

ADVISORY NOTICE BUILDING

07/16

Advisory Notices are issued to assist in the interpretation of the Development Act 1993

June 2016

ADMINISTRATION: Building Code of Australia 2016

This Advisory Notice provides information about the 2016 edition of the Building Code of Australia (BCA) in the National Construction Code series which was adopted on **1 May 2016**.

BACKGROUND

The BCA contains the technical provisions for the design and construction of buildings and other structures and addresses matters such as structural stability, fire safety, certain aspects of health and amenity, and energy efficiency.

This edition is the last amendment to the BCA for three years. The next amendment to the BCA is scheduled for adoption on **1 May 2019**. The change to the frequency of the amendment cycle is part of the Australian Building Codes Board (ABCB) [regulatory reform project](#).

DISCUSSION

The BCA was published in February 2016 and included a number of state variations and additions, many of which were amended or deleted by way of the [gazette notice](#) which was published on Thursday 21 April 2016.

State variations and additions

1. *New provisions for buildings or parts of buildings used as small arts venues (variation and clarification by gazette)*

BCA 2016 includes state variations that permit certain uses of a building (live music, visual arts display, dancing, poetry and spoken word performances) that would normally be classified as class 9b to be classified as class 6 in certain situations.

SA A1.1 (small arts venue (c)) was varied to clarify that the floor area **used** as a small arts venue does not exceed 300m². SA D1.2 was deleted and following safety concerns raised by other government agencies SA D2.21 (c) was also deleted.

2. *Waterproofing of wet areas - clarification of water-proof and water-resistant (variation)*

State variations to SA Table F1.7 of Volume One and SA Table 3.8.1.1 of Volume Two clarify that wall/floor junctions are required to be water resistant for:

- a) Concrete and compressed fibre-cement sheet flooring in areas outside shower areas;
and
- b) Laundries and WC's.

3. Construction requirements for farm buildings (variation)

BCA 2016 includes a new *Part H3 – Farm buildings*. During the public consultation phase, the draft national provisions were considered by the working party that assisted in the development of *Minister's Specification SA H3.2 Concessions for farm buildings (2015)*. The decision was made to vary the provisions in BCA 2016 and maintain the Specification.

4. Skimmer box (variation)

SA G1.1 (d) of Volume One and SA 3.9.3.0 (b) of Volume Two provide clarification that for the purposes of Australian Standard *1926 Part 3 Swimming pool safety - Water recirculation systems*, a skimmer box is an outlet. This clarifies that a secondary suction outlet (with a minimum distance of 600mm from another suction outlet) is required and formalises the previous advice provided in Advisory Notice [04/15 TECHNICAL: Swimming pool safety – water recirculation systems – skimmer boxes](#).

5. Swimming pool safety barriers (variation then deletion by gazette)

BCA 2016 originally included variations to SA G1.1 (b) of Volume One and SA 3.9.3.0 (a) of Volume Two to clarify where safety barriers are required in relation to outdoor spaces and buildings that allow access by young children from outside the pool area.

These variations were subsequently deleted following notification that Australian Standard *1926.1 Swimming pool safety - Safety barriers for swimming pools* is scheduled for review and adoption prior to BCA 2019. The review of the standard is the appropriate process to address and clarify the interpretive issues identified above. In the interim the Building Policy Unit will be producing a series of comprehensive fact sheets that will provide guidance, based on case studies, regarding outdoor spaces and access from outside the pool area.

6. Swimming pool signage (addition by gazette)

The gazette notice included requirements for new swimming pools to have prominent and visible signage that assists people to provide first aid and to perform cardiopulmonary resuscitation on young children. (SA GP1.2 (c) and SA G1.1 (e) of Volume One and SA 4 of Volume Two). Information about appropriate signage can be obtained from the [Australian Resuscitation Council](#).

Additional information

A comprehensive list of all amendments to BCA 2016 is available from the [ABCB website](#).

Information and advice about changes to the Plumbing Code of Australia in the National Construction Code series can be obtained from the Office of the Technical Regulator, phone 1300 760 311 or email otr.plumbenquiries@sa.gov.au

Further information

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