



# PLANNING circular

## BUILDING SYSTEM

Building regulation advisory note

<b>Circular</b>	BS 09-001
<b>Issued</b>	18 February 2009
<b>Related</b>	

## Draft proposals relating to the BCA— invitation to comment

This circular is to give notice to councils, industry practitioners and other stakeholders of opportunities to comment on matters related to the Building Code of Australia (BCA).

### Draft documents for review

The Department would like to draw your attention to two draft proposals regarding matters relating to the Building Code of Australia (BCA), which are open to comment.

#### ABCB sprinkler code

It is proposed to revise the existing requirements for automatic fire sprinkler systems in Class 2–9 buildings. The current standard referenced in the BCA for sprinklers is AS 2118.1 1999. It is proposed to replace that referenced standard with a new document based on both the 1999 and 2006 Australian Standards.

The intention is to remove industry confusion, re-establish policy direction within the BCA and to incorporate contemporary information contained within the 2006 Standard.

The proposed new document and the consequential BCA changes have been prepared by the Australian Building Codes Board (ABCB) in collaboration with a specifically formed reference group.

The consultation Regulatory Impact Statement, draft reference sprinkler document and draft BCA changes for the proposal are now available on the ABCB website at <http://www.abcb.gov.au>. The link to the documents is: <http://www.abcb.gov.au/index.cfm?objectID=0137ED77-CF6B-EF00-B378AC67A4F7C641>.

Public comment is sought on both the proposal and the consultation Regulatory Impact Statement by close of business Friday **6 March 2009**, addressed to the ABCB General Manager, email [consultationris@abcb.gov.au](mailto:consultationris@abcb.gov.au).

### Premises Standards

The Draft Disability (Access to Premises—Buildings) Standards (commonly referred to as the draft Premises Standards) were recently tabled in the Parliament of Australia House of Representatives by the Commonwealth Attorney-General and have now been referred to the House of Representatives Standing Committee on Legal and Constitutional Affairs to conduct consultations and receive submissions on the draft Premises Standards.

Currently, differences between the BCA and the Commonwealth's *Disability Discrimination Act 1992* (DDA) can give rise to potential inconsistencies and uncertainty for building owners and designers. The proposed new Premises Standards aim to provide technical solutions that will satisfy the intent and objectives of the DDA.

Once the Premises Standards are finalised, the BCA will be amended to align the technical details of each document. Compliance with the access provisions in the BCA will then facilitate compliance with both the Premises Standards and the DDA.

The House of Representatives Standing Committee is inviting submissions on the draft Premises Standards. The terms of reference for the inquiry are available on the Parliament of Australia House of Representatives website at [www.aph.gov.au/house/committee/laca/disabilitystandards/index.htm](http://www.aph.gov.au/house/committee/laca/disabilitystandards/index.htm).

The draft Premises Standards are available on the Commonwealth Attorney General's Department website at <http://www.ag.gov.au/premisesstandards>.

Submissions should be made directly to the Secretary of the House of Representatives Standing Committee on Legal and Constitutional Affairs, by Friday **27 February 2009**, email [laca.reps@aph.gov.au](mailto:laca.reps@aph.gov.au).

Note: This and other Department of Planning Building Circulars are published on the web at <http://www.planning.nsw.gov.au/planningsystem/buildings.asp>.

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**Important note**

This circular does not constitute legal advice. Users are advised to seek professional advice and refer to the relevant legislation, as necessary, before taking action in relation to any matters covered by this circular.

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