas services supplied or gas meter connected	the utility that provides the gas service under the <i>Utilities Act 2000</i> or the <i>Utilities (Technical Regulation) Act 2014</i>

Schedule 3 Fundamentally noncompliant building work

(see s 36)

Part 3.1 Interpretation—sch 3

3.1 Definitions—sch 3

- (1) In this schedule:

defect tolerance, for an element of building work, means the amount stated in the tolerances guide for the element as the amount by which the element may deviate from a stated dimension in the approved plans for the building work, or a result from working out a dimension using a method stated in the tolerances guide, for the element.

tolerances guide means the Guide to Standards and Tolerances 2007, as in force from time to time.

Note 1 The text of an applied, adopted or incorporated law or instrument, whether applied as in force from time to time or at a particular time, is taken to be a notifiable instrument if the operation of the [Legislation Act](#), s 47 (5) or (6) is not disapplied (see s 47 (7)).

Note 2 The [Legislation Act](#), s 47 (5) is disapplied in relation to the tolerances guide by s 45.

Note 3 The tolerances guide can be viewed at, or downloaded from, www.buildingcommission.com.au.

- (2) For this schedule, approved plans that relate to building work show the dimension of an element of the building work if the dimension of the element can be—
- (a) worked out geometrically from the drawings in the approved plans; or

(b) deduced from diagrammatic information in the approved plans.

Examples—s (2)

- 1 Approved plans show a building's finished floor level and ceiling height with reference to a national height datum but do not include any other vertical dimensions that refer to a height datum. The plans also show a roof pitched from the ceiling level at a roof slope of 22.5°, rising to a single ridgeline at the uppermost part of the roof. It can be worked out, from the stated horizontal and vertical dimensions and slope, that the top of the ridge must be 5430mm above the finished floor level. Although the plans do not state the level of the top of the roof, the plans show what the level must be.
- 2 Approved plans show external doors and windows of a building to be approximately in the horizontal centre of the adjacent room wall. The plans do not show horizontal dimensions to locate the doors or windows. The plans are taken to show that the doors and windows must be located approximately in the horizontal centre of the relevant walls even though no dimensions are specified. A door or window wholly left or right of the horizontal centre of the room would not comply with the location shown on the plans.

Note An example is part of the regulation, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see [Legislation Act](#), s 126 and s 132).

Part 3.2 Fundamentally noncompliant building work

column 1 item	column 2 element of building work	column 3 when building work is fundamentally noncompliant
1	horizontal set out of a building	the building's set out is more than 10 times the defect tolerance for horizontal set outs stated in the tolerances guide
2	a floor	(a) the level of the floor is more than 10 times the defect tolerance for floors stated in the tolerances guide; (b) the total floor area exceeds the total floor area shown on the approved plans that relate to the building work by more than 10%
3	external dimensions of a building	the external dimensions of the building are more than 10 times the defect tolerance for external dimensions stated in the tolerances guide
4	a room	(a) the set out or a dimension of the room is more than 10 times the defect tolerance for rooms stated in the tolerances guide; (b) the number of rooms is more than the number shown on the approved plans that relate to the building work
5	masonry work	a tolerance of a masonry component is more than 10 times the defect tolerance for the masonry component stated in the tolerances guide
6	height of a building	(a) the top of the building is more than 500mm higher than shown on the approved plans that relate to the building work; (b) the vertical distance from the ground to any point on the building is more than 500mm greater than shown on the approved plans that relate to the building work

column 1 item	column 2 element of building work	column 3 when building work is fundamentally noncompliant
7	number of storeys of a building	the number of storeys is more than the number shown on the approved plans that related to the building work
8	number of buildings	the number of buildings, residences or units is more than the number shown on the approved plans that relate to the building work
9	useless space in a building <i>Note</i> See the example at the end of this table.	the approved plans that relate to the building work do not show a use for a space in the building and the space is constructed in a way that it could be reasonably used for human occupation
10	door or window	(a) the number of external doors or windows is more than the number shown on the approved plans that relate to the building work (b) a door or window is located in an external wall even though the approved plans that relate to the building work shows no part of a door or window to be located in the wall
11	an enclosure	(a) a wall or roof encloses or partly encloses a building or space shown on the approved plans for the building work not to be enclosed or partly enclosed with the wall or roof; (b) a wall or roof has an area of more than 2m ²
12	artificial pool that is required under Act to have pool fencing or barrier to restrict access of young children to pool and immediate pool surrounds	the pool does not have the fencing or barrier required under the Act

Examples—item 9

- 1 Approved plans show a space between a ceiling and the roof above the ceiling (the *roof space*) but do not show a use for the roof space. The roof space is constructed in a way that it could reasonably be used as an attic bedroom.

- 2 Approved plans show a space between the ground and a floor above the ground (the *subfloor area*) but do not show a use for the subfloor area. The subfloor area is constructed in a way that it could reasonably be used as a home theatre.

Note An example is part of the regulation, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see [Legislation Act](#), s 126 and s 132).

Schedule 4 Reviewable decisions

(see pt 5A)

column 1 item	column 2 reviewable decision	column 3 decision-maker	column 4 relevant entity
1	decision under the Act , s 19D (2) (a) to refuse to approve a certifier's resignation	constructions occupations registrar	entity appointed as certifier
2	decision under the Act , s 20 (4) to refuse to appoint a government certifier for building work	constructions occupations registrar	applicant for the appointment of a government certifier
3	decision under the Act , s 36 (2) to refuse to extend or further extend a period	government certifier	applicant for extension
4	decision under the Act , s 53 to issue a stop notice in relation to building work being, or to be, carried out	constructions occupations registrar, building inspector or government certifier	entity carrying out building work
5	decision under the Act , s 58 (2) or (4) to issue a notice	constructions occupations registrar	entity required by notice to carry out stated building work
6	decision under the Act , s 62 (1) to issue a notice	constructions occupations registrar	entity required by notice to carry out stated building work
7	a decision under the Act , s 69 to refuse to issue a certificate of occupancy	constructions occupations registrar	applicant for the certificate
8	a decision under the Act , s 71 to refuse to issue a certificate for building work involving demolition	constructions occupations registrar	applicant for the certificate

Schedule 4 Reviewable decisions

column 1 item	column 2 reviewable decision	column 3 decision-maker	column 4 relevant entity
9	a decision under the Act , s 72 to refuse to issue a certificate involving erection of a structure	constructions occupations registrar	applicant for the certificate
10	a decision under the Act , s 75 (1) to refuse to issue a certificate of regularisation	constructions occupations registrar	applicant for the certificate
11	a decision under the Act , s 77 (3) to refuse to give an approval	constructions occupations registrar	applicant for the approval
12	a decision under the Act , s 86 (1) (b) (ii) to work out the cost of building work	constructions occupations registrar	the builder
13	a decision under the Act , s 90 (1) (j) to refuse to give an approval for the form of the insurance policy	constructions occupations registrar	the applicant for approval
14	a decision under s 20 to give advice that does not support proposed building work	the entity giving the advice	applicant for advice
15	a decision under s 20 to give advice that supports proposed building work, subject to compliance with stated conditions	the entity giving the advice	applicant for advice

Dictionary

(see s 3)

Note 1 The [Legislation Act](#) contains definitions and other provisions relevant to this regulation.

Note 2 For example, the [Legislation Act](#), dict, pt 1, defines the following terms:

- ACAT
- AS (see s 164 (1))
- AS/NZS (see s 164 (2))
- commissioner for fair trading
- construction occupations registrar
- director-general (see s 163)
- entity
- may (see s 146)
- national capital plan
- person (see s 160)
- territory plan
- under.

Note 3 Terms used in this regulation have the same meaning that they have in the [Building Act 2004](#) (see [Legislation Act](#), s 148). For example, the following terms are defined in the [Building Act 2004](#), dict:

- alteration
- asbestos
- asbestos removal control plan
- building approval
- building code (see s 136 (1))
- building work
- certificate of regularisation (see s 75 (1))
- certifier
- class
- completion day
- development approval
- dwelling
- easement

- exempt building (see s 12)
- friable asbestos
- land
- land sublease
- owner
- parcel (of land)
- residential building work
- structure (see s 8)
- waste management plan.

AS 1100 means AS 1100 (which is about technical drawing) as in force from time to time, and includes AS/NZS 1100.501.

Note Australian standards may be purchased at www.standards.org.au.

AS 1742, for schedule 1 (Exempt buildings and building works)—see schedule 1, section 1.1.

AS 3533, for schedule 1 (Exempt buildings and building works)—see schedule 1, section 1.1.

AS/NZS 3845, for schedule 1 (Exempt buildings and building works)—see schedule 1, section 1.1.

bonded asbestos means asbestos in a form where the asbestos fibres are held within another material (for example, cement) but does not include friable asbestos.

Note An example is part of the regulation, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see [Legislation Act](#), s 126 and s 132).

defect tolerance, for schedule 3 (Fundamentally noncompliant building work)—see schedule 3, section 3.1.

demountable pool, for schedule 1 (Exempt buildings and building works)—see schedule 1, section 1.1.

easement, for schedule 2 (Referral of building approval applications)—see schedule 2, section 2.1.

enclosed outbuilding, for schedule 1 (Exempt buildings and building works)—see schedule 1, section 1.1.

exempt building code, for schedule 1 (Exempt buildings and building works)—see schedule 1, section 1.1.

heating appliance, for schedule 1 (Exempt buildings and building works)—see schedule 1, section 1.1.

large building, for schedule 1 (Exempt buildings and building works)—see schedule 1, section 1.1.

licensed utility service, for schedule 2 (Referral of building approval applications)—see schedule 2, section 2.1.

nominal height, for schedule 1 (Exempt buildings and building works)—see schedule 1, section 1.1.

outbuilding, for schedule 1 (Exempt buildings and building works)—see schedule 1, section 1.1.

proposed building work, for division 3.2 (Building approvals)—see section 9.

proposed easement, for schedule 2 (Referral of building approval applications)—see schedule 2, section 2.1.

regulated utility service, for schedule 2 (Referral of building approval applications)—see schedule 2, section 2.1.

small open building, for schedule 1 (Exempt buildings and building works)—see schedule 1, section 1.1.

solar water heater, for schedule 1 (Exempt buildings and building works)—see schedule 1, section 1.1.

supplied, for schedule 2 (Referral of building approval applications)—see schedule 2, section 2.1.

swimming pool, for schedule 1 (Exempt buildings and building works)—see schedule 1, section 1.1.

technical regulator, for schedule 2 (Referral of building approval applications)—see schedule 2, section 2.1.

temporary building, for schedule 1 (Exempt buildings and building works)—see schedule 1, section 1.1.

tolerances guide, for schedule 3 (Fundamentally noncompliant building work)—see schedule 3, section 3.1.

utility infrastructure access or protection space, for schedule 2 (Referral of building approval applications)—see schedule 2, section 2.1.

Endnotes

1 About the endnotes

Amending and modifying laws are annotated in the legislation history and the amendment history. Current modifications are not included in the republished law but are set out in the endnotes.

Not all editorial amendments made under the *Legislation Act 2001*, part 11.3 are annotated in the amendment history. Full details of any amendments can be obtained from the Parliamentary Counsel's Office.

Uncommenced amending laws are not included in the republished law. The details of these laws are underlined in the legislation history. Uncommenced expiries are underlined in the legislation history and amendment history.

If all the provisions of the law have been renumbered, a table of renumbered provisions gives details of previous and current numbering.

The endnotes also include a table of earlier republications.

2 Abbreviation key

A = Act	NI = Notifiable instrument
AF = Approved form	o = order
am = amended	om = omitted/repealed
amdt = amendment	ord = ordinance
AR = Assembly resolution	orig = original
ch = chapter	par = paragraph/subparagraph
CN = Commencement notice	pres = present
def = definition	prev = previous
DI = Disallowable instrument	(prev...) = previously
dict = dictionary	pt = part
disallowed = disallowed by the Legislative Assembly	r = rule/subrule
div = division	reloc = relocated
exp = expires/expired	renum = renumbered
Gaz = gazette	R[X] = Republication No
hdg = heading	RI = reissue
IA = Interpretation Act 1967	s = section/subsection
ins = inserted/added	sch = schedule
LA = Legislation Act 2001	sdiv = subdivision
LR = legislation register	SL = Subordinate law
LRA = Legislation (Republication) Act 1996	sub = substituted
mod = modified/modification	<u>underlining</u> = whole or part not commenced or to be expired

Endnotes

3 Legislation history

3 Legislation history

Building (General) Regulation 2008 SL2008-3

notified LR 3 March 2008

s 1, s 2 commenced 3 March 2008 (LA s 75 (1))

remainder commenced 31 March 2008 (s 2 and see [Building Legislation Amendment Act 2007](#) A2007-26, s 2, [Planning and Development Act 2007](#) A2007-24, s 2 and [CN2008-1](#))

as amended by

[ACT Civil and Administrative Tribunal Legislation Amendment Act 2008](#) A2008-36 sch 1 pt 1.8

notified LR 4 September 2008

s 1, s 2 commenced 4 September 2008 (LA s 75 (1))

sch 1 pt 1.8 commenced 2 February 2009 (s 2 (1) and see [ACT Civil and Administrative Tribunal Act 2008](#) A2008-35, s 2 (1) and [CN2009-2](#))

[Statute Law Amendment Act 2009](#) A2009-20 sch 3 pt 3.10

notified LR 1 September 2009

s 1, s 2 commenced 1 September 2009 (LA s 75 (1))

sch 3 pt 3.10 commenced 22 September 2009 (s 2)

[Building Legislation Amendment Regulation 2010 \(No 1\)](#) SL2010-15 pt 2

notified LR 3 May 2010

s 1, s 2 commenced 3 May 2010 (LA s 75 (1))

pt 2 commenced 4 May 2010 (s 2)

[Building Legislation Amendment Regulation 2010 \(No 2\)](#) SL2010-21 pt 2

notified LR 31 May 2010

s 1, s 2 commenced 31 May 2010 (LA s 75 (1))

pt 2 commenced 1 June 2010 (s 2)

Liquor (Consequential Amendments) Act 2010 A2010-43 sch 1 pt 1.3

notified LR 8 November 2010

s 1, s 2 commenced 8 November 2010 (LA s 75 (1))

sch 1 pt 1.3 commenced 1 December 2010 (s 2 (4) and see [Liquor Act 2010 A2010-35](#), s 2 (3) (as am by [A2010-43](#) amdt 1.19) and [CN2010-14](#))

Statute Law Amendment Act 2011 A2011-3 sch 3 pt 3.6

notified LR 22 February 2011

s 1, s 2 commenced 22 February 2011 (LA s 75 (1))

sch 3 pt 3.6 commenced 1 March 2011 (s 2)

Administrative (One ACT Public Service Miscellaneous Amendments) Act 2011 A2011-22 sch 1 pt 1.19

notified LR 30 June 2011

s 1, s 2 commenced 30 June 2011 (LA s 75 (1))

sch 1 pt 1.19 commenced 1 July 2011 (s 2 (1))

Constructions Occupations Legislation (Exemption Assessment) Amendment Regulation 2011 (No 1) SL2011-21 pt 2

notified LR 7 July 2011

s 1, s 2 commenced 7 July 2011 (LA s 75 (1))

pt 2 commenced 8 July 2011 (s 2 and see [Construction Occupations Legislation \(Exemption Assessment\) Amendment Act 2010 A2010-24](#), s 2)

Planning and Building Legislation Amendment Act 2011 (No 2) A2011-54 pt 3

notified LR 13 December 2011

s 1, s 2 commenced 13 December 2011 (LA s 75 (1))

pt 3 commenced 1 July 2012 (s 2 and [CN2012-11](#))

Planning, Building and Environment Legislation Amendment Act 2012 A2012-23 pt 3

notified LR 28 May 2012

s 1, s 2 commenced 28 May 2012 (LA s 75 (1))

pt 3 commenced 29 May 2012 (s 2)

Endnotes

3 Legislation history

Building (General) Amendment Regulation 2012 (No 1) SL2012-26

notified LR 28 June 2012
s 1, s 2 commenced 28 June 2012 (LA s 75 (1))
remainder commenced 1 July 2012 (s 2 and see [Planning and Building Legislation Amendment Act 2011 \(No 2\) A2011-54](#), s 2 and [CN2012-11](#))

Building (General) Amendment Regulation 2012 (No 2) SL2012-33

notified LR 12 July 2012
s 1, s 2 commenced 12 July 2012 (LA s 75 (1))
remainder commenced 13 July 2012 (s 2)

Building (General) Amendment Regulation 2013 (No 1) SL2013-6

notified LR 25 March 2013
s 1, s 2 commenced 25 March 2013 (LA s 75 (1))
remainder commenced 26 March 2013 (s 2)

Planning, Building and Environment Legislation Amendment Act 2013 A2013-15 pt 3

notified LR 21 May 2013
s 1, s 2 commenced 21 May 2013 (LA s 75 (1))
pt 3 commenced 22 May 2013 (s 2)

Statute Law Amendment Act 2013 A2013-19 sch 3 pt 3.5

notified LR 24 May 2013
s 1, s 2 commenced 24 May 2013 (LA s 75 (1))
sch 3 pt 3.5 commenced 14 June 2013 (s 2)

Construction and Energy Efficiency Legislation Amendment Act 2013 A2013-31 pt 5

notified LR 26 August 2013
s 1, s 2 commenced 26 August 2013 (LA s 75 (1))
s 26 commenced 27 August 2013 (s 2 (3))
pt 5 remainder commenced 1 September 2013 (s 2 (1))

Planning, Building and Environment Legislation Amendment Act 2014 A2014-23 pt 3

notified LR 26 May 2014
s 1, s 2 commenced 26 May 2014 (LA s 75 (1))
pt 3 commenced 27 May 2014 (s 2)

Planning, Building and Environment Legislation Amendment Act 2014 (No 2) A2014-45 pt 3

notified LR 5 November 2014
s 1, s 2 commenced 5 November 2014 (LA s 75 (1))
pt 3 commenced 6 November 2014 (s 2)

Dangerous Substances (Asbestos Safety Reform) Legislation Amendment Act 2014 A2014-53 pt 3

notified LR 3 December 2014
s 1, s 2 commenced 3 December 2014 (LA s 75 (1))
pt 3 commenced 1 January 2015 (s 2)

Utilities (Technical Regulation) Act 2014 A2014-60 sch 2 pt 2.1

notified LR 8 December 2014
s 1, s 2 commenced 8 December 2014 (LA s 75 (1))
sch 2 pt 2.1 commenced 1 March 2015 (s 2 and [CN2015-1](#))

Building (General) Legislation Amendment Regulation 2015 (No 1) SL2015-14 pt 2

notified LR 4 May 2015
s 1, s 2 commenced 4 May 2015 (LA s 75 (1))
s 9, s 10 commenced 5 May 2015 (s 2 (2) (a))
pt 2 remainder commenced 5 May 2015 (s 2 (1))

Building (General) Amendment Regulation 2015 (No 1) SL2015-17

notified LR 14 May 2015
s 1, s 2 commenced 14 May 2015 (LA s 75 (1))
s 5 commenced 1 February 2016 (s 2 (2) and see [Dangerous Substances \(General\) Amendment Regulation 2015 \(No 2\) SL2015-13](#) s 2)
remainder commenced 15 May 2015 (s 2 (1) and see [Dangerous Substances \(General\) Amendment Regulation 2015 \(No 1\) SL2015-10](#) s 2)

Planning, Building and Environment Legislation Amendment Act 2015 A2015-12 pt 3

notified LR 20 May 2015
s 1, s 2 commenced 20 May 2015 (LA s 75 (1))
pt 3 commenced 21 May 2015 (s 2)

Endnotes

3 Legislation history

[Planning and Development \(University of Canberra and Other Leases\) Legislation Amendment Act 2015 A2015-19 pt 3](#)

notified LR 11 June 2015

s 1, s 2 commenced 11 June 2015 (LA s 75 (1))

pt 3 commenced 1 July 2015 (s 2 and [CN2015-9](#))

[Building \(Loose-fill Asbestos Eradication\) Legislation Amendment Act 2015 A2015-42 pt 4](#)

notified LR 5 November 2015

s 1, s 2 commenced 5 November 2015 (LA s 75 (1))

pt 4 commenced 1 February 2016 (s 2 (2) and see [Dangerous Substances \(General\) Amendment Regulation 2015 \(No 2\) SL2015-13](#) s 2)

[Statute Law Amendment Act 2015 \(No 2\) A2015-50 sch 3 pt 3.4](#)

notified LR 25 November 2015

s 1, s 2 commenced 25 November 2015 (LA s 75 (1))

sch 3 pt 3.4 commenced 9 December 2015 (s 2)

4 Amendment history

Commencement

s 2 om LA s 89 (4)

Dictionary

s 3 am [A2014-53](#) s 9; [SL2015-14](#) s 5

Offences against regulation—application of Criminal Code etc

s 4A ins [A2013-19](#) amdt 3.24

Exempt buildings and building work generally—Act, s 152 (2)

s 6 hdg sub [A2015-12](#) s 22
 s 6 am [SL2010-15](#) s 4, s 5; ss renum R5 LA; [SL2013-6](#) s 4, s 5;
[A2013-19](#) amdt 3.25; [SL2015-14](#) s 6, s 7; ss renum R24 LA;
[A2015-12](#) s 23, s 24; ss renum R26 LA

Minister may exempt buildings—Act, s 152 (2)

s 7 am [A2011-3](#) amdt 3.80; [A2015-50](#) amdt 3.11

Exemption assessments

pt 2A hdg ins [SL2011-21](#) s 4

Number of copies of plans—Act, s 14 (2)

s 7A ins [SL2011-21](#) s 4

Additional details and material for exemption assessment application—Act, s 14 (3)

s 7B hdg sub [A2012-23](#) s 6
 s 7B ins [SL2011-21](#) s 4
 am [A2012-23](#) s 7

Plan information and requirements—Act, s 14 (4)

s 7C ins [SL2011-21](#) s 4

Exemption assessment B notices—Act, s 14B (2) (b) (iii)

s 7D ins [SL2011-21](#) s 4
 am [A2013-19](#) amdt 3.26

Exemption assessment B notice—attached documents—Act, s 14B (3) (a) and (b)

s 7E ins [SL2011-21](#) s 4

Site work notice—Act, s 25AA

s 9A ins [A2014-45](#) s 10

Number of copies of plans—Act, s 26 (2) (a)

s 10 sub [A2012-23](#) s 8

General requirements for application for building approvals—Act, s 26 (3)

s 11 am [A2013-31](#) s 21, s 22

Endnotes

4 Amendment history

Building erection and alteration—Act, s 26 (3)

s 12 am [A2013-31](#) s 23

Offences against regulation—application of Criminal Code etc

s 13 am [A2013-19](#) amdt 3.27, amdt 3.28

Bonded asbestos removal—Act, s 26 (3)

s 14 am [A2014-53](#) s 10

Friable asbestos removal—Act, s 26 (3)

s 15 sub [A2014-53](#) s 11

Asbestos contamination report—Act, s 26 (3)

s 15A ins [SL2015-17](#) s 4
sub [SL2015-17](#) s 5

General requirements for plans—Act, s 27 (1) (a)

s 16 am [A2013-31](#) s 24, s 25; [A2015-19](#) s 7

Requirements for plans for alteration and erection of buildings—Act, s 27 (1) (a)

s 17 am [SL2011-21](#) s 5; [A2013-19](#) amdts 3.29-3.31

Requirements for plans for asbestos removal—Act, s 27 (1) (a)

s 18 am [A2015-12](#) s 25

Building approval applications—asbestos warning notices—Act, s 152 (3) (b)

s 18A ins [SL2015-14](#) s 8
am [SL2015-14](#) s 9, s 10; ss renum R24 LA

Carrying out building work

div 3.3 hdg orig div 3.3 hdg
om [SL2010-15](#) s 6
pres div 3.3 hdg
(prev div 3.4 hdg) renum as div 3.3 hdg [SL2010-15](#) s 19

Consultation required in relation to proposed building work—Act, s 152 (3) (c)

s 22 am [A2009-20](#) amdt 3.24; [A2010-43](#) amdt 1.4, amdt 1.5; pars renum R7 LA; [A2011-22](#) amdt 1.67; [A2015-12](#) s 26, s 27

Exempt buildings and building work generally—Act, s 15, s 65, s 83 and s 152 (2)

s 24 am [SL2010-15](#) ss 7-15; pars renum R5 LA; [SL2012-33](#) s 7

Unaltered parts need not comply with building code—alternative energy efficiency requirements—Act, s 29 (2) (b)

s 28 am [SL2010-15](#) s 16

Unaltered parts need not comply with building code—alternative energy efficiency requirements for external glazing—Act, s 29 (2) (b)

s 29 am [SL2010-15](#) s 17, s 18; [SL2012-33](#) s 4

Building work signsdiv 3.2A hdg ins [A2011-54](#) s 7**Requirements for sign for certain building work—Act, s 37A (4) and s 37B (2) (a)**s 30A ins [A2011-54](#) s 7
am [SL2012-26](#) ss 4-7; pars renum R13 LA**Prescribed development—Act, s 37B (1) (a)**s 30B ins [A2011-54](#) s 7
am [SL2012-26](#) s 8**Period for displaying sign—Act, s 37B (2) (b)**s 30C ins [A2011-54](#) s 7**Stages of building work—Act, s 43 (1) (a)**s 33 am [SL2012-33](#) s 7**Alternative document to survey plan—Act, s 43 (2) (a) (ii)**s 34 am [SL2012-33](#) s 7**Completion of building work**div 3.4 hdg **orig div 3.4 hdg**
renum as div 3.3 hdg
pres div 3.4 hdg
(prev div 3.5 hdg) renum as div 3.4 hdg [SL2010-15](#) s 19**Approvals on completion of building work—Act, s 48 (3) (g)**s 35 am [A2008-36](#) amdt 1.66; [A2015-50](#) amdt 3.12**Fundamentally noncompliant building work**div 3.5 hdg **orig div 3.5 hdg**
renum as div 3.4 hdg
pres div 3.5 hdg
ins [SL2010-15](#) s 20**Fundamentally noncompliant building work—Act, s 50 (4)**s 36 am [SL2012-33](#) s 5**Demolition orders**div 3.6 hdg ins [A2015-42](#) s 16**General requirements for plans—Act, s 63A**s 36A ins [A2015-42](#) s 16**Applications for demolition orders to be referred—Act, s 63A (4)**s 36B ins [A2015-42](#) s 16**Applications for demolition orders—requirement to give advice—Act, s 63B**s 36C ins [A2015-42](#) s 16**Building work to which pt 6 does not apply**s 37 hdg sub [A2015-12](#) s 28

Endnotes

4 Amendment history

Documents forming part of building code—Act, s 136 (1), def *building code*, par (b)

s 43A ins [A2012-23](#) s 9

Energy efficiency provisions—Act, s 139C (3)

s 44AA ins [SL2012-33](#) s 6

Notification and review of decisions

pt 5A hdg ins [A2008-36](#) amdt 1.67

Decision-makers—Act, s 142A, def *decision-maker*

s 44A ins [A2008-36](#) amdt 1.67

Reviewable decisions—Act, s 142A, def *reviewable decision*

s 44B ins [A2008-36](#) amdt 1.67

Right of review and notice—Act, s 142B and s 142C (a)

s 44C ins [A2008-36](#) amdt 1.67

Non-application of Legislation Act, s 47 (5)

s 45 am [A2015-12](#) s 29

Review by AAT—Act, s 146 (5)

s 46 om [A2008-36](#) amdt 1.68

Exempt building code—Act, s 152

s 47 am [A2011-3](#) amdt 3.81

Occupations and qualifications—handling small amounts of bonded asbestos—Act, s 152

s 48 om [SL2015-14](#) s 11

Transitional

pt 20 hdg exp 31 March 2010 (s 106)

Definitions—pt 20

s 100 exp 31 March 2010 (s 106)
def **commencement day** exp 31 March 2010 (s 106)
def **new scheme** exp 31 March 2010 (s 106)
def **old scheme** exp 31 March 2010 (s 106)

Transitional—application for building approval under old scheme

s 101 exp 31 March 2010 (s 106)

Transitional—information not included but required for building approval

s 102 exp 31 March 2010 (s 106)

Transitional—floor area if building application before commencement day

s 103 exp 31 March 2010 (s 106)

Transitional—floor area if building application on or after commencement day and before 1/1/2009

s 104 exp 31 March 2010 (s 106)

Legislation repealed

s 105 om LA s 89 (3)

Expiry—pt 20

s 106 exp 31 March 2010 (s 106)

Transitional—Building Legislation Amendment Regulation 2010 (No 1)pt 21 hdg ins [SL2010-15](#) s 21
exp 1 May 2011 (s 111)**Building code 2010 edition—delayed application of energy efficiency provisions—Act, s 136 (4)**s 110 ins [SL2010-15](#) s 21
am [SL2010-21](#) s 4; pars renum R6 LA
exp 1 May 2011 (s 111)**Expiry—pt 21**s 111 ins [SL2010-15](#) s 111
exp 1 May 2011 (s 111)**Transitional—Building (General) Legislation Amendment Regulation 2015 (No 1)**pt 22 hdg ins [SL2015-14](#) s 12
exp 5 May 2016 (s 114)**Meaning of commencement day—pt 22**s 112 ins [SL2015-14](#) s 12
exp 5 May 2016 (s 114)**Building approval applications made before commencement day—asbestos warning notices**s 113 ins [SL2015-14](#) s 12
exp 5 May 2016 (s 114)**Expiry—pt 22**s 114 ins [SL2015-14](#) s 12
exp 5 May 2016 (s 114)**Exempt buildings and building works**sch 1 am [SL2010-15](#) ss 22-24; [SL2013-6](#) s 6; [A2013-15](#) s 7;
[A2013-19](#) amdts 3.32-3.34; [A2013-31](#) s 26; am [A2014-23](#)
ss 6-11; [SL2015-14](#) s 13; items renum R24 LA; [A2015-12](#)
ss 30-32; items renum R26 LA**Definitions—sch 2**sch 2 s 2.1 def **ActewAGL Distribution** om [SL2015-14](#) s 14
def **licensed utility service** ins [A2014-60](#) amdt 2.1
def **regulated utility service** ins [A2014-60](#) amdt 2.1
def **technical regulator** ins [A2014-60](#) amdt 2.1

Endnotes

4 Amendment history

Referral of building approval applications to particular entities

sch 2 pt 2.2 am [SL2012-33](#) s 7; [A2014-60](#) amdt 2.2; [SL2015-14](#) s 15;
[A2015-50](#) amdt 3.13

Referral of demolition order applications to particular entities

sch 2A ins [A2015-42](#) s 17

Reviewable decisions

sch 4 hdg sub [A2008-36](#) amdt 1.69

Dictionary

dict am [A2008-36](#) amdt 1.70; [A2009-20](#) amdt 3.25; [A2011-3](#)
amdt 3.82; [A2011-22](#) amdt 1.68, amdt 1.69; [A2013-19](#)
amdt 3.35; [A2014-53](#) s 12; [A2015-19](#) s 8
def **ActewAGL Distribution** om [SL2015-14](#) s 16
def **AS 1100** sub [A2013-19](#) amdt 3.36
def **AS 3533** ins [A2013-19](#) amdt 3.37
def **asbestos** om [A2014-53](#) s 13
def **asbestos removal code** om [A2015-12](#) s 33
def **bonded asbestos** ins [A2011-3](#) amdt 3.83
def **licensed utility service** ins [A2014-60](#) amdt 2.3
def **regulated utility service** ins [A2014-60](#) amdt 2.3
def **technical regulator** ins [A2014-60](#) amdt 2.3

5 Earlier republications

Some earlier republications were not numbered. The number in column 1 refers to the publication order.

Since 12 September 2001 every authorised republication has been published in electronic pdf format on the ACT legislation register. A selection of authorised republications have also been published in printed format. These republications are marked with an asterisk (*) in column 1. Electronic and printed versions of an authorised republication are identical.

Republication No and date	Effective	Last amendment made by	Republication for
R1 31 Mar 2008	31 Mar 2008– 1 Feb 2009	not amended	new regulation
R2 2 Feb 2009	2 Feb 2009– 21 Sept 2009	A2008-36	amendments by A2008-36
R3 22 Sept 2009	22 Sept 2009– 31 Mar 2010	A2009-20	amendments by A2009-20
R4 1 Apr 2010	1 Apr 2010– 3 May 2010	A2009-20	commenced expiry
R5 4 May 2010	4 May 2010– 31 May 2010	SL2010-15	amendments by SL2010-15
R6 1 June 2010	1 June 2010– 30 Nov 2010	SL2010-21	amendments by SL2010-21
R7 1 Dec 2010	1 Dec 2010– 28 Feb 2011	A2010-43	amendments by A2010-43
R8* 1 Mar 2011	1 Mar 2011– 1 May 2011	A2011-3	amendments by A2011-3
R9 2 May 2011	2 May 2011– 30 June 2011	A2011-3	expiry of transitional provisions (pt 21)
R10 1 July 2011	1 July 2011– 7 July 2011	A2011-22	amendments by A2011-22
R11 8 July 2011	8 July 2011– 28 May 2012	SL2011-21	amendments by SL2011-21
R12 29 May 2012	29 May 2012– 30 June 2012	A2012-23	amendments by A2012-23

Endnotes

5 Earlier republications

Republication No and date	Effective	Last amendment made by	Republication for
R13 1 July 2012	1 July 2012– 12 July 2012	SL2012-26	amendments by A2011-54 and SL2012-26
R14 13 July 2012	13 July 2012– 25 Mar 2013	SL2012-33	amendments by SL2012-33
R15 26 Mar 2013	26 Mar 2013– 21 May 2013	SL2013-6	amendments by SL2013-6
R16 22 May 2013	22 May 2013– 13 June 2013	A2013-15	amendments by A2013-15
R17 14 June 2013	14 June 2013– 26 Aug 2013	A2013-19	amendments by A2013-19
R18 27 Aug 2013	27 Aug 2013– 31 Aug 2013	A2013-31	amendments by A2013-31
R19* 1 Sept 2013	1 Sept 2013– 26 May 2014	A2013-31	amendments by A2013-31
R20 27 May 2014	27 May 2014– 5 Nov 2014	A2014-23	amendments by A2014-23
R21 6 Nov 2014	6 Nov 2014– 31 Dec 2014	A2014-45	amendments by A2014-45
R22 1 Jan 2015	1 Jan 2015– 28 Feb 2015	A2014-53	amendments by A2014-53
R23 1 Mar 2015	1 Mar 2015– 4 May 2015	A2014-60	amendments by A2014-60
R24 5 May 2015	5 May 2015– 14 May 2015	SL2015-14	amendments by SL2015-14
R25 15 May 2015	15 May 2015– 20 May 2015	SL2015-17	amendments by SL2015-17
R26 21 May 2015	21 May 2015– 30 June 2015	A2015-12	amendments by A2015-12
R27 1 July 2015	1 July 2015– 8 Dec 2015	A2015-19	amendments by A2015-19
R28 9 Dec 2015	9 Dec 2015– 31 Jan 2016	A2015-50	amendments by A2015-50

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