

ADMINISTRATION: Future of the South Australian Housing Code

This Advisory Notice provides advice about the Government's decision to terminate the South Australian Housing Code (Housing Code) as an acceptable construction manual for the construction of Class 1a and Class 10a buildings.

BACKGROUND

The Housing Code was introduced in 1995 in response to concerns from the housing sector regarding the format and affordability of the Building Code of Australia (BCA) 1990, which at the time was published as a single document and contained requirements for both residential and commercial buildings.

DISCUSSION

The BCA is now published as a two volume document with Volume Two devoted entirely to housing. The production of the Housing Code therefore results in unnecessary duplication, increasing the risk of errors and inconsistencies. The Housing Code also contains a number of deemed-to-satisfy (DTS) provisions that do not appear in the SA Appendix to the BCA, making it difficult for practitioners who work in other states and territories to be aware of the full range of DTS options available in South Australia.

Several industry and professional bodies were recently consulted about the future of the Housing Code, in view of the Government's commitment to Volume Two of the BCA through an Inter Government Agreement.

After careful consideration of the responses received, the Government has decided to terminate the Housing Code as an acceptable construction manual for the construction of Class 1a and Class 10a buildings. **Amendment 20 will be the last amendment.**

The South Australian variations and additions that are currently contained in the Housing Code are being transferred to the SA Appendix of BCA 2012, which has an anticipated adoption date of 1 May 2012. The Housing Code will continue to be an acceptable construction manual for applications lodged for building rules consent prior to 1 May 2012.



References to the Housing Code that currently appear in Volume Two of the BCA (*Table 1.4.1 – State and Territory variations - Schedule of referenced documents and South Australian Additions - SA 1 Application*) will be deleted from BCA 2012.

The guideline and mandatory maps that have been included in the Housing Code (design wind speed maps, an earthquake hazard map, corrosion environment maps and climate zone maps) can still be used to assist in applying the provisions of the BCA. They will continue to be produced by the Department of Planning and Local Government and can be accessed from the Service SA website at <http://www.service.sa.gov.au>. Detailed maps can be viewed on the SA Atlas website at <http://www.atlas.sa.gov.au>

Comments received from industry and professional bodies support the ongoing publication of the Housing Code (or similar document) as a non-mandatory, guideline document. This will be dependent on other priorities but a small reference group will be established to advise on possible content.

Further information

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