

NORTHERN TERRITORY OF AUSTRALIA

Regulations 1985, No. 35\*

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 29<sup>th</sup> day of November, 1985.

E. E. JOHNSTON

Administrator

By His Honour's Command

T. HARRIS

Minister for Education acting for and on behalf of  
Minister for Lands

AMENDMENT OF THE NORTHERN TERRITORY BUILDING CODE

1. PRINCIPAL REGULATIONS

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

2. INTERPRETATION

Regulation 1.4(1) of the Principal Regulations is amended -

(a) by inserting after the definition of "curtain wall" the following:

"'designated flood level', in relation to a site or a building constructed on a site, means the flood level as determined by the Building Controller;"; and

\* Notified in the *Northern Territory Government Gazette* on 11 DEC 1985.

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- (b) by inserting after the definition of "required" the following:

"'residential building' means a building designed and built for residential purposes;"

3. CLASSIFICATION

Regulation 6.1(1)(b) of the Principal Regulations is amended by omitting "buildings" and substituting "residential buildings".

4. VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALLS

Regulation 22.3(2)(a)(ii) of the Principal Regulations is amended by omitting "external walls" and substituting "structural members".

5. TREADS AND RISERS OF STAIRWAYS

Regulation 24.20 of the Principal Regulations is amended by omitting from Table 24.20(2) "Quantity 2R-G" and substituting "Quantity 2R+G".

6. DIMENSIONS OF EXIT

Regulation 24.43(3) of the Principal Regulations is amended by omitting "regulation 24.33" and substituting "regulation 24.23".

7. DESIGN IN FLOOD AREAS

Regulation 30.2(3) of the Principal Regulations is amended by omitting "1 in 100 year flood" and substituting "flood reaching the designated flood level".

8. BUILDING ON LAND SUBJECT TO FLOODING

Regulation 44.5(2) of the Principal Regulations is amended -

- (a) by omitting from paragraph (a) "300 mm in height above the known 1:100 year maximum flood level" and substituting "350 mm above the designated flood level"; and
- (b) by omitting from paragraph (b) "300 mm in height above the known 1:100 year maximum flood level" and substituting "250 mm above the designated flood level".

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9. CLASS V, VI, VII, VIII AND IX BUILDINGS

Regulation 46.6 of the Principal Regulations is amended -

- (a) by omitting from Table 46.6(1A) "Number of persons employed" and substituting "Number of persons of each sex employed"; and
- (b) by omitting from Table 46.6(1B) "Number of persons" and substituting "Number of persons of each sex".

10. HEIGHT OF ROOMS IN CLASS I, II, III AND IV BUILDINGS

Regulation 49.4 of the Principal Regulations is amended -

- (a) by omitting from subregulation (1) "sub-regulation (2)" and substituting "subregulations (2) and (3)";
- (b) by omitting "*Reduced height*" and substituting the following:

*Reduced height*

"(2) Where the floor area of a room referred to in subregulation (1) exceeds the minimum floor area prescribed by regulation 49.1 for that room, the ceiling over so much of the floor area of that room as exceeds that minimum floor area may be less than the relative height prescribed by subregulation (1)."; and

- (c) by omitting from subregulation (2) "(2) The Building Controller" and substituting "(3) Notwithstanding subregulation (2), the Building Controller".

11. SCHEDULE 1

Schedule 1 to the Principal Regulations is amended by omitting from Form 1 -

- (a) "that part specified below of"; and
- (b) "The building/part of building\* does/does not\* comply with the requirements of the Northern Territory Building Code for unit title approval." and substituting "ENDORSEMENT".

12. SCHEDULE 2

Schedule 2 to the Principal Regulations is amended -

- (a) by omitting "AS 1846-1976" and substituting "AS 1846-1984";

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- (b) by omitting "Part 1-1982 - Fire Doors" and substituting "Part 1-1984 - Fire Resistant Door Sets";
  - (c) by omitting "Part 2-1981 - Fire Shutters" and substituting "Part 2-1984 - Fire Resistant Roller Shutters"; and
  - (d) by omitting "AS 2118-1978" and substituting "AS 2118-1982".
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