

NORTHERN TERRITORY OF AUSTRALIA

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Regulations 1986, No. 51\*

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Regulations under the *Building Act*

I, ERIC EUGENE JOHNSTON, the Administrator of the Northern Territory of Australia, acting with the advice of the Executive Council, hereby make the following Regulations under the *Building Act*.

Dated this *19th* day of *December*, 1986.

E. E. JOHNSTON

Administrator

By His Honour's Command

N. M. DONDAS

Minister for Lands

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AMENDMENTS OF THE NORTHERN TERRITORY BUILDING CODE

1. PRINCIPAL REGULATIONS

The Northern Territory Building Code is in these Regulation referred to as the Principal Regulations.

2. ADOPTION OF AUSTRALIAN AND OTHER STANDARDS

Regulation 10.4 of the Principal Regulations is amended -

- (a) by omitting "not include" and substituting "not have the effect of including"; and
- (b) by omitting from paragraph (b) "a tradesman or any other building operative" and substituting "any person".

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\* Notified in the *Northern Territory Government Gazette* on *23rd Dec.*, 1986.

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3. APPLICATION OF SITE REQUIREMENTS

Regulation 11.1(2) of the Principal Regulations is amended by omitting all words after "inconsistent with those" and substituting "provisions."

4. SITE REQUIREMENTS FOR CLASS I BUILDINGS

Regulation 11.3 of the Principal Regulations is amended by adding at the end the following:

*"Exception of a Class I Building in The Municipality of Palmerston*

"(5) The requirements of subregulation (1) do not apply to or in relation to a Class I building in the Municipality of Palmerston, and such a building in that Municipality shall be situated not less than -

- (a) 7.5 m from the street alignment of a primary street;
- (b) in the case of such a building constructed on the intersection of 2 streets - 2.5 m from the street alignment of the secondary street;
- (c) 5 m from the rear boundary; and
- (d) 3 m from side boundaries other than the street alignment referred to in paragraph (b)."

5. MEZZANINE FLOORS

Regulation 16.14 of the Principal Regulations is amended by omitting "column" and "columns" (wherever occurring) and substituting "structural member" and "structural members" respectively.

6. CONSTRUCTION OF CERTAIN EXTERNAL WALLS AND STEELWORKS

Regulation 16.18 of the Principal Regulations is amended by omitting subregulation 3(a) and substituting the following:

- "(a) a steel column incorporated in a wall is connected to a steel roof structural member in such a way that both parts rely upon each other for structural integrity, as with a portal frame and the like, the steel roof structural member shall have such fire resistance rating as is required for the steel column; and"

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7. DOORWAYS AND WINDOWS IN CLASS II AND III BUILDINGS

Regulation 22.9 of the Principal Regulations is amended -

- (a) by omitting subregulation (1)(a) and (b) and substituting the following:
  - "(a) a public corridor, public hallway or the like;
  - (b) the landing of an internal non-fire-isolated stairway which serves as a required exit; or
  - (c) an external balcony which serves as the only path of travel to a required exit,"; and
- (b) by inserting after subregulation (2) the following:

*"Windows between sole-occupancy units, &c.*

"(2A) In a Class II or III building a window between a sole-occupancy unit or a room and -

- (a) a public corridor, public hallway or the like;
- (b) the landing of an internal non-fire-isolated stairway which serves as a required exit; or
- (c) an external balcony which serves as the only path of travel to a required exit,

shall have a fire resistance rating of not less than one hour.

"(2B) In a Class II or III building a window between a sole-occupancy unit and another sole-occupancy unit or a room shall have a fire resistance rating of not less than one hour."

8. SEPARATION INTO PARTS BY FIRE WALLS

Regulation 23.1 of the Principal Regulations is amended -

- (a) by omitting from subregulation (3) "Where" and substituting "Subject to subregulation (3A), where"; and
- (b) by inserting after subregulation (3) the following:

*"Exception where parts of roof at different levels*

"(3A) Where the roof of an adjoining part of a building is lower than the roof of the other part of the building but the design of the lower building or of its roof is such that the chance of fire spreading from the

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lower part to the higher part is resisted other than in accordance with subregulation (3), compliance with that subregulation is not required."

9. INSTALLATION OF EXITS AND PATHS OF TRAVEL

Regulation 24.11 of the Principal Regulations is amended -

- (a) by inserting after "Gas meters" the words "&c.";
- (b) by omitting from subregulation (1) "A gas meter or gas pipe" and substituting "A gas meter, gas pipe or fuel pipe"; and
- (c) by omitting from subregulation (2) "A fuel pipe, or electricity" and substituting "Electricity".

10. SITUATION OF PARTS OF BUILDING IN RELATION TO EXITS

Regulation 24.37 of the Principal Regulations is amended by inserting in subregulation (2)(b) after "40 m" the words "from the starting point".

11. REQUIRED STAIRWAYS IN CERTAIN BUILDINGS TO BE FIRE-ISOLATED STAIRWAYS

Regulation 24.40 of the Principal Regulations is amended by omitting "has a rise of" and substituting "connects".

12. FOOTINGS FOR CLASS I AND X BUILDINGS

Regulation 33.2(1) is amended by omitting all words after "foundations;" and substituting the following:

- "(d) the design of the building; or
- (e) such other matters as the Building Controller thinks fit,

the Building Controller is of the opinion that those footings are not adequate."

13. NEW REGULATION

The Principal Regulations are amended by inserting after regulation 33.2 the following:

"33.3 ENCROACHMENT OF FOOTING INTO PUBLIC LAND

"A footing shall not encroach the boundary of a street or other public place except where its highest encroaching part is not less than -

- (a) 450mm below the ground level and its encroachment is not more than 450mm; or

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- (b) 3m below the ground level and its encroachment is not more than 750mm."

14. PROTECTION OF STEEL WHICH SUPPORTS MASONRY OVER OPENING

Regulation 36.5 of the Principal Regulations is amended -

- (a) by omitting "salt laden atmosphere" and substituting "high corrosion risk"; and
- (b) by omitting "against corrosion".

15. SUB-FLOOR VENTILATION

Regulation 50.9 of the Principal Regulations is amended -

- (a) by omitting from subregulation (1)(a) "2.1m<sup>2</sup>/m" and substituting ".0021<sup>2</sup>/m"; and
  - (b) by omitting from subregulation (4) "4.2m<sup>2</sup>/m" and substituting ".0042m<sup>2</sup>/m".
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