



# Building Newsflash

## AMENDMENTS TO BCA 2007

### Purpose

To provide details of the commencement date for the next edition of the Building Code of Australia (BCA) and highlight the more significant changes.

### Background

The BCA is amended every 12 months by the Australian Building Codes Board (ABCB) with the date for commencement, subject to State and Territory Government approval, scheduled for 1 May each year.

Amendments to BCA2007 will commence in Queensland on 1 May 2007. Several Queensland variations to the BCA will be removed in line with the Inter-Government Agreement which establishes the ABCB and commits States and Territories to limiting variations to the BCA as far as practicable to those arising from geographical or climatic factors.

### Legislation

#### Summary of Queensland variations and additions to be deleted from the Building Code of Australia

#### **Volume 1**

The whole of Queensland Section H of the BCA will be deleted. Queensland Section H deals with special use buildings such as horse stables, kiosks and private health facilities. The provisions for horse stables and kiosks have been carried over from the first editions of the Building Act in 1976. The construction of these types of buildings is covered by the national provisions of the BCA.

The provisions of Queensland Part H for private health facilities are repeated in Part 7 of the Queensland Development Code and they are no longer needed in the BCA.

Queensland clauses F1.101, flashing over narrow spaces and Part F101, Vermin Control will also be deleted. These provisions address vermin control in buildings which are covered by the vermin control requirements under the *Health Act 1937*.

#### **Volume 2**

Queensland O2.1(d) is deleted. Termite management is covered by O2.1 (a).

Queensland P2.4.6 – Sound insulation – is deleted. The performance requirements in Queensland P2.4.6 are addressed in the national performance provisions.

Queensland 2 – Flashing of narrow spaces and vermin control – is deleted.

#### Changes to the national provisions of Volume 1 of the BCA

There are no major amendments to Volume 1 of the BCA. The changes primarily address matters requiring clarification or updating of standards. A brief summary of these changes follows. Full details of all changes will accompany the BCA when it is published.

**A1.3** New paragraph (c) added clarifying when the secondary referenced document is also a primary referenced document, the edition or issue of the primary referenced document applies.

### **Section C**

C2.4(b)(v) - Amended to clarify vehicular access must be wholly within the allotment as is the case for the open space required by C2.4(a).

Clause 3(a) of Specification C2.5 - Amended to clarify a non-combustible lining need only be applied to one side of the wall for it to be considered smoke-proof.

Clause 2(a) of Specification C3.4 - The reference to AS/NZS 1905.1 has been updated to AS 1905.1 in line with the 2005 edition of the standard.

### **Section E**

Table E2.2b - Clarification that the 2000m<sup>2</sup> applies to the Class 6 part of the fire compartment and not the whole compartment containing a Class 6 part.

For example, if a fire compartment has a floor area of 4000m<sup>2</sup> and the fire compartment includes a Class 6 shop having a floor area 2000m<sup>2</sup> or less, the shop portion is not required to have the smoke hazard management systems mentioned in (a) installed. However, the remainder of the fire compartment must comply with (a).

### **Section F**

Table F2.1 - To assist in readability, some formatting changes have been made to the table. No technical changes have been made. A note stating a kitchen sink or a washbasin is not to be counted as a laundry washtub has been included.

### **Section J**

JV3(b)(i)(C) - A new condition has been added for lighting when calculating the annual energy consumption of a referenced building.

J6.2(a)(ii) - In subclause (B), the reference to sole-occupancy units in a Class 3 building has been removed as these units must have an occupant activated device such as a motion detector or key device. In subclause (C) clarification added that the concession for a daylight sensing control device is only available where natural light is available and reference to corridor deleted so the provision applies where lighting timers in areas other than corridors are used.

J8.1 - The provisions for maintenance have been extended to all classes of buildings other than a sole-occupancy unit in a Class 2 building and a Class 4 part of a building.

### **Qld Appendix**

Qld Table 1 - The following definitions have been inserted or amended:

Pamphlet 1 - Title of Pamphlet updated to "Construction timbers in Queensland - Properties and specifications for satisfactory performance of construction timbers in Queensland – Class 1 and 10 buildings (Houses, carports, garages, greenhouses and sheds)".

Vermin Control Regulations - Reference deleted.

Qld B1.4(f) - Reference updated.

Qld F1.101 - Part deleted.

Qld Part F101 - Part deleted.

Qld Section H - Section deleted.

### Changes to the national provisions of Volume 2 of the BCA

There are no major amendments to Volume 2 of the BCA. The changes primarily address matters requiring clarification or updating of standards. A brief summary of these changes follows. Full details of all changes will accompany the BCA when it is published.

#### **Part 1.0**

1.0.7 - Amended to clarify if an acceptable construction manual and an acceptable construction practice listed in the same Part of Section 3 are deemed to satisfy the same component of a Performance Requirement, compliance with the appropriate acceptable construction manuals or the appropriate acceptable construction practice, not both, is deemed to comply with the Performance Requirement.

#### **Part 1.1**

1.1.3 - New paragraph (c) added clarifying when the secondary referenced document is also a primary referenced document, the edition or issue of the primary referenced document applies.

1.1.4 - Amended to clarify the Housing Provisions overrule in any difference between it and any document referenced as part of the acceptable construction practice.

#### **Part 1.4**

Table 1.4.1 - Queensland variation reference changed to "Construction timbers in Queensland - Properties and specifications for satisfactory performance of construction timbers in Queensland - Class 1 and 10 buildings (Houses, carports, garages, greenhouses and sheds)".

#### **Part 3.2**

3.2.1 - Amended by replacing the word "this Part" with "the acceptable construction practice contained in Parts 3.2.2 to 3.2.5". This change has been made as part of the clarification that compliance with the appropriate acceptable construction manuals or the appropriate acceptable construction practice set out in Section 3, not both, is deemed to comply with the Performance Requirements.

#### **Part 3.6**

3.6.0(a) - Queensland variation updated as a consequence of changes to Part 3.6.

3.6.1 - New (f) and (g) added clarifying when the acceptable construction practice is suitable for use and when windows must comply with AS 2047. The provision is similar to those in 3.6.0 setting out when AS 2047 may be used and when AS 1288 may be used. Although this matter is explained in Part 3.0, the new provisions have been included to eliminate confusion. Additional explanatory information has been included explaining why the acceptable construction practice is not suitable for the installation of windows.

3.6.2 - Due to aligning the acceptable construction practice with recent changes to AS 1288, new provisions have been added limiting the size of 3mm annealed glass. New explanatory information has been included explaining the term insulated glass unit and factors that have been used in determining the glass thickness.

Tables 3.6.1, 3.6.2 and 3.6.3 - Amended to refer to the three new tables setting out the glass thicknesses for external glazing for wind classes N1, N2 and N3.

Tables 3.6.1, 3.6.2 and 3.6.3 - New tables have been added setting out glass thickness for external glazing for wind classes N1, N2 and N3. The thicknesses have been derived from recent changes to AS 1288 and have been made to align the acceptable construction practice with those changes.

### **Part 3.7**

3.7.1.7(b) - Rainwater tanks deleted from sub-clause (b)(iii) and inserted in sub-clause (b)(i) so non-combustible rainwater tanks may be installed within 450 mm of an allotment boundary or within 900 mm of another building on the same allotment.

3.7.1.8(f), (g), (h) and (i) - New deemed-to-satisfy provisions added for penetration by electrical wires and cables and electrical switches and outlets in separating walls between Class 1 buildings. The provisions are based on Specification C3.15 of Volume One.

### **Part 3.8**

3.8.1.0 - The words "or water resistant" have been included because AS 3740 requires wet areas to be either waterproof or water resistant.

3.8.5.0 - The acceptable construction manual requirement for exhaust fans from sanitary compartments, laundries and bathrooms has been removed as it is considered unnecessary for exhaust fans in these locations in houses to comply with the requirements of AS 1668.2. Accordingly, such exhaust fans must comply with the acceptable construction practice.

3.8.5.2(c) - As a consequence of the changes to the acceptable construction manual for ventilation, a new provision has been added allowing mechanical exhaust from sanitary compartments, laundries and bathrooms. No minimum ventilation rate has been included as this is considered self-regulated.

## **Contact Officer**

Building Codes Queensland

Phone: (07) 3239 6369

Email: [buildingcodes@dlgp.qld.gov.au](mailto:buildingcodes@dlgp.qld.gov.au)

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