



Advisory Notice Building 03/24

Requirements for designated building products on designated buildings

This Advisory Notice provides information for practitioners, registered building work supervisors and councils about requirements for *designated building products* used on *designated buildings*. It supersedes *Advisory Notice Building 01/18* issued in March 2018.

Background

The *Development (Building Cladding) Variation Regulations 2018* were developed in response to the nationally recognised need to strengthen the regulatory framework around the use of aluminium composite panels on high-rise buildings, given that the non-compliant use of these products could pose an unacceptable risk to public safety.

Commencement of these regulations coincided with the adoption of Amendment 1 of the National Construction Code (NCC) 2019 as part of the *Building Code*, which introduced a range of fire safety requirements for high rise buildings. Further amendments to improve the fire safety of external walls have since been included in NCC 2022.

Building products and circumstances could be designated by Gazette as necessary to respond to the introduction of new building materials and products that may require higher levels of compliance to ensure public safety.

The first product to be gazetted was any metal panel or lining formed with aluminium (or similar thin sheet metal). Aluminium composite panels remain a legitimate building product in South Australia, but extra vigilance is required when they are used in high-risk circumstances.

These provisions were added to the *Planning, Development and Infrastructure (General) Regulations 2017* (the Regulations) in July 2019.

Discussion

Designated building product used on a designated building

A *designated building product* is a building product that consists of:

- a metal panel or lining formed with aluminium, or similar thin metal sheet material, with any type of core material.

Aluminium composite panel (or similar product), irrespective of core material, must be specified and installed correctly when used in high-risk circumstances, such as high-rise or public buildings.

A *designated building* is a building with a *Building Code* classification of:

- Class 2, 3 or 9 of two or more storeys.
- Class 5, 6, 7 or 8 of three or more storeys.

Overview of requirements

The Regulations require that, when *designated building products* are used on *designated buildings*:

- prescribed information about a *designated building product* be supplied by the applicant when making an application for building consent,
- notification be made to the local council of intended commencement of installation of a *designated building product*, and
- a checklist be completed and submitted to council on the day of installation commencement.

This process focuses on the approval and installation stages to ensure documentation is of a high standard, supervisors can detect potential issues at commencement of installation, and councils are aware of installation of these products and have oversight of any issues as they emerge.

Information required with application

An application for building consent must contain all prescribed information for each *designated building product* ([Notice A - Designated building products](#)), including:

- product name,
- product exterior and core material composition,
- proposed location of product on building, and
- proposed installation or fixing method.

In addition to the above, Attachment A of Notice A must be submitted when the *designated building product* forms part of a *performance solution* (as defined by the *Building Code*). The performance solution must include evidence that demonstrates the *designated building product* can be used and has been assessed in accordance with the *Building Code*.

Approval of documentation

The relevant authority for building assessment must ensure the documentation approved at building consent clearly indicates to a person installing the product or inspecting the work:

- which *designated building product* is approved,
- where on the building it is being installed or fixed, and
- how it must be installed or fixed to comply with the *Building Code*.

Notification prior to installation

Before commencement of installation, the registered building work supervisor (the supervisor) responsible for installation of a *designated building product* must provide the relevant council with one (1) business days' notice of the intended installation of that product.

Council may schedule an inspection but this is not mandatory. The notification ensures council expect receipt of a completed checklist within one (1) business day.

Submission of checklist

On commencement of installation, the supervisor must complete a prescribed checklist relating to the installation of each *designated building product* ([Notice B - Prescribed supervisor's checklist for designated building products](#)).

The checklist must reflect the information in the approved documentation (product name, location and installation/fixing method) and include any performance solutions. Completion of the checklist ensures the product approved for use is the product being installed, and that it is being installed in accordance with the approved documentation.

The supervisor must sign the completed checklist and submit it to the council on the day of installation commencement. A council may impose a penalty if it does not receive the completed checklist within one (1) business day of receiving notice of installation commencement.

More than one product or location on the same building

Notifications and checklists must be submitted for each *designated building product*. Separate notifications and checklists are required for each product when multiple products, such as two different types of aluminium composite panel, are used on one *designated building*.

When the same *designated building product* is used in multiple locations on the same *designated building*, only a notification and checklist for the first installation is required. It is assumed that, if a product has been specified and installed correctly, this standard will be maintained throughout. Multiple checklists can be submitted to provide assurance that installation is occurring correctly.

Requirement for Statement of Compliance

Statements of Compliance must be signed at the end of construction to confirm that a building has been built in accordance with approved documentation. A Certificate of Occupancy cannot be issued without a duly completed Statement of Compliance that covers the installation of any *designated building product* used on a *designated building*.

For more information:

Building Policy and Programs
Planning and Land Use Services
Department for Housing and Urban Development

T 1800 752 664

E plansa@sa.gov.au

W plan.sa.gov.au/resources/building

Advisory Notices are issued to assist in the interpretation of the *Planning, Development and Infrastructure Act 2016*. They provide general information only and should not be relied upon as legal advice or an accurate statement of the relevant legislation provisions. If you are uncertain as to your legal obligations you should obtain independent legal advice.