24.26. (1) The width of a ramp serving as a required exit shall be measured clear of all obstructions, such as handrails, projecting parts of balustrades, and the like, and shall extend without interruption, except for ceiling cornices, to a height of not less than 2 030 mm vertically above the floor surface of the ramp.

(2) The slope of a ramp serving as a required exit shall have Gradient.
a grade of not more than 1 in 8 in any part.

(3) The floor surface of a ramp shall have a non-slip finish. Surface
finish.

24.27. (1) A handrail or balustrade shall be provided along the side of any required stairway or ramp, and any corridor, hallway, external access balcony, or bridge, or the like, leading to an exit, if that side is not bounded by a wall and is more than 915 mm (or 5 risers in the case of a stairway) above the finished surface of the adjoining floor or ground, as the case may be:

(2) A handrail shall be provided along at least one side of every Number of flight of stairs in a required stairway and where the flight is 1 525 mm or handrails.
more in width, a handrail shall be provided along each side.

(3) Required handrails shall be fixed at a vertical height of not Height,
less than 865 mm above—

(a) the nosings of stair treads; and

(b) the floor surface of ramps, landings, corridors, hallways, external access balconies, bridges and the like,

and shall be so constructed that there will be no obstruction on or above them that will tend to break a hand hold.
(4) Every required handrail shall be continuous between stair flight landings.

24.28. (1) This clause shall apply wherever this Part regulates the minimum width of required exits or doorways leading to required exits according to the number of persons accommodated in a storey.

(2) The number of persons deemed to be accommodated in a storey shall be the sum of the numbers obtained by dividing the floor area of each portion of the storey by the relevant number of square metres per person listed in Table 24.28, according to the use or proposed use of that portion.

(3) Where a particular use of portion of a storey is not listed in Table 24.28, the number of square metres per person to be used in the calculation shall be as determined by the Council.

(4) In this clause, the floor area of a storey or portion of a storey shall exclude spaces set aside for—

(a) lifts, stairs, and escalators;

(b) corridors, hallways, lobbies, and the like;

(c) service ducts and the like; and

(d) sanitary compartments or other ancillary uses.

### TABLE 24.28.

<table>
<thead>
<tr>
<th>Type of use</th>
<th>Square metres per person</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assembly room for—</td>
<td></td>
</tr>
<tr>
<td>(a) civic, political, transit, religious, social or recreational purposes</td>
<td>1.2</td>
</tr>
<tr>
<td>(b) entertainment or amusement</td>
<td>1.2</td>
</tr>
<tr>
<td>Bar</td>
<td>1</td>
</tr>
<tr>
<td>Boiler</td>
<td>30</td>
</tr>
<tr>
<td>Board room</td>
<td>2</td>
</tr>
<tr>
<td>Boarding-house</td>
<td>15</td>
</tr>
<tr>
<td>Cafe</td>
<td>1</td>
</tr>
<tr>
<td>Cafeteria</td>
<td>1</td>
</tr>
<tr>
<td>Computer room</td>
<td>25</td>
</tr>
<tr>
<td>Type of use</td>
<td>Square metres per person</td>
</tr>
<tr>
<td>-------------------------------------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td>Dining room</td>
<td>1</td>
</tr>
<tr>
<td>Factory—</td>
<td></td>
</tr>
<tr>
<td>(a) a machine shop, fitting shop, or like place for</td>
<td>5</td>
</tr>
<tr>
<td>cutting, grading, finishing or fitting of metals or</td>
<td></td>
</tr>
<tr>
<td>glass, except in the fabrication of structural steel-</td>
<td></td>
</tr>
<tr>
<td>work or manufacture of vehicles or bulky products</td>
<td></td>
</tr>
<tr>
<td>(b) areas used for fabrication and processing oth-</td>
<td></td>
</tr>
<tr>
<td>er than those in (a)</td>
<td>50</td>
</tr>
<tr>
<td>(c) a space in which the layout and natural use of</td>
<td></td>
</tr>
<tr>
<td>fixed plant or equipment determine the number of</td>
<td></td>
</tr>
<tr>
<td>persons which will occupy the space during work-</td>
<td></td>
</tr>
<tr>
<td>ing hours.</td>
<td></td>
</tr>
<tr>
<td>Garage—public</td>
<td>30</td>
</tr>
<tr>
<td>Guest-house</td>
<td>15</td>
</tr>
<tr>
<td>Hostel</td>
<td>15</td>
</tr>
<tr>
<td>Kiosk</td>
<td>1</td>
</tr>
<tr>
<td>Laboratory</td>
<td>10</td>
</tr>
<tr>
<td>Laundry</td>
<td>10</td>
</tr>
<tr>
<td>Library—</td>
<td></td>
</tr>
<tr>
<td>reading space</td>
<td>2</td>
</tr>
<tr>
<td>storage space</td>
<td>30</td>
</tr>
<tr>
<td>Office, including one for typewriting or docu-</td>
<td>10</td>
</tr>
<tr>
<td>ment copying</td>
<td></td>
</tr>
<tr>
<td>Plant room for—</td>
<td></td>
</tr>
<tr>
<td>ventilation, electrical or other service units</td>
<td>30</td>
</tr>
<tr>
<td>boilers or power plant</td>
<td>50</td>
</tr>
<tr>
<td>Reading room</td>
<td>2</td>
</tr>
<tr>
<td>Restaurant</td>
<td>1</td>
</tr>
<tr>
<td>Shop—space for sale of goods—</td>
<td></td>
</tr>
<tr>
<td>(a) at a level entered direct from the open air</td>
<td>1:5</td>
</tr>
<tr>
<td>or any lower level</td>
<td></td>
</tr>
<tr>
<td>(b) all other levels</td>
<td>1</td>
</tr>
<tr>
<td>Showroom—display area</td>
<td>3</td>
</tr>
<tr>
<td>Staff room</td>
<td>5</td>
</tr>
<tr>
<td>Storage space</td>
<td>30</td>
</tr>
<tr>
<td>Switch room</td>
<td>30</td>
</tr>
<tr>
<td>Telephone-exchange—private</td>
<td>30</td>
</tr>
<tr>
<td>Transformer room</td>
<td>30</td>
</tr>
<tr>
<td>Workshop—</td>
<td></td>
</tr>
<tr>
<td>for maintenance staff</td>
<td>30</td>
</tr>
<tr>
<td>for manufacturing processes</td>
<td>As for “Factory”.</td>
</tr>
</tbody>
</table>

24.29. (1) The provisions of this clause are subject to the concessions Exit signs. set out in subclause (6) in regard to Class II buildings and subclause (7) Application of clause in regard to the entrance doors of certain sole-occupancy units.

(2) Exit signs shall be provided in the following positions: Provision at doorways of certain exits.

(a). On or near every door affording direct access from a storey to—

(i) an enclosed stairway or ramp serving as a required exit;
(ii) an external stairway serving as a required exit; and
(iii) an external access balcony leading to a required exit.

(b) On or near every door discharging from an enclosed stairway or ramp at every level of access to a road or open space.

(3) Exit signs shall also be installed in corridors, hallways, lobbies, and the like, indicating the direction of a required exit, if the Council is of opinion that the location of the exits will not otherwise be readily apparent to persons occupying or visiting the building.

(4) A required exit sign shall—

(a) in the cases referred to in subclause (2) be installed on or near the doorway concerned in such a position as to be clearly visible to persons approaching the exit or external balcony, as the case may be;

(b) in the cases referred to in subclause (3) be installed in positions approved by the Council; and

(c) be illuminated externally or internally by an emergency lighting system or by self-luminous paint or other self-luminous material.

(5) Every sign required by this clause shall—

(a) conform with the details and dimensions of Figure 24.29 and Table 24.29; and

(b) contain only the word "EXIT", together with an arrow where necessary to indicate the direction of the exit.

(6) The foregoing provisions shall not apply to a Class II building in which every door referred to in paragraphs (a) and (b) of subclause (2) is clearly and legibly labelled on the side remote from the exit or balcony, as the case may be, with the word “EXIT” in capital letters 25 mm high in a colour contrasting with that of their background.
(7) Notwithstanding anything to the contrary in this clause, it shall not be necessary to provide an exit sign on or near an entrance doorway of a sole-occupancy unit in a Class II, III, or IV building. Entrance doors to certain sole-occupancy units.

**TABLE 24.29.**

**MINIMUM DIMENSIONS.**

<table>
<thead>
<tr>
<th>Dimension</th>
<th>Minimum value permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>a</td>
<td>100 mm</td>
</tr>
<tr>
<td>b</td>
<td>( \frac{1}{2} ) a</td>
</tr>
<tr>
<td>c</td>
<td>12 mm</td>
</tr>
<tr>
<td>d</td>
<td>100 mm</td>
</tr>
<tr>
<td>e</td>
<td>( \frac{1}{4} ) d</td>
</tr>
</tbody>
</table>

Note. Figure 24.29 and Table 24.29 do not apply to a Class II building complying with subclause (6) of Clause 24.29.
Division 3.—Class II and III Buildings.

Application of division.

24.30. This Division, in addition to Division I and Division II, shall apply to Class II and Class III buildings, but shall not apply to any sole-occupancy unit or room therein which has its own direct access to a road or open space.

Number of exits.
Buildings not more than eight storeys in rise.

24.31. (1) In a building having a rise of not more than eight storeys, one exit only shall be required except where—

(a) the building is subject to subclause (2); or

(b) the requirements of clause 24.32 cannot be met by the provision of a single exit.

(2) In a building of Type 4 or Type 5 construction having a rise of two storeys, at least two exits shall be provided.

Buildings of Type 4 or 5 construction and two storeys in rise.

(3) In a building having a rise of more than eight storeys, at least two exits shall be provided.

Situation of sole-occupancy units, etc.
Where one exit is permissible.

24.32. (1) Where only one exit is required in a Class II or Class III building—

(a) the entrance doorway of a sole-occupancy unit shall be not more than 5.5 m from that exit; and

(b) no part of a room, not being a room in a sole-occupancy unit, shall be more than 15 m from that exit.

Where two or more exits are required.

(2) Where two or more exits are required in a Class II or Class III building—

(a) the entrance doorway of a sole-occupancy unit shall be not more than 5.5 m from a point from which travel in different directions to two of those exits is available; and

(b) no part of a room, not being a room in a sole-occupancy unit, shall be more than 15 m from a point from which travel in different directions to two of those exits is available.

Distance between alternative exits.

24.33. Where two exits are required to serve as alternative exits in relation to any room or sole-occupancy unit in a Class II or Class III building, the distance between those two exits shall be not more than 45 m, and in a Class III building the distance between the two exits shall be not less than 9 m.
24.34. (1) In this clause, the "nearest part of an exit" shall mean—

(a) in the case of a fire-isolated stairway, fire-isolated passageway, or fire-isolated ramp, the nearest part of the doorway providing access thereto;

(b) in the case of a non-fire-isolated internal or external stairway, the nearest part of the nearest riser;

(c) in the case of a non-fire-isolated ramp, the nearest part of the junction of the floor of the ramp and the floor of the storey concerned; and

(d) in the case of a doorway opening to a road or open space, the nearest part of that doorway.

(2) In measuring the distances referred to in clauses 24.32 and 24.33, the following rules shall apply:

(a) In the case of a room, not being a sole-occupancy unit, the distance shall include the straight-line measurement from any part of the room to the nearest part of a doorway leading therefrom, together with the distance from such part of the doorway to the single required exit or point from which travel in different directions to two required exits is available, as the case requires.

(b) The distance from the doorway of a room or sole-occupancy unit shall, subject to paragraph (d), be measured in a straight line to the nearest part of the required single exit or point from which travel in different directions to two required exits is available, as the case requires.

(c) The distance between two required exits shall, subject to paragraph (d), be measured in a straight line between the nearest parts of those exits.

(d) Where a corridor, hallway, external balcony, or other path of travel leading to a required exit or connecting two required exits, includes a curve or change of direction, the distance shall include the shortest measurement along the corridor or other path of travel, whether by curves, or straight lines, or a combination of both.

24.35. Where two or more exits are required in a Class II or Class III Alternative exits to discharge separately. building, they shall provide separate egress to a road or open space and at the level of discharge shall not be connected by any corridor, hallway, lobby, or the like (other than a fire-isolated passageway) that is common to two or more of them.
24.36. (1) In a Class II building every required stairway shall be a fire-isolated stairway, except as conceded in subclause (2).

(2) Non-fire-isolated stairways may serve as required exits in Class II buildings where—

(a) such stairways connect not more than three storeys, or not more than four storeys if at least one storey is set aside solely for the accommodation of motor vehicles or other ancillary purposes; and

(b) the provisions of clause 24.38 are met.

24.37. (1) In a Class III building every required stairway shall be a fire-isolated stairway, except as conceded in subclause (2).

(2) Non-fire-isolated stairways may serve as required exits in Class III buildings where—

(a) such stairways connect not more than two storeys, or not more than three storeys if at least one storey is set aside solely for the accommodation of motor vehicles or other ancillary purposes; and

(b) the provisions of clause 24.38 are met.

24.38. (1) The distance between the doorway of a room or sole-occupancy unit and the point of egress to a road or open space by way of any stairway that is non-fire-isolated and is required to serve that room or sole-occupancy unit shall not exceed—

(a) 30 m in a building of Type 4 or Type 5 construction; and

(b) 60 m in all other cases.

(2) For the purposes of subclause (1), the distance to a stairway shall be measured in accordance with clause 24.34, the remainder of the distance being measured—

(a) along the shortest line of travel to the road or open space; and

(b) in the case of the treads and risers of a stair, along a line connecting the nosings of the treads.
24.39. (1) In a Class II or Class III building, every doorway—

(a) serving as a required exit from a storey; or

(b) leading to or forming part of a required exit or path of travel to an exit,

shall have a clear opening of not less than 1980 mm in height and not less than 760 mm in width.

(2) In a Class II or Class III building, every required exit and path of travel to an exit shall, except for doorways, have a minimum unobstructed vertical clearance throughout of 2030 mm and a minimum unobstructed width throughout of 1020 mm.

Division 4.—Class V, VI, VII, and VIII Buildings.

24.40. This Division, in addition to Division 1 and Division 2, shall apply to Class V, VI, VII, and VIII buildings and any Class IV portion thereof.

24.41. (1) In a Class V building having a rise of not more than eight storeys, one exit only shall be required except where the requirements of subclause (1) of clause 24.43 cannot be met by the provision of a single exit.

Number of exits required: Class V buildings.
Not more than eight storeys in rise.

(2) In a Class V building having a rise of more than eight storeys at least two exits shall be provided.

(3) Notwithstanding the requirements of subclause (2) in a Class V building in which—

(a) the floor of the topmost storey is not more than 42 m above the floor of the lowest storey providing egress to a road or open space;

(b) an approved sprinkler system is installed throughout the building; and

(c) the requirements of subclause (1) of clause 24.43 are met, one exit only shall be required from those storeys which are not subject to subclause (4).
(4) Where egress from a storey in a Class V building would involve a vertical rise within the building of more than 1.5 m, at least two exits shall be provided from that storey.

24.42. (1) In a Class VI, VII, or VIII building having a rise of not more than one storey, one exit only shall be required except where the requirements of subclause (1) of clause 24.43 cannot be met by the provision of a single exit.

(2) In a Class VI, VII, or VIII building having a rise of two storeys in which the upper storey has a floor area not exceeding 180 m², one exit only shall be required except where—

(a) the requirements of clause 24.16 or subclause (1) of clause 24.43 cannot be met by the provision of a single exit; or

(b) the Council is of opinion that by reason of the design of the building, the potential fire hazards associated with the use of the building, or other relevant considerations necessitate the provision of two exits from that storey.

(3) In a Class VI, VII, or VIII building having a rise of two storeys in which the upper storey has a floor area exceeding 180 m², at least two exits from that storey shall be provided.

More than two storeys in rise.

(4) In a Class VI, VII, or VIII building having a rise of more than two storeys at least two exits shall be provided.

Concession: building up to eight storeys.

(5) Notwithstanding the requirements of subclauses (3) and (4), in a Class VI, VII or VIII building having a rise of not more than eight storeys the Council may approve one exit only if—

(a) the requirements of subclause (1) of clause 24.43 are met; and

(b) a certificate from the Board of Fire Commissioners is submitted to the Council certifying that having regard to the proposed use of the building a single exit will be sufficient.
(6) Where egress from a storey in a Class VI, VII, or VIII building would involve a vertical rise within the building of more than 1.5 m, at least two exits shall be provided from that storey.

24.43. (1) Where only one exit is provided in a Class V, VI, VII, or VIII building, no point on a floor shall be more than 18 m from that exit, except as conceded in subclause (3).

(2) Where two or more exits are provided, no point on a floor shall be more than 18 m from—

(a) one of those exits; or

(b) a point from which travel in different directions to two of those exits is available, in which case the maximum distance to one of those exits shall not exceed 40 m.

(3) In a Class VI building, the distance to a single exit serving a storey at the level of access to a road or open space may be increased to 30 m.

(4) The entrance doorway to a Class IV portion of a building shall be situated at a distance of not more than 5.5 m from—

(a) an exit; or

(b) a point from which travel in different directions to two exits is available.

24.44. (1) Where two exits are required to serve as alternative exits in relation to any point on the floor of a storey, the distance between those two exits shall not exceed 60 m.

(2) Where two or more exits are required to serve a storey, the minimum distance between two of them shall be not less than 6 m.
24.45. (1) In this clause, the "nearest part of a required exit" shall have the meaning ascribed to "nearest part of an exit" by subclause (1) of clause 24.34.

(2) In measuring the distances referred to in clauses 24.43 and 24.44, the following rules shall apply:

(a) In the case of a room, the distance shall include the straight-line measurement from any part of the room to the nearest part of a doorway leading therefrom, together with the distance from that part of the doorway to—
   (i) the nearest part of a required exit; or
   (ii) a point from which travel in different directions to two required exits is available,
   as the case requires.

(b) The distance from the doorway of a room, or of a Class IV portion of the building, or from a point on the floor not within a room shall, subject to paragraphs (d), (e) and (f), be measured in a straight line to—
   (i) the nearest part of a required exit; or
   (ii) a point from which travel in different directions to two required exits is available,
   as the case requires.

(c) The distance between two required exits shall, subject to paragraphs (d), (e), and (f), be measured in a straight line between the nearest parts of those exits.

(d) Where a corridor, hallway, external balcony, or other path of travel leading to a required exit or connecting two required exits, includes a curve or change of direction, the distance shall include the shortest measurement along the corridor or other path of travel, whether by curves, or straight lines, or a combination of both.

(e) Where more than one corridor, hallway, or other internal path of travel connects two required exits, the measurement shall be along the path of travel producing the greatest distance.

(f) Where a wall (including a demountable partition wall) that does not bound—
   (i) a room; or
   (ii) a corridor, hallway, or the like,
   necessitates a change in direction in proceeding to a required exit, the distance shall be measured along the line of travel past that wall or partition.
24.46. In a Class V, VI, VII, or VIII building, required stairways—
   (a) may be non-fire-isolated if the building contains not more than two storeys; and
   (b) shall be fire-isolated in all other cases.

24.47. (1) Every doorway—
   (a) serving as a required exit from a storey; or
   (b) leading to or forming part of a required exit or path of travel Generally.
   to an exit,

shall have a clear opening of not less than 1980 mm in height and not less than 760 mm in width, this width to be increased, where necessary, to comply with subclause (2) or subclause (3) as the case may be.

   (2) Where, pursuant to clause 24.28, a storey at the level of Leading to access to a road or open space is deemed to accommodate more than 100 persons—

   (a) the width of a doorway serving as the only exit from that storey;

   and

   (b) the sum of the widths of two or more doorways serving as required exits from that storey,

shall be not less than 760 mm plus 255 mm for every 25 persons (or part of 25 persons) in excess of 100.

   (3) Where, pursuant to clause 24.49, a stairway or ramp is Leading to required to be more than 1020 mm in width at any level, the following Leading to or from the stairway or ramp shall have the minimum Leading to or from stairway or ramp.

   widths listed:

   (a) A doorway providing direct access from a storey—255 mm less than the required width of the stairway or ramp at that storey level.

   (b) A doorway providing direct access from the stairway or ramp at the level of access to a road or open space—255 mm less than the required width of the stairway or ramp at that level.

24.48. Every path of travel to a required exit shall, except for doorways, have a minimum unobstructed vertical clearance throughout of 2030 mm and a minimum unobstructed width throughout of 1020 mm.

24.49. (1) Every required exit shall, except for doorways, have a minimum unobstructed vertical clearance throughout of 2030 mm. Vertical clearance.

   (2) Every required exit shall, except for doorways, have a minimum unobstructed width throughout of 1020 mm and this width shall be increased, if necessary, to meet the provisions of subclause (3).
(3) Where, pursuant to clause 24.28, a storey is deemed to accommodate more than 100 persons and not more than 200 persons—

(a) the width of a single stairway or ramp serving that storey (if only one such exit is required); and

(b) the sum of the widths of two or more stairways or ramps required to serve that storey,

shall, at the level of entry from that storey concerned, be not less than the relevant dimension set out in Table 24.49, according to the number of persons deemed to be accommodated in that storey, and where the number of persons deemed to be accommodated exceeds 200, the relevant width shall be 2,040 mm plus 255 mm for every 25 persons (or part of 25 persons) in excess of 200.

(4) The required width of a required stairway or ramp shall not diminish in the direction of travel to a road or open space.

**TABLE 24.49.**

<table>
<thead>
<tr>
<th>Number of persons accommodated according to clause 24.28</th>
<th>Aggregate width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exceeding</td>
<td>Not exceeding</td>
</tr>
<tr>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>125</td>
<td>125</td>
</tr>
<tr>
<td>150</td>
<td>150</td>
</tr>
<tr>
<td>175</td>
<td>175</td>
</tr>
<tr>
<td>200</td>
<td>200</td>
</tr>
</tbody>
</table>

**Division 5.—Class IX Buildings.**

24.50. This Division, in addition to Division 1 and Division 2, shall apply to Class IX buildings.

24.51. The means of egress from a Class IXa building or from a school shall be as determined by the Council after consideration of—

(a) a report by the Board of Fire Commissioners as to the suitability or otherwise of the means of egress proposed; and

(b) any conditions regarding such means of egress that may be recommended by that Board.
24.52. (1) This clause shall apply to Class IXb buildings except—Class IXb buildings.

(a) schools; and

(b) buildings that are subject to the Theatres and Public Halls Act, Application of clause. 1908.

(2) Any room situated in the second or higher storey which—Rooms in the second or higher storey.

(a) is designed, intended or adapted to be used as an assembly room for—

(i) civil, political, transit, religious, social or recreational purposes; or

(ii) entertainment or amusement, and

(b) has a floor area of 42 m² or more,

shall be provided with two egress doorways.

(3) If the room referred to in subclause (2) is situated in the stairways third or higher storey, that storey shall be served by two fire-isolated stairways.

(4) The doorways referred to in subclause (2) shall have a width of minimum aggregate width calculated in the proportion of 510 mm for every doorway 55 m² of floor area in the room and no doorway shall be less than 1 020 mm in width.

(5) Every path of travel from a room referred to in subclause (2) Dimensions to a required stairway shall except for doorways have a minimum of paths of travel, an unobstructed vertical clearance throughout of 2 040 mm and a minimum unobstructed width throughout of 1 020 mm.

(6) Every required stairway shall have a minimum unobstructed Minimum width throughout of 1 020 mm and this width shall be increased, where necessary, to meet the provisions of subclause (7).

(7) Where, pursuant to clause 24.28, a storey containing a room referred to in subclause (2) is deemed to accommodate—Storey deemed to accommodate

(a) more than 100 persons and not more than 200 persons, the aggregate width of the required stairway shall, at the level of entry from that storey, be not less than the relevant dimension set out in Table 24.52 according to the number of persons deemed to be accommodated in that storey;

(b) more than 200 persons, the aggregate width of the required stairways shall, at the level of entry from that storey, be 2 040 mm plus 255 mm for every 25 persons (or part of 25 persons) in excess of 200.

(8) All coors fitted to egress doorways in a room referred to in subclause (2) shall, except where otherwise approved, be hung in two folds fitted with "panic" bolts, and be made to open outwards. A door shall not open immediately upon a flight of stairs, but a landing shall be provided between such stairs and such doorway.
TABLE 24.52.

WIDTH OF STAIRWAYS ACCORDING TO NUMBER OF PERSONS ACCOMMODATED IN A STOREY.

<table>
<thead>
<tr>
<th>Number of persons accommodated according to clause 24.28</th>
<th>Aggregate width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exceeding</td>
<td>Not exceeding</td>
</tr>
<tr>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>125</td>
<td>125</td>
</tr>
<tr>
<td>150</td>
<td>150</td>
</tr>
<tr>
<td>175</td>
<td>175</td>
</tr>
<tr>
<td>200</td>
<td>200</td>
</tr>
</tbody>
</table>

GROUP V.—FIRE SAFETY AND FIRE RESISTANCE.

PART 25.—Chimneys, Flues, Fireplaces, Stoves and Similar Features.

25.1. Every chimney, flue, fireplace, stove, heating appliance, and similar feature that is situated within or forms part of a building of any of the Classes I to X inclusive shall comply with such of the provisions of this Part as are applicable hereto.

25.2. * * * * *

25.3. A domestic-type oil-heating appliance shall be provided with a flue and the appliance, together with its flue and other associated fittings, shall be installed in accordance with Australian Standard CB 21, "S.A.A. Oil Heating Appliances Installation Code".

25.4. A domestic-type solid-fuel-burning appliance shall be provided with a flue and the appliance, together with its flue, shall be installed in accordance with Australian Standard CB 21, "S.A.A. Oil Heating Appliances Installation Code", as though it were an oil-heating appliance, subject to the following conditions:

(a) The minimum distances between the appliance and any nearby combustible material shall be as specified in Appendix A of that Standard.

(b) Where the case temperature of the appliance is not known it shall, for the purposes of Appendix A of that Standard, be deemed to have a case temperature exceeding 149°C.
(c) The minimum distances between the appliance and any nearby combustible material may be reduced below the distance specified in such Appendix under the same conditions as those specified for an oil heating appliance by Rule 3.2.1.2 or Rule 3.4.1.2 of that Standard, whichever is appropriate.

(d) The flue shall be constructed of asbestos cement not less than 9.5 mm thick, cast iron or other approved material.

25.5. A boiler to which Part 1 of Australian Standard CB 1 “S.A.A. Boilers. Boiler Code” applies shall be provided with a flue, and the boiler, together with its flue, shall be installed in accordance with the relevant provisions of that Standard.

25.6. (1) Every open fireplace, and every solid-fuel-burning appliance in which the fuel-burning compartment is not enclosed, shall be provided with a hearth.

(2) A required hearth shall be of stone, concrete, masonry or other similar non-combustible material and be so constructed that—

(a) its upper surface does not slope away from the grate or appliance; and

(b) combustible material situated below the hearth shall not be nearer than 155 mm from the upper surface of the hearth, but this requirement shall not apply to combustible material below that portion of the hearth which is required to extend beyond the appliance, fireplace opening, or the limits of the fireplace, as the case requires.

(3) A required hearth—

(a) shall extend not less than 300 mm beyond the front of the fireplace opening and not less than 150 mm beyond each side of that opening unless, by reason of the design of the fireplace or appliance, the Council approves a variation of this requirement; and

(b) where the fireplace or appliance is free-standing from any wall of the room, shall extend beyond the limits of the fireplace or appliance for a distance of not less than 300 mm unless, by reason of the design of the fireplace or appliance, the Council approves a variation of this requirement.

25.7. (1) A flue shall not be used to convey the hot products of combustion from more than one appliance or fireplace except in the case of—

(a) gas-burning appliances where the relevant requirements referred to in clause 25.2 permit otherwise; or

(b) boilers referred to in clause 25.5 where Australian Standard CB 1 “S.A.A. Boiler Code” permits otherwise; or
(c) solid fuel or electrical appliances used in the cooking and preparation of food; or

(d) electrical disposal appliances such as incinerettes.

(2) A flue or chimney shall not terminate in such a position as to constitute—

(a) a risk of fire to nearby combustible materials; or

(b) a risk of penetration of flue gases through nearby windows or other openings, fresh air inlets, mechanical ventilation inlets or exhausts, or the like.

(3) Where a chimney contains more than one flue, each flue shall extend to the chimney outlet.

(4) A chimney or flue shall be so constructed that—

(a) it is capable of withstanding the temperatures likely to be generated by the appliance or appliances to which it is connected;

(b) the temperature of the exposed faces will not exceed a level that would cause damage to nearby parts of the building; and

(c) the hot products of combustion will not escape through the walls of the chimney or flue.

(5) A flue attached to an appliance referred to in clauses 25.2, 25.3, 25.4 or 25.5 and constructed according to the requirements or Standard to which it is subject pursuant to the clause concerned shall be deemed to comply with subclause (4).

(6) In a Class I or Class X building an open fireplace and a chimney connected thereto that are constructed according to the following rules shall be deemed to comply with subclause (4):

(a) Up to the level of 300 mm above the underside of the arch or lintel the walls forming the sides and back of the fireplace shall be constructed in two separate sections of solid masonry having a total thickness, exclusive of any cavity, of not less than 190 mm.

(b) Concrete masonry shall not be used in the construction of the inner section of the masonry referred to in paragraph (a).

(c) The walls of the fireplace and chimney above the level referred to in paragraph (a) shall be constructed of masonry units having a net volume, exclusive of cored and similar holes, of not less than 75 per centum of their gross volume, measured on the overall rectangular shape of the units, and having an actual thickness of not less than 90 mm.

(d) The chimney shall have its flue lined internally to a thickness of not less than 12 mm with rendering consisting of cement, lime, and sand in the proportions of 1 part cement, 3 parts lime, and 10 parts sand by volume, or other approved material.
(7) In the case of a chimney or flue that is not deemed, pursuant Evidence of to subclause (5) or subclause (6), to comply with subclause (4), the Council may require the production of satisfactory evidence that the chimney or flue concerned will meet the requirements of subclause (4).

(8) Combustible material shall not be situated nearer to the inner face of a flue or fireplace opening than—

(a) 90 mm in the case of an appliance having an output rating of not more than 15 kW; or

(b) 190 mm in the case of an open fireplace or an appliance having a rating of more than 15 kW but less than 88 kW; or

(c) 280 mm in the case of an appliance having a rating of more than 88 kW.

(9) A chimney shall be constructed with damp-proof courses and damp-proof flashings so arranged as to prevent the penetration of rain-water to any part course of the interior of the building.

25.8. (1) Where an incinerator is installed in a separate room within a building that room shall be separated from other portions of the building by construction having a fire-resistance rating of not less than 1 hour. Incinerator rooms. Construction.

(2) The chimney or flue of an incinerator, except an incinerator not forming part of a building, shall comply with the relevant provisions of Construction clause 25.7.

(3) A hopper giving access to a charging chute of an incinerator Hopper in within or forming part of a building shall be non-combustible; and charging chute.

(a) shall be gastight when closed;

(b) shall be so designed as to return to the closed position automatically after use;

(c) shall not be attached to a chute that connects directly to a flue except where the hopper is located in the open air; and

(d) shall not be located in a required exit.

25.9. The following shall be constructed and installed according to Part Ducts and 55: pipes: construction and installation.

(a) Ducts for the movement or carriage of—

(i) air;

(ii) industrial wastes;

(iii) dust;

(iv) chemicals;

(v) steam; and

(vi) products of cooking and the like;
(b) Steam pipes; and
(c) Exhaust pipes for stationary engines.

GROUP V.—FIRE SAFETY AND FIRE RESISTANCE.

PART 26.—Fire Protection in Class IX Buildings.

GROUP V.—FIRE SAFETY AND FIRE RESISTANCE.

PART 27.—Fire-fighting Services and Appliances.

Interpretative provisions.

27.1. For the purposes of this Part—

"fire main" means a water service pipe connected to a supply and installed within a building or building site for fire-fighting purposes.

"hydrant" means a fire hydrant or plug connected to a fire main or to a water main in a public road, as the case requires.

Fire mains. When to be provided.

27.2. (1) Where, pursuant to this Ordinance—

(a) hose reels are required in a building; or

(b) hydrants are required to be installed within the building or building site or at roof level,

a fire main shall be provided and every such hose reel and hydrant shall be connected to that fire main.

(2) A fire main shall not be designed, constructed, or adapted for use for any purpose other than the supply of water for fire-fighting purposes.

(3) A fire main shall be so designed that—

(a) the water pressure at the nozzle end of every required hose reel, when fully extended, shall be not less than 200 kPa; and

(b) a water pressure of not less than 275 kPa and capable of providing a simultaneous flow rate of not less than 235 l/min through a 63.5-mm hose with a 15.8-mm nozzle shall be available to every required hydrant,

at all times except where abnormal conditions affect the water supply to which the fire main is connected.
(4) The applicant shall submit to the Council a certificate obtained from the Board of Fire Commissioners to the effect that—

(a) the design of any required fire main meets the provisions of sub-clause (3); and

(b) all required hydrants are accessible and suitable for use in conjunction with the fire hoses of the fire brigade serving the locality.

27.3. (1) In the classes of buildings listed in Table 27.3, hose reels shall be installed in the storeys listed in the second column of that Table.

**TABLE 27.3.**

**BUILDINGS IN WHICH HOSE REELS ARE REQUIRED IN CERTAIN STOREYS.**

<table>
<thead>
<tr>
<th>Class of building</th>
<th>Storeys in which hose reels are required</th>
</tr>
</thead>
<tbody>
<tr>
<td>II</td>
<td>Every storey if the rise in storeys of the building includes more than three storeys of flats.</td>
</tr>
<tr>
<td>III</td>
<td>Every storey if the rise in storeys of the building includes more than two residential storeys.</td>
</tr>
<tr>
<td>V</td>
<td>(a) Every storey exceeding 500 m² in floor area, irrespective of the rise in storeys.</td>
</tr>
<tr>
<td>VI</td>
<td>(b) Every storey if building has a rise of more than four storeys.</td>
</tr>
<tr>
<td>VII</td>
<td></td>
</tr>
<tr>
<td>VIII</td>
<td></td>
</tr>
</tbody>
</table>

(2) In those storeys of a building in which hose reels are required pursuant to subclause (1)—

(a) no part of the storey shall be beyond the reach of the nozzle end of a fully extended hose reel installed within the storey; and

(b) at least one hose reel shall be accessible to all occupants of that part of the storey served by it, except that a hose reel shall not be installed in a fire-isolated stairway, fire-isolated passageway, or fire-isolated ramp.

(3) Every required hose reel shall—

(a) comply with Australian Standard A155 “Fire Hose Reels”; and

(b) be installed in accordance with the relevant provisions of Australian Standard CA18 “Installation of Portable Fire Extinguishers and Hose Reels”.

(4) The Council may exempt a building from the provisions of this clause if—

(a) a public water supply is not available; and

...
(b) any other sufficient water supply is not or cannot reasonably be made available for connection to the building concerned.

27.4. (1) One or more hydrants shall be provided at the level of every storey in the following buildings:

(a) Class II, III, V, VI, VII and VIII buildings having a rise of more than four storeys, irrespective of flood area.

(b) Class VI, VII, and VIII buildings in which, irrespective of the rise in storeys, the sum of the floor areas of all storeys exceeds the relevant floor area figure set out in the second column of Table 27.4.

<table>
<thead>
<tr>
<th>Class of building</th>
<th>Floor area figure (square metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>VI</td>
<td>2 000</td>
</tr>
<tr>
<td>VII</td>
<td></td>
</tr>
<tr>
<td>(a) For storage or display of goods referred to in Second Schedule</td>
<td>2 000</td>
</tr>
<tr>
<td>(b) Other cases</td>
<td>2 800</td>
</tr>
<tr>
<td>VIIIa</td>
<td>2 800</td>
</tr>
<tr>
<td>VIIIb</td>
<td>2 000</td>
</tr>
</tbody>
</table>

(2) In the buildings referred to in subclause (1), no part of a storey shall be outside a radius of 36 m from a hydrant installed within that storey.

(3) In a building having a rise of more than six storeys, in addition to complying with subclause (1), one or more hydrants shall be provided at the level of the roof except—

(a) a roof having a pitch of more than 10 degrees; or

(b) a roof of a plant room or other subsidiary structure erected on or above the level of the main roof of the building,

and shall be so located that no part of the roof shall be outside a radius of 36 m from a hydrant.

(4) In a Class VI, VII, or VIII building that is not required, pursuant to subclause (1), to be provided with internal hydrants and in which the total floor area exceeds 500 m², no part of the building shall be more than 90 m from a hydrant situated—

(a) in the road to which the site has frontage; or

(b) in the building; or
(c) within the site but external to the building.

(5) Where, pursuant to this clause—

(a) hydrants are required to be installed within a building; and

(b) every entrance to the building is more than 90 m from a hydrant cases.

situated in the road to which the site has frontage,

one or more hydrants shall be provided additionally on the site (but external to the buildings), the number and location of such hydrants to be determined by the Council after consultation with the Board of Fire Commissioners.

(6) For the purposes of subclauses (4) and (5), the distance of any part of a building from a hydrant shall be measured as follows:

(a) in a straight line between the hydrant and the part of the building concerned if the part is in a storey providing direct access to the hydrant; and

(b) in other cases by adding together—

(i) the distance, in a straight line, between the hydrant and the nearest stairway or ramp leading to the storey concerned;

(ii) the distance between the landing of the stairway or ramp at the level of access to the hydrant and the landing of the storey concerned, the distance being measured in the case of stairways along the nosings of the treads; and

(iii) the distance, in a straight line, from the relevant landing to the part of the building concerned.

(7) Every required hydrant shall be—

(a) suitable for the connection of the fire hoses of the fire brigade serving the locality; and

(b) installed in a position that is accessible to fire brigade personnel, but shall not be installed in a fire-isolated stairway, fire-isolated passageway, or fire-isolated ramp.

(8) The Council may grant exemption from the provisions of this clause if—

(a) a public water supply is not available; and

(b) any other sufficient water supply is not or cannot reasonably be made available,

for use on the site concerned.

27.5. Where the floor of the topmost storey of a building is more than 42 m above the floor of the lowest storey providing egress to a road or open space, an approved sprinkler system shall be installed throughout the building.
27.6. The Council may exempt a building from any of the requirements of this Part upon production of a certificate, issued by the Board of Fire Commissioners, recommending such exemption in the particular case and subject to compliance with any alternative requirements recommended by the Board.

27.7. (1) Where the Council is of opinion that in a particular proposed Class VII or Class VIII building, special problems of fighting fire could arise because of the nature or quantity of materials stored or displayed, or used in a handicraft or process, it shall refer the proposal to the Board of Fire Commissioners for report.

(2) After consideration of a report by the Board of Fire Commissioners pursuant to subclause (1), the Council shall impose such special requirements to facilitate the fighting of fire as it considers desirable in the particular case.

GROUP VI.—STRUCTURAL PROVISIONS.

PART 28.—Materials.

Bricks. 
Burnt clay and shale bricks.

Concrete bricks.

Sand-lime bricks.

28.1. (1) Every burnt clay and shale brick used in a building shall comply with Specification No. 4 "Burnt Clay and Shale Building Bricks" as approved by the Minister for Local Government and published in the Gazette.

(2) Every concrete brick used in a building shall comply with Australian Interim Standard 306 "Precast Concrete Masonry Units".

(3) Every sand-lime brick used in a building shall—

(a) comply with Australian Standard A91 "Sand-lime (calcium silicate) Bricks"; and

(b) have a transverse strength of not less than that specified for burnt clay and shale bricks in Specification No. 4 when sampled and tested in accordance with that Specification.

Blocks.

28.2. Every concrete block used in a building shall comply with Australian Standard A87 "Concrete Blocks for Masonry Construction".

Mortar.
Brickwork masonry.

28.3. (1) Mortar used for brickwork masonry shall comply with Appendix D of Australian Standard CA47 "SAA Brickwork Code".

(2) Mortar used for masonry construction not referred to in subclause (1) shall comply with Australian Standard A123 "Mortar for Masonry Construction" except where evidence to the satisfaction of the Council is produced to show that an alternative type of mortar is satisfactory for the proposed use.
28.4. Plain concrete used in a building shall—
(a) comply with the relevant provisions of Australian Standard CA2
“SAA Code for Concrete in Buildings”; and
(b) have a minimum compressive strength, when tested in accordance
with that Code of 11 MPa.

28.5. Reinforced concrete used in a building shall—
(a) comply with the relevant provisions of Australian Standard CA2
“SAA Code for Concrete in Buildings”; and
(b) have a minimum compressive strength, when tested in accordance
with that Code of 12.3 MPa.

28.6. Prestressed concrete used in a building shall comply with Australian
Standard CA35 “SAA Prestressed Concrete Code”.

28.7. Where it is proposed to use in a building for structural purposes
any material not otherwise provided for in this Ordinance the Council may
require the submission of satisfactory evidence to show that the material
will be suitable for the purpose for which it is intended.

GROUP VI.—STRUCTURAL PROVISIONS.

PART 29.—Stresses and Load Factors.

29.1. The working stresses, deflections and load factors used for materials
or forms of construction for which specific provision is not made in this
Ordinance shall be subject to the approval of the Council.

GROUP VI.—STRUCTURAL PROVISIONS.

PART 30.—Design for Dead and Other Loads.

30.1. The design of every building shall comply with the relevant pro-
visions of—
(a) Australian Standard CA34 “Minimum Design Loads on Structures”
for dead and live loads; and
(b) Australian Interim Standard 350 “Minimum Design Loads on
Buildings” for wind loads.

30.2. Where a building is erected in an area which is subject to seismic Seismic
activity it shall be designed in accordance with the requirements of the activity.
Council that relate to that activity.
GROUP VI.—STRUCTURAL PROVISIONS.

PART 31.—Excavation, Earthwork and Retaining Walls.

31.1. (1) All excavations and backfilling shall be executed in a safe and workmanlike manner.

(2) All excavations shall be properly guarded and protected to prevent them from being dangerous to life or property.

31.2. The Council may require water to be removed or diverted from excavations before, during, or after concrete or other building materials are deposited therein.

31.3. Wherever the soil conditions so require, retaining walls or other approved methods of preventing movement of the soil shall be provided and adequate provision made for drainage.

31.4. (1) Where an excavation extends below the footings of a building on an adjoining allotment of land, the person causing the excavation to be made shall, at his own expense—

(a) preserve and protect such building from damage; and

(b) if necessary underpin and support such building in an approved manner.

(2) The person causing the excavation referred to in subclause (1) to be made shall, seven days before excavating below the level of the footings of a building on an adjoining allotment of land, give notice of his intention to do so to the owner of the adjoining allotment of land and shall at the same time furnish to such owner particulars of the work he proposes to do.

GROUP VI.—STRUCTURAL PROVISIONS.

PART 32.—Foundations.

32.1. The adequacy of foundations shall be assessed on the basis of—

(a) well established and relevant local knowledge and experience of foundation conditions in the vicinity of the proposed building; or

(b) tests on the foundation or the materials comprising the foundation.

32.2. Foundations shall be treated or excavations taken to the depths necessary to provide adequate support to the loads superimposed by the building.
32.3. (1) The bearing pressures on the foundation of a building shall not exceed the values given in Table 32.3 unless a foundation investigation has been carried out by a person or body approved by the Council, and the Council is satisfied, in the light of the report on that investigation, that higher bearing pressures are justified.

<table>
<thead>
<tr>
<th>Foundation</th>
<th>Allowable bearing pressures in kilopascals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Made ground</td>
<td>0-330</td>
</tr>
<tr>
<td>Soft clay or loam</td>
<td>110</td>
</tr>
<tr>
<td>Confined wet sand</td>
<td>160</td>
</tr>
<tr>
<td>Medium clay or sandy clay</td>
<td>210</td>
</tr>
<tr>
<td>Hard dry clay or dense sand</td>
<td>320</td>
</tr>
<tr>
<td>Soft shale</td>
<td>430</td>
</tr>
<tr>
<td>Weathered rock or medium shale</td>
<td>640</td>
</tr>
<tr>
<td>Shale rock at 600 mm from the boundary</td>
<td>960</td>
</tr>
<tr>
<td>Shale rock at the boundary</td>
<td>640</td>
</tr>
<tr>
<td>Soft sandstone, free of defects to a depth of 450 mm and with a total seam thickness not exceeding 20 mm for the next 450 mm of depth, where the footing is 900 mm or more from the boundary</td>
<td>1200</td>
</tr>
<tr>
<td>Soft sandstone, free of defects to a depth of 450 mm and with a total seam thickness not exceeding 20 mm for the next 450 mm of depth, where the footing is at the boundary</td>
<td>860</td>
</tr>
<tr>
<td>Medium sandstone, free of defects to a depth of 600 mm and with a total seam thickness not exceeding 20 mm for the next 600 mm of depth, where the footing is 1200 mm or more from the boundary</td>
<td>2140</td>
</tr>
<tr>
<td>Medium sandstone, free of defects to a depth of 600 mm and with a total seam thickness not exceeding 20 mm for the next 600 mm of depth, where the footing is at the boundary</td>
<td>1420</td>
</tr>
<tr>
<td>Hard sandstone, free from defects to a depth of 900 mm and with a total seam thickness not exceeding 20 mm for the next 900 mm of depth, where the footing is 1800 mm or more from the boundary</td>
<td>3210</td>
</tr>
<tr>
<td>Hard sandstone, free from defects to a depth of 900 mm and with a total seam thickness not exceeding 20 mm for the next 900 mm of depth, where the footing is at the boundary</td>
<td>2140</td>
</tr>
<tr>
<td>Hard igneous rock free from gas holes</td>
<td>4280</td>
</tr>
<tr>
<td>Massive crystalline bed rock</td>
<td>8560</td>
</tr>
</tbody>
</table>
(2) Where it is proposed to exceed a bearing pressure of 50 kPa on a foundation of made ground the Council may require evidence from a practising structural engineer approved by the Council that the foundation is adequate to support the loads to be superimposed by the building.

(3) Where is is proposed to erect the footings of a building between the boundary and—

(a) a point 500 mm from the boundary in the case of a foundation of shale rock; or

(b) a point 900 mm from the boundary in the case of a foundation of soft sandstone; or

(c) a point 1200 mm from the boundary in the case of a foundation of medium sandstone; or

(d) a point 1800 mm from the boundary in the case of a foundation of hard sandstone,

the allowable bearing pressures shall be determined by simple interpolation.

(4) Notwithstanding anything to the contrary in this clause, where a foundation consists of highly swelling soil, collapsing sand or other unstable material, the Council may require special procedures to be used in the design and construction of the footings of the building.

(5) Notwithstanding anything to the contrary in this clause, if the Council has reason to believe that in respect of a particular site the figures—

(a) quoted in Table 32.3; or

(b) determined pursuant to subclause (3) of this clause,

are excessive, it may require that the foundation be tested to determine the allowable bearing pressure.

GROUP VI.—STRUCTURAL PROVISIONS.

PART 33.—Footings Not on Piling or Caissons.

33.1. Suitable footings shall be provided where necessary to reduce the intensity of the pressure of the building on the foundations.

33.2. Footings shall be designed and constructed so that any relative movements of separate footings and of different portions of any one footing under loading, or of a footing and any other element of the substructure will not impair the stability of or cause significant structural damage to the superstructure.
PART 34.—Piling and Caissons.

34.1. This Part shall not apply to piers or stumps used as a substructure above ground level in which such piers or stumps are designed to transmit the loads of the superstructure to the footings or foundation.

34.2. Substructures wholly or partly of piling or caissons shall be so designed and constructed that any relative movements of the substructure or of separate parts of the substructure will not impair the stability of or cause significant structural damage to the superstructure.

34.3. (1) Piles shall be—

(a) designed and constructed to resist the forces involved in handling and driving and in supporting all loads superimposed on the piles; and

(b) of timber, concrete, steel or other approved material or any combination thereof.

(2) The superimposed loads on piles shall, where possible, be applied concentrically with the axis of each single isolated pile or the centre of gravity of any pile group.

34.4. Every timber pile shall—

(a) be of hardwood or other approved timber;

(b) be sound and straight;

(c) have a diameter at the point of not less than 155 mm;

(d) have a diameter at the butt of not less than 255 mm;

(e) be either treated against fungus attack or used only under conditions where it remains permanently damp; and

(f) be located in a position so that its centre is not less than twice its butt diameter from the centre of the nearest other timber pile.
35.1. (1) For the purposes of this clause "loadbearing wall construction", applied to a building, means that type of construction in which loadbearing walls are designed as the principal means of transmitting downwards throughout the height of the building its dead and live loads.

(2) This clause shall apply to every building of loadbearing wall construction in which the level of the floor of the topmost storey is more than 11 m above the lowest level of the finished ground adjacent to the building.

(3) Every building to which this clause applies shall comply with one of the following alternative rules:

(a) The building shall be provided with horizontal continuity at every floor level by means of—

(i) a concrete floor cast in situ capable of resisting all the negative bending moments specified for such a floor by Australian Standard CA2 "SAA Code for Concrete in Buildings"; or

(ii) a floor comprising precast concrete units connected in such a manner as to be capable of resisting all the negative bending moments specified by Australian Standard CA2 "SAA Code for Concrete in Buildings" for a reinforced concrete floor cast in situ.

(b) The building shall be so constructed that the floors, together with the loadbearing walls, shall be capable of resisting bending moments which are equivalent, in their effect, to the negative bending moments specified by Australian Standard CA2 "SAA Code for Concrete in Buildings" for a reinforced concrete floor cast in situ.

(c) The building shall be so constructed that if any part of a load-bearung wall, 6 m in length and not exceeding in height the height of the storey in which it is located, is removed or displaced from any cause whatsoever, the stresses developed in the remaining parts of the wall shall not exceed normal working stresses by more than 25 per cent and the remaining structural parts of the building shall be held in place.

(4) If the Council is not otherwise able to satisfy itself that a building, to which this clause applies, complies with one of the alternative rules referred to in subclause (2) of this clause, it may require the submission of a certificate by a practising structural engineer approved by the Council, that the proposed building will so comply.
GROUP VI.—STRUCTURAL PROVISIONS.

PART 36.—Wall of Masonry.

36.1. (1) For the purposes of this Part the combined nominal thickness of the inner and outer leaves of a cavity wall shall be deemed to be the nominal thickness of the wall.

(2) The external walls of a building, if of masonry construction, shall be designed and constructed in accordance with the relevant provisions of this Part and shall be not less than 200 mm in nominal thickness except—

(a) in the case of Class VII or VIII buildings where the Council permits the use of external walls having a nominal thickness of less than 200 mm; or

(b) in the case of single storey buildings or the topmost storey of multi-storey buildings where cavity wall construction is used and the combined nominal thickness of the inner and outer leaves is not less than 190 mm; or

(c) in the case of Class X buildings or of garages, laundries, tool sheds, privy closets and the like forming part of a building used for other purposes.

(3) The Council may require a certificate from a practising structural engineer approved by the Council as to the structural adequacy of any wall less than 200 mm in nominal thickness if—

(a) the wall exceeds 3 m in height; or

(b) the Council is unable for any reason to satisfy itself that the wall will be structurally adequate.

36.2. (1) Masonry of—

(a) burnt clay and shale bricks;

(b) sand-lime (calcium silicate) bricks; and

(c) concrete bricks,

shall be designed and erected in accordance with Australian Standard CA47 “SAA Brickwork Code”.

(2) In addition to the requirements of subclause (1) the following provisions shall apply:

(a) The compressive strength figures used in the design calculations shall be based on the known compressive strength of the bricks to be used in the walls.

(b) If the known compressive strength of the bricks exceeds 48.0 MPa the design calculations shall be based on a maximum figure of 48.0 MPa.
(c) Bricks shall comply with the following transverse strength requirements, according to the figures used in the design calculations for the compressive strength of the bricks—

(i) Compressive strength not exceeding 24.0 MPa—no brick shall have a transverse strength of less than 1.7 MPa and the average transverse strength of the bricks shall be not less than 2.0 MPa.

(ii) Compressive strength exceeding 24.0 MPa—no brick shall have a transverse strength of less than 1.9 MPa and the average transverse strength of the bricks shall be not less than 2.7 MPa.

(d) The Council may require the submission of evidence that the bricks meet the relevant requirements of paragraph (c) and that the compressive strength of the bricks is not less than that used in the design calculations.

(3) For the purposes of this clause the following provisions of Australian Standard CA47 “SAA Brickwork Code” shall not apply:

(a) The definition of “brick” in rule 1.4;

(b) Rule 2.1.2—Clay Bricks;

(c) Rule 2.1.4—Concrete Bricks;

(d) Rule 2.3—Damp-proof Courses, Flashings and Weatherings;

(e) Rule 3.7—Prevention of Moisture Penetration;

(f) The second paragraph of rule 5.1—Supervision; and

(g) Rule 6.9—Sound Insulation Tests.

(4) Notwithstanding anything to the contrary in this clause masonry in a building having a rise of not more than two storeys may be designed and erected in accordance with such specification issued or approved by the Minister as may be appropriate thereto.

36.3. * * * * * *

36.4. (1) Concrete block masonry shall be designed and erected in accordance with Australian Standard CA32 “SAA Code for Concrete Block Masonry”.

(2) For the purposes of this clause—

(a) the following provisions of Australian Standard CA32 “SAA Code for Concrete Block Masonry” shall not apply—

(i) rule 1.4.1—Approved;

(ii) rule 4.11—Damp-proof Courses; and
(b) a free standing wall shall mean a wall not subject to any super-imposed load other than wind load and having no effective lateral support.

(3) Notwithstanding the provisions of Australian Standard CA32 Free “SAA Code for Concrete Block Masonry” a free standing wall shall be standing designed and erected so as to have a height to thickness ratio of not more than 8 except—

(a) where a membrane type damp-proof course is inserted near the base in which case such ratio shall be not more than 5; or

(b) where it is in the nature of a parapet in which case such ratio shall be not more than 3.

(4) Notwithstanding the requirements of Australian Standard CA32 Use of “SAA Code for Concrete Block Masonry” any Class B or Class C block may be used in a Class X building.

36.5. (1) The Council may permit the erection of buildings of masonry construction in which—

(a) the walls are less than the minimum thickness prescribed in clauses 36.1, 36.2, or 36.4; or

(b) the masonry is not built of—

(i) burnt clay and shale bricks; or

(ii) concrete bricks; or

(iii) sand-lime (calcium silicate) bricks; or

(iv) concrete blocks,

if such buildings are constructed in accordance with the requirements of this clause.

(2) If the masonry described in subclause (1) is—

(a) loadbearing—the building shall not contain more than 2 storeys;

(b) non-loadbearing—the masonry shall be fully supported at the level of every floor by—

(i) frame construction; or

(ii) rigid construction effectually functioning as frame construction; or

(iii) brickwork masonry complying with clause 36.2; or

(iv) concrete block masonry complying with clause 36.4.

(3) In the case of any proposal to build under the conditions of Certificates this clause, where the Council is not otherwise able to satisfy itself beyond doubt that the whole or any part is acceptable, it may require the submission of a certificate by a practising structural engineer or other person or body approved by the Council, certifying that when completed the building will be structurally sound. Such certificate shall set forth in detail the bases on which it is given and the extent to which the engineer, person or body has relied on relevant specifications, rules, codes of practice or publications with respect to materials and methods of construction.
GROUP VI.—STRUCTURAL PROVISIONS.

PART 37.—Walling not of Masonry, Timber, or Veneer-on-timber.

37.1. * * * * *

Special walling.

37.2. (1) Walls not of masonry, timber, veneer-on-timber, concrete or steelwork shall be so designed as to ensure that they are structurally sound.

Certificates of engineers and others.

(2) In the case of any proposal to build under the conditions of this clause, where the Council is not otherwise able to satisfy itself beyond doubt that the whole or any part is acceptable, it may require the submission of a certificate by a practising structural engineer or other person or body approved by the Council certifying that when completed the building will be structurally sound. Such certificate shall set forth in detail the bases on which it is given and the extent to which the engineer, person or body has relied on relevant specifications, rules, codes of practice or publications with respect to materials and methods of construction.

GROUP VI.—STRUCTURAL PROVISIONS.

PART 38.—Floors.

Floors: Generally.

38.1. The floors of a building shall be so designed and erected as to be capable of carrying the dead and live loads to be imposed on them.

GROUP VI.—STRUCTURAL PROVISIONS.

PART 39.—Roofs and roof structures.

GROUP VI.—STRUCTURAL PROVISIONS.

PART 40.—Structural concrete and steelwork.

Plain concrete.

40.1. Plain concrete construction shall be designed and erected in accordance with the relevant requirements of Australian Standard CA2 "SAA Code for Concrete in Buildings".
40.2. (1) Reinforced concrete construction shall be designed and erected in accordance with the relevant requirements of Australian Standard CA2 "SAA Code for Concrete in Buildings".

(2) Notwithstanding the requirements of subclause (1) the Council may approve the erection of reinforced concrete construction not complying with all the relevant rules set out in Australian Standard CA2 "SAA Code for Concrete in Buildings" if the construction is—

(a) substantially similar to principles of design set out in Australian Standard CA2 "SAA Code for Concrete in Buildings"; and

(b) capable of sustaining the most adverse combination of loads to which it will be subjected in accordance with the provisions of this Ordinance.

(3) In the case of any proposal to build under the conditions of Certificates of engineers and others.

40.3. (1) Prestressed concrete construction shall be designed and erected in accordance with the relevant requirements of Australian Standard CA35 "SAA Prestressed Concrete Code".

(2) Notwithstanding the requirements of subclause (1) the Council may approve the erection of prestressed concrete construction not complying with all the relevant rules set out in Australian Standard CA35 "SAA Prestressed Concrete Code" if the construction is—

(a) substantially similar to principles of design set out in Australian Standard CA35 "SAA Prestressed Concrete Code"; and

(b) capable of sustaining the most adverse combination of loads to which it will be subjected in accordance with the provisions of this Ordinance.

(3) In the case of any proposal to build under the conditions of Certificates of engineers and others.

40.4. (1) Steel structures for which provision is made in Australian Standard CA1 "SAA Steel Structures Code" shall be designed and erected in accordance with that Standard.

(2) Notwithstanding the requirements of subclause (1) the Council may approve the erection of steel structures for which provision is made in Australian Standard CA1 "SAA Steel Structures Code" but which do not comply with all the relevant rules set out in that Standard if the construction is—

(a) substantially similar to principles of design set out in Australian Standard CA1 "SAA Steel Structures Code"; and

(b) capable of sustaining the most adverse combination of loads to which it will be subjected in accordance with the provisions of this Ordinance.

(3) In the case of any proposal to build under the conditions of subclause (2), where the Council is not otherwise able to satisfy itself beyond doubt that the whole or any part is acceptable, it may require the submission of a certificate by a practising structural engineer or other person or body approved by the Council certifying that when completed the construction will be structurally sound. Such certificate shall set forth in detail the bases on which it is given and the extent to which the engineer, person or body has relied on relevant specifications, rules, codes of practice or publications in respect of the construction.

Steel structures not covered by Australian Standard CA1.

40.5. Steel structures for which provision is not made in Australian Standard CA1 "SAA Steel Structures Code" shall be designed and erected to the satisfaction of the Council.

GROUP VI.—STRUCTURAL PROVISIONS.

PART 41.—Timber Construction.

Design and erection.

41.1. Timber structures and members shall be—

(a) designed and erected in accordance with the principles of structural mechanics; and

(b) capable of sustaining the most adverse combination of loads to which they will be subjected in accordance with the provisions of this Ordinance.
41.2. Timber structures and members complying with Australian Standard CA38 “SAA Light Timber Framing Code” shall be deemed to satisfy the requirements of clause 41.1 to the extent that such Standard is applicable to the structure or member concerned.

GROUP VI.—STRUCTURAL PROVISIONS.

PART 42.—Veneer-on-timber Construction.

42.1. (1) Timber structures and members forming part of a building of veneer-on-timber construction shall comply with Part 41.

(2) The outer veneer shall be tied to the timber framework with Wall ties, metal wall ties complying with Australian Interim Specification 324 “Metal Wall Ties for Brickwork” and be spaced not further apart than—

(a) 460 mm horizontally and 610 mm vertically; or

(b) 610 mm horizontally and 460 mm vertically.

42.2. (1) The external walls shall be so constructed as to leave a clear Wall cavities, space of not less than 25 mm between the veneer and timber framework of the external walls and when this space exceeds 50 mm special measures Width shall be taken to secure the veneer to the framework.

(2) Wire mesh fixed at the base of cavities in the external walls of Mortar droppings, masonry veneer-on-timber construction shall be protected with paper or other material capable of collecting mortar droppings falling in the cavity during the time of construction of masonry above the level of the base of the cavity. Such paper or other material shall be removed from the cavity before any internal linings are fixed in position.

GROUP VI.—STRUCTURAL PROVISIONS.

PART 43.—Other Kinds of Construction.

43.1. (1) The Council may approve of an application to erect a building using a system of construction for which no specific provision is made in Group VI “Structural Provisions” of this Ordinance if it is satisfied that the building will be structurally sound.

(2) In the case of any proposal to build under the conditions of this clause, where the Council is not otherwise able to satisfy itself beyond doubt that the whole or any part is acceptable, it may require the submission of a certificate by a practising structural engineer or other person or body approved by the Council certifying that when completed the building will be structurally sound. Such certificate shall set forth in detail the bases on which it is given and the extent to which the engineer, person or body has relied on relevant specifications, rules, codes of practice or publications with respect to materials and methods of construction.
44.1. (1) The roof or roofs of every building shall be provided with a complete drainage system.

(2) The design and construction of every roof drainage system and the position and manner of discharge of every storm-water drain shall be to the satisfaction of the Council but shall not, in any case—

(a) result in the entry of water into the building; or

(b) unduly affect the stability of the building or any other building on the same site; or

(c) create any unhealthy or dangerous condition on the site.

(3) Notwithstanding subclause (1), the Council may permit the omission of a system of drainage from the whole or part of a roof if the Council is satisfied that such omission will not result in or create any of the conditions referred to in paragraphs (a), (b), and (c) of subclause (2).

44.2. Where, in the opinion of the Council, the dampness of the site on which a building is proposed to be erected so warrants, the Council may require that one or all of the following measures shall be carried out:

(a) The subsoil shall be effectually drained.

(b) The surface of the ground beneath the building shall be regraded or filled and provided with adequate outlets to prevent any accumulation of water beneath the building.

(c) The ground beneath the building shall be covered with an approved damp-resisting material.

44.3. If paving, excavation, or any other work on the natural surface of the site causes undue interference with the existing drainage of rain-water falling on any part of the site external to the building, whether the existing drainage is natural or otherwise, the Council may require the provision of a system of drainage to its satisfaction to offset any problems arising from such interference.

GROUP VII.—HEALTH AND AMENITY.

PART 45.—Disposal of Garbage and Other Household Wastes.

45.1. (1) The owner of every Class II building shall provide, within each flat or conveniently accessible from each flat—

(a) means satisfactory to the Council for the destruction of garbage; or
(b) means satisfactory to the Council for conveying garbage to a common receptacle; or

(c) a separate and suitable receptacle for holding garbage until it is removed.

(2) Where receptacles are provided pursuant to paragraph (c) of subclause (1), the owner of the building shall provide—

(a) a space in the open air or in some closed-off closet or space so that garbage shall be free from offence; and

(b) means satisfactory to the Council whereby such receptacles may be removed without having to be conveyed through the main or front entrance of the building.

45.2. In a Class III building the following provisions regarding night soil disposal shall apply where a public sewerage system is not available:

(a) If the site is suitable in the opinion of the Council for the satisfactory disposal of septic tank effluent and an adequate water supply for a septic tank is or can be made available, a septic tank shall be installed.

(b) If the requirements of paragraph (a) cannot be met and the site is suitable in the opinion of the Council for the satisfactory disposal of septic closet effluent and an adequate water supply for septic closets is or can be made available, septic closets shall be installed.

(c) If the requirements of paragraph (a) regarding installation of a septic tank and the requirements of paragraph (b) regarding installation of septic closets cannot be met, other means of night-soil disposal shall be adopted to the satisfaction of the Council.

GROUP VII.—HEALTH AND AMENITY.

PART 46.—Provision of Bathrooms, Closets, Kitchens and Laundries.

46.1. For the purposes of this Part—

"closet fixture" means a water closet pan, sanitary pan, cesspit, or other receptable for nightsoil.

"laundry" means a room designed, constructed, or adapted primarily for the washing of clothes or other laundering purposes.
46.2. In a Class I, II, or IV building, a bathroom or shower room may include clothes washing facilities, or a water closet, or both, if the floor area is increased in accordance with Part 49.

46.3. Facilities for the washing of clothes shall not be installed in a kitchen or in any room for the preparation, cooking, or consumption of food.

46.4. (1) Every Class I building shall be provided with—
   (a) a kitchen or facilities in another room for the preparation and cooking of food;
   (b) a bath or shower;
   (c) clothes washing facilities, comprising at least one washtub and space in the same room for the installation of a washing machine or wash copper; and
   (d) a closet fixture.

(2) Where any of the facilities referred to in subclause (1) are not included in the main building, they shall be set aside for the exclusive use of the occupants of the Class I building.

46.5. (1) Every flat of a Class II building shall be provided with—
   (a) a kitchen or facilities in another room for the preparation and cooking of food;
   (b) a bath or shower; and
   (c) a closet fixture,

and these facilities shall, except for a closet fixture in an unsewered area, be provided within the flat.

(2) Every flat in a Class II building shall be provided with its own clothes washing facilities, comprising at least one washtub and space within the same room for the installation of a washing machine or wash copper, and where these facilities are not installed within the flat they shall be installed in a laundry that is set aside for the exclusive use of the occupants of the flat concerned.

(3) Notwithstanding the requirements of subclause (2) the Council may permit the installation of laundries for the common use of the occupants of two or more flats where it is of opinion in the particular case that—
   (a) the provision of individual clothes washing facilities or laundries for each flat is unnecessary; and
   (b) common laundries comprising such facilities and serving such number of flats as may be determined by the Council will reasonably meet the needs of the occupants of the flats concerned.
(4) Every Class II building shall be provided with—

(a) clothes lines or clothes hoists erected in positions approved by the Council and comprising 7.5 m of line per flat in the building; or

(b) heat-operated drying cabinets or appliances at the rate of one for every four flats or part thereof in the building.

(5) For the purposes of subclause (4) it shall not be necessary to take into account any flat that is provided with a heat-operated drying cabinet or similar appliance for the exclusive use of the occupants of that flat.

(6) In addition to complying with subclause (1)—

(a) every Class II building containing more than 10 flats; or

(b) every group of Class II buildings which are erected on the one allotment and contain in the aggregate, more than 10 flats, shall be provided with at least one closet fixture and every such closet fixture shall be installed in a compartment or room that is located at or about ground level and is accessible without entering a sole-occupancy unit.

46.6. (1) Every Class III building shall be provided with—

(a) baths or showers at the rate of one for every eight persons or part thereof; and

(b) closet fixtures at the rate of one for every twelve persons or part thereof of each sex,

for whom bedroom or dormitory accommodation is or will be provided in the building.

(2) It shall not be necessary for the facilities referred to in sub-clause (1) to be situated within the building.

(3) For the purposes of subclause (1), it shall not be necessary to take into account the number of persons to be accommodated in a bedroom to which is attached—

(a) a bath or shower; or

(b) a water closet pan,

as the case may be, for the exclusive use of the occupants of that bedroom.

46.7. Every Class IV building shall be provided with—

(a) a kitcher or facilities in another room for the preparation and cooking of food;

(b) a bath or shower;

(c) clothes washing facilities, comprising at least one washtub and space in the same room for the installation of a washing machine or wash copper;
(d) a clothes line or clothes hoist erected in a position approved by the Council, or a heat-operated drying cabinet or similar appliance for the exclusive use of the occupants.

Class V, VI, VII, VIII and IX buildings: closet fixtures.

46.8. The provisions of Ordinance No. 44 under the Act relating to the number of closets to be provided on any occupied land shall apply, mutatis mutandis, to every Class V, VI, VII, VIII and IX building.

GROUP VII.—HEALTH AND AMENITY.

PART 47.—Weatherproofing, Damp-proofing and Flashing.

Roofs and walls.
Roofs to be waterproof.
External walls to be waterproof.

47.1. (1) Roofs shall be so constructed as to prevent the penetration of rain or other water to the inner parts of a building.

(2) External walls (including openings around windows and doors) shall be so constructed as to prevent the penetration of rain or other water to the inner parts of a building.

(3) The Council may grant exemption from part or all of the requirements of subclause (1) or subclause (2) in the following cases:

(a) A Class VII, VIII, or X building where the Council is satisfied in the particular case that there is no necessity to require compliance.

(b) A garage, tool shed, privy-closet, or the like, forming part of a building used for other purposes.

Exemptions from weather-proofing.

Concrete roofing tiles.
With weathering check.

47.2. (1) A roof that is covered with concrete roofing tiles with weathering checks shall be deemed to comply with subclause (1) of clause 47.1 if the tiles—

(a) comply with Australian Standard A14 “Concrete Interlocking Roofing Tiles (with Weathering Check)”; and

(b) are fixed in accordance with Australian Standard CA6 “Fixing of Concrete Interlocking Roofing Tiles (with Weathering Check)”.

Without weathering check.

(2) A roof that is covered with concrete roofing tiles without weathering checks shall be deemed to comply with subclause (1) of clause 47.1 if the tiles—

(a) comply with Australian Standard A158 “Concrete Interlocking Roofing Tiles (without Weathering Check)”; and

(b) are fixed in accordance with Australian Standard CA46 “Fixing of Concrete Interlocking Roofing Tiles (without Weathering Check)”.
47.3. A roof that is covered with terra-cotta roofing tiles shall be deemed to comply with subclause (1) of clause 47.1 if the tiles—

(a) comply with Australian Standard A13 “Terra Cotta Roofing Tiles”; and

(b) are fixed in accordance with Australian Standard CA5 “Fixing of Terra Cotta Roofing Tiles”.

47.4. A roof that is covered with corrugated asbestos-cement sheeting shall be deemed to comply with subclause (1) of clause 47.1 if the sheeting—

(a) complies with Australian Standard A179 “Asbestos Cement Corrugated Sheets”; and

(b) is fixed in accordance with Australian Standard CA44 “Corrugated Asbestos Cement Roofing”.

47.5. Corrugated hot-dipped galvanised steel having a three-inch pitch used as a roof covering shall comply with Australian Standard GS 25 “3-in. Pitch Corrugated Hot-Dipped Galvanised (Zinc coated) Steel Sheets”.

47.6. Pliable roof sarking used under roof or wall coverings shall comply and be fixed in accordance with Australian Standard CA22 “Pliable Roofing Sarking”.

47.7. Steel members supporting masonry over openings in external walls, and which, in the opinion of the Council, are exposed to salt-laden atmosphere, shall be protected against corrosion by—

(a) hot-dip galvanising not less than 127 μ m in thickness properly bonded to the steel; or

(b) encasing in concrete; or

(c) other means not less effective than galvanising as specified in paragraph (a).

47.8. (1) The floor surfaces of bathrooms, shower rooms, slop sink compartments, laundries, closet compartments and urinal compartments shall be of a material impervious to moisture properly graded and drained and, except in the case of earth closet compartments, the junctions of the floor with the walls shall be so treated as to prevent the penetration of moisture into the walls.

(2) The walls—

(a) immediately adjoining or behind a bath; or

(b) of a shower compartment, including the walls about an open shower,

shall be finished to a height of not less than 1 800 mm above the floor with cement render, ceramic tiles or other approved impervious finish.
(3) Except in a Class I, II or IV building, the walls of closet compartments and urinal compartments shall be finished internally to a height of not less than 1 800 mm above the floor, with cement render, ceramic tiles or other approved impervious finish.

47.9. (1) Except in a building that is subject to an exemption granted by the Council pursuant to subclause (3) of clause 47.1, damp-proof courses shall be laid in masonry walls and piers in such a manner that moisture from the ground—

(a) shall be prevented from reaching the lowest floor timbers and the walls above the lowest floor joists; and

(b) in the case of any suspended floor constructed of a material other than timber, shall be prevented from reaching the underside of such floor or the supporting beams or girders.

(2) In an external cavity wall of masonry construction, damp-proof courses shall be laid in the inner and outer leaves.

(3) Notwithstanding anything to the contrary in this Part, where approved termite shields are used on piers a damp-proof course shall not be required in such piers.

(4) Where, pursuant to subclause (1), a damp proof course is used it shall be overlapped not less than 100 mm at any joints.

47.10. (1) Where, pursuant to this Ordinance, damp-proof courses are required to be inserted in a building, such damp-proof courses shall be of a material which has been approved by the Department of Local Government as complying with the appropriate specification set out hereunder:

(a) Specification No. 5 “Damp-proof Course Materials” as approved by the Minister for Local Government and published in the Gazette in the case of—

(i) uncovered annealed lead;
(ii) uncovered copper;
(iii) bituminous asphalt;
(iv) polyethylene film;
(v) annealed sheet aluminium with a bitumen coat and sheeted with polyethylene film; and
(vi) any other damp-proof course material covered by Specification No. 5.

(b) Australian Interim Standard 326 “Bituminous Damp-proof Courses with Metal Centre” in the case of bituminous coated metal.

(c) Australian Interim Standard 327 “Bituminous Damp-proof Courses with Fibre Felt Bases” in the case of bituminous coated fibre felt.
(2) A material approved as a damp-proof course by the Depart-\nment of Local Government pursuant to an Ordinance that was in force already\nbefore the coming into force of this Ordinance shall, if such approval is still current, be deemed to be an approved damp-proof course for the purposes of this Ordinance.

47.11. (1) Where a concrete slab or paved floor is laid on the ground or on filling, moisture from the ground shall be prevented from reaching the inner surfaces of the floor and adjacent walls by the insertion of damp-proof courses or membranes or by other approved damp-proofing means.

(2) The Council may exempt from the requirements of subclause Exemptions.

(1)—

(a) a Class VII, VIII or X building where it is satisfied in the particular case that there is no necessity to prevent moisture from reaching the inner surfaces of the floor and adjacent walls;

(b) a garage, tool shed, privy-closet, or the like, forming part of a building used for other purposes;

(c) any building if it is satisfied that the conditions of the subsoil or the construction of the floor is such that moisture will be prevented from reaching the inner surfaces of the floor or walls without the insertion of damp-proof courses or membranes or the use of other damp-proofing means; and

(d) the base of any stair, lift or like shaft which is satisfactorily drained by gravitational or mechanical means.

GROUP VII.—HEALTH AND AMENITY.

PART 48.—TERMITE AND RODENT PREVENTION.

48.1. (1) This clause shall apply to all buildings in which the walls or floors of any storey next above the natural ground or finished ground surface are of timber-frame construction.

(2) Termite shields shall, if required by the Council, be fitted to the tops of all piers, columns or stumps supporting timber floor framing.

(3) Termite shields shall, if required by the Council, be fitted in walls, any wall or other structure of concrete or of masonry supporting timber-frame walls and floors in a storey next above the natural ground or finished ground surface. Any such shields shall be fitted at a level, in or on the supporting wall or other supporting structure concerned, that is below the level at which the wall or floor is supported.
(4) Such termite shields shall be of—

(a) galvanised steel of minimum thickness 498 µm;
(b) zincanneal steel of minimum thickness 498 µm;
(c) sheet copper of minimum thickness 396 µm;
(d) stainless steel of minimum thickness 396 µm;
(e) aluminium or aluminium alloy of minimum thickness 442 µm and bitumen-coated on each face;
(f) alloys of copper and zinc of minimum thickness 442 µm; or
(g) any other material which, in the opinion of the Council, is adequate for the purpose.

GROUP VII.—HEALTH AND AMENITY.

PART 49.—ROOM SIZES AND HEIGHTS.

49.1. For the purposes of this Part—

"floor area" includes the area occupied by any cupboards or other built-in furniture, fixtures or fittings.

"habitable room" means a room (other than a bathroom, laundry, water closet, or the like), that is designed, constructed, or adapted for the activities normally associated with domestic living, and for this purpose—

(a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, sunroom, and the like; and

(b) excludes in addition to bathrooms, laundries, water closets, and the like, such rooms or spaces as food storage pantries, walk-in wardrobes, corridors, hallways, lobbies, photographic darkrooms, clothes-drying rooms and other spaces of a specialised nature occupied neither frequently nor for extended periods.

49.2. (1) The minimum floor areas prescribed by this clause shall not apply to fully-enclosed kitchens.

(2) A habitable room in a Class I, II, III, or IV building shall have a minimum floor area of 7.5 m² and such area shall be increased, when necessary, to comply with subclauses (3), (4), and (5).
(3) In a dwelling-house or flat containing only one habitable room (not counting any fully-enclosed kitchen), such room shall have a minimum floor area of 18.5 m².

(4) In a dwelling-house or flat containing more than one habitable room (not counting any fully-enclosed kitchen)—

(a) at least one habitable room shall have a minimum floor area of 14 m²; and

(b) at least one other habitable room shall have a minimum floor area of 11 m².

(5) Where, in lieu of a fully-enclosed kitchen, an alcove or other habitable space within a habitable room is provided for the preparation and cooking of food, the required minimum floor area of that room shall be increased by 3 m².

49.3. (1) A bathroom or shower room in a Class I, II, III, or IV building shall have a minimum floor area as follows:

(a) Bathroom—2.2 m².

(b) Bathroom provided with a bath and a shower that is not above the bath—2.8 m².

(c) Shower room—1.1 m².

(2) It shall not be necessary to increase the area of a bathroom or shower room to accommodate a wash-hand basin, but where a water closet pan is installed, or the bathroom or shower room is designed to accommodate clothes washing facilities, the minimum floor areas prescribed by subclause (1) shall be increased for each such facility as follows:

(a) Water closet pan—0.7 m².

(b) Washing machine without washtub (where this is additional to the provision elsewhere of the clothes washing facilities required by Part 46)—0.7 m².

(c) Washing machine and washtub—1.1 m².

(d) Copper and washtub—1.1 m².

(e) Clothes-drying cabinet—0.5 m².
49.4. A water closet in any class of building shall have a minimum floor area of 1.1 m² and a minimum width of 810 mm.

49.5. (1) In a Class I, II, III or IV building, every habitable room shall be for at least two-thirds of the area of the floor not less than 2400 mm in height and shall not in any part be less than 1500 mm in height, except as permitted pursuant to subclause (2).

(2) Where any wall of a habitable room is not perpendicular to the floor, the minimum height of 1500 mm referred to in subclause (1) shall not apply to that part of the room adjacent to such wall if—

(a) the angle formed by the floor and a line drawn from the junction of the floor and the wall to a point on the wall 1500 mm above the floor level is not less than 70 degrees; and

(b) the Council is satisfied that there will be no undue interference with the use of the room for habitable purposes.

(3) Where, pursuant to subclause (2), any part of a habitable room is less than 1500 mm in height, such part shall not be counted as floor area in calculating, for the purposes of subclause (1), the proportion of the area of the floor that is less than 2400 mm in height.

49.6. (1) In a Class I, II, III or IV building every—

(a) bathroom;

(b) shower room;

(c) water closet; and

(d) laundry,

shall be for at least two-thirds of the area of the floor not less than 2100 mm in height and shall not in any part be less than 1500 mm in height, except as permitted pursuant to subclause (2).

(2) Where any wall of a—

(a) bathroom;

(b) shower room;

(c) water closet; or

(d) laundry,

is not perpendicular to the floor, the minimum height of 1500 mm referred to in subclause (1) shall not apply to that part of the room adjacent to such wall if—
(a) the angle formed by the floor and a line drawn from the junction of the floor and the wall to a point on the wall 1.500 mm above the floor level is not less than 70 degrees; and

(b) the Council is satisfied that there will be no undue interference with the use of the room for habitable purposes.

(3) Where pursuant to subclause (2) any part of a—

(a) bathroom;
(b) shower room;
(c) water closet; or
(d) laundry,
is less than 1.500 mm in height, such part shall not be counted as floor area in calculating, for the purposes of subclause (1), the proportion of the area of the floor that is less than 2.100 mm in height.

GROUP VII.—HEALTH AND AMENITY.

PART 50.—Light and Ventilation.

Division 1.—Lighting.

50.1. For the purposes of this Part—

"window"—

(a) includes roof lights, glass panels, glass bricks, glass louvres, glazed sashes, glazed doors, or other devices capable of transmitting natural light directly from the exterior of a building to the room concerned; but

(b) does not include doors or other devices not capable of transmitting natural light from the exterior of a building to the room concerned when in the closed position.

"habitable room" has the meaning ascribed to it in Part 49.

50.2. (1) Natural lighting shall be provided, in the following buildings, to the rooms indicated:

(a) Class I, II and IV buildings—all habitable rooms;
(b) Class III buildings—all bedrooms and dormitories;
(c) Class IX buildings—all bedrooms, dormitories, wards and other rooms used for sleeping purposes.
(2) Natural lighting required by subclause (1) shall be provided by means of windows having an aggregate light transmitting area of not less than one-tenth of the floor area of the room concerned.

(3) The light transmitting areas of windows shall be measured exclusive of framing members, glazing bars and other obstructions.

50.3. (1) The required windows of a room shall face—
(a) a court or space open to the sky; or
(b) an open verandah, open car port or the like.

(2) In a Class I building a required window facing the boundary of an adjoining allotment of land shall be separated from that boundary by a horizontal distance of not less than 900 mm.

(3) In a Class II, III, IV or IX building a required window facing an adjoining allotment of land or a wall of the same building or another building on the site shall be separated from that boundary or wall by a horizontal distance of not less than—
(a) 1.2 m; or
(b) one-fourth of the height of the wall in which the window is located, measured from its sill, whichever is the greater.

(4) Where the Council is satisfied that compliance with subclause (3) would create undue problems in the design of a building, it may permit a lesser horizontal distance (which shall not in any case be less than 1.2 m) between a required window and the boundary or wall facing it if it is satisfied that the objects of that subclause will be attained either better or as effectually.

50.4. Where in any room not mentioned in subclause (1) of clause 50.2 natural lighting by means of windows is not provided to a standard equivalent to that required by clause 50.2 for rooms mentioned therein, a system of artificial lighting shall be provided to the rooms indicated in the following buildings:

(a) Class I and IV buildings—sanitary compartments, bathrooms, shower rooms, airlocks and laundries.

(b) Class II buildings—sanitary compartments, bathrooms, shower rooms, airlocks, laundries, common stairways and other spaces designed for the common use of the occupants of the building.

(c) Class III, V, VI, VII, VIII, IX and X buildings—all rooms intended to be occupied by any person for any purpose and all corridors, lobbies, internal stairways and other spaces intended for internal movement or egress.