

**Reprint
as at 1 December 2008**

Building Regulations 1992

(SR 1992/150)

These Regulations were revoked, as from 31 March 2005, by regulation 8(1) Building (Forms) Regulations 2004 (SR 2004/385). *See* regulation 8(2)(a) of those Regulations as to regulation 3 and Schedule 1 of these Regulations continuing in force.

PURSUANT to the Building Act 1991, Her Excellency the Governor-General, acting by and with the advice and consent of the Executive Council, hereby makes the following regulations.

Contents

	Page
3 Building code	1
Schedule 1	2
The building code	

3 Building code

- (1) In accordance with Part 6 of the Act, the Building code shall be the building code set out in Schedule 1 to these regulations.
- (2) Except as otherwise provided by the Act, each building shall achieve the performance criteria specified in the building code for the classified use of that building, and, if the building has more than one classified use, any part of it used for more than one classified use shall achieve the performance criteria for each such classified use.
- (3) The classified use or uses of a building or part of a building shall be the ones that most closely correspond to the intended use or uses of that building or part of that building.

Note

Changes authorised by section 17C of the Acts and Regulations Publication Act 1989 have been made in this eprint.

A general outline of these changes is set out in the notes at the end of this eprint, together with other explanatory material about this eprint.

These regulations are administered in the Department of Internal Affairs.

These Regulations were revoked, as from 31 March 2005, by regulation 8(1) Building (Forms) Regulations 2004 (SR 2004/385). *See* regulation 8(2)(a) of those Regulations as to regulation 3 and Schedule 1 of these Regulations continuing in force.

Schedule 1

The building code

These Regulations were revoked, as from 31 March 2005, by regulation 8(1) Building (Forms) Regulations 2004 (SR 2004/385). *See* regulation 8(2)(a) of those Regulations as to regulation 3 and Schedule 1 of these Regulations continuing in force.

Table of Contents

GENERAL PROVISIONS

- A1 Classified uses
- A2 Interpretation

STABILITY

- B1 Structure
- B2 Durability

FIRE SAFETY

- C1 Outbreak of fire
- C2 Means of escape
- C3 Spread of fire
- C4 Structural stability during fire

ACCESS

- D1 Access routes
- D2 Mechanical installations for access

MOISTURE

- E1 Surface water
- E2 External moisture
- E3 Internal moisture

SAFETY OF USERS

- F1 Hazardous agents on site
- F2 Hazardous building materials
- F3 Hazardous substances and processes
- F4 Safety from falling
- F5 Construction and demolition hazards
- F6 Visibility in escape routes
- F7 Warning systems
- F8 Signs

SERVICES AND FACILITIES

- G1 Personal hygiene

G2	Laundering
G3	Food preparation and prevention of contamination
G4	Ventilation
G5	Interior environment
G6	Airborne and impact sound
G7	Natural light
G8	Artificial light
G9	Electricity
G10	Piped services
G11	Gas as an energy source
G12	Water supplies
G13	Foul water
G14	Industrial liquid waste
G15	Solid waste

ENERGY EFFICIENCY

H1	Energy efficiency
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Clause A1—Classified Uses

1.0 EXPLANATION

1.0.1 For the purposes of this building code *buildings* are classified according to type, under seven categories.

1.0.2 A *building* with a given classified use may have one or more intended uses as defined in the Act.

2.0 HOUSING

2.0.1 Applies to *buildings* or use where there is self care and service (internal management). There are three types:

2.0.2 Detached Dwellings

Applies to a *building* or use where a group of people live as a single household or family. Examples: a holiday cottage, boarding house accommodating fewer than 6 people, dwelling or hut.

2.0.3 Multi-unit Dwelling

Applies to a *building* or use which contains more than one separate household or family. Examples: an attached dwelling, flat or multi-unit apartment.

2.0.4 Group Dwelling

Applies to a *building* or use where groups of people live as one large extended family. Examples: within a commune or marae.

3.0 COMMUNAL RESIDENTIAL

3.0.1 Applies to *buildings* or use where assistance or care is extended to the *principal users*. There are two types:

3.0.2 Community Service

Applies to a residential *building* or use where limited assistance or care is extended to the *principal users*. Examples: a boarding house, hall of residence, holiday cabin, *backcountry hut*, hostel, hotel, motel, nurses' home, retirement village, time-share accommodation, a work camp, or camping ground.

3.0.3 Community Care

Applies to a residential *building* or use where a large degree of assistance or care is extended to the *principal users*. There are two types:

- (a) **Unrestrained;** where the *principal users* are free to come and go. Examples: a hospital, an old people's home or a health camp.
- (b) **Restrained;** where the *principal users* are legally or physically constrained in their movements.

Examples: a borstal or drug rehabilitation centre, an old people's home where substantial care is extended, a prison or hospital.

4.0 COMMUNAL NON-RESIDENTIAL

4.0.1 Applies to a *building* or use being a meeting place for people where care and service is provided by people other than the *principal users*. There are two types:

4.0.2 Assembly Service

Applies to a *building* or use where limited care and service is provided. Examples: a church, cinema, clubroom, hall, museum, public swimming pool, stadium, theatre, or whare runanga (the assembly house).

4.0.3 Assembly Care

Applies to a *building* or use where a large degree of care and service is provided. Examples: an early childhood education and care centre, college, day care institution, centre for handicapped persons, kindergarten, school or university.

5.0 COMMERCIAL

5.0.1 Applies to a *building* or use in which any natural resources, goods, services or money are either developed, sold, exchanged or stored. Examples: an amusement park, auction room, bank, car-park, catering facility, coffee bar, computer centre, fire station, funeral parlour, hairdresser, library, office (commercial or government), police station, post office, public laundry, radio station, restaurant, service station, shop, showroom, storage facility, television station or transport terminal.

6.0 INDUSTRIAL

6.0.1 Applies to a *building* or use where people use material and physical effort to:

- (a) extract or convert natural resources,
- (b) produce goods or energy from natural or converted resources,
- (c) repair goods, or

(d) store goods (ensuing from the industrial process).

Examples: an agricultural building, agricultural processing facility, aircraft hanger, factory, power station, sewage treatment works, warehouse or utility.

7.0 OUTBUILDINGS

7.0.1 Applies to a *building* or use which may be included within each classified use but are not intended for human habitation, and are accessory to the principal use of associated *buildings*. Examples: a carport, farm *building*, garage, greenhouse, machinery room, private swimming pool, public toilet, or shed.

8.0 ANCILLARY

8.0.1 Applies to a *building* or use not for human habitation and which may be exempted from some amenity provisions, but which are required to comply with structural and safety-related aspects of the *building code*. Examples: a bridge, derrick, fence, free standing outdoor fireplace, jetty, mast, path, platform, pylon, retaining wall, tank, tunnel or dam.

Schedule 1 clause A1 3.0.2: amended, on 31 October 2008, by regulation 4 of the Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358).

Schedule 1 clause A1 4.0.3: amended, on 1 December 2008, by section 60(2) of the Education Amendment Act 2006 (2006 No 19).

CLAUSE A2—INTERPRETATION

In this building code unless the context otherwise requires, words shall have the meanings given under this Clause. Meanings given in the Building Act 1991 apply equally to the building code.

Access route A continuous route that permits people and goods to move between the apron or construction edge of the building to spaces within a building, and between spaces within a building.

Accessible Having features to permit use by people with disabilities.

Accessible route An access route usable by people with disabilities. It shall be a continuous route that can be negotiated unaided by a wheelchair user. The route shall extend from street boundary or carparking area to those spaces within the building required to be accessible to enable people with disabilities to carry out normal activities and processes within the building.

Adjacent building A nearby *building* including an adjoining *building*, whether or not erected on *other property*.

Adequate means *Adequate* to achieve the objectives of the building code.

Alter, in relation to a building, includes to rebuild, re-erect, repair, enlarge and extend; and **alteration** has a corresponding meaning.

Allotment has the meaning ascribed to it by section 4 of the Act as follows: meaning of allotment—

- (1) In this Act, the term *allotment* means any parcel of land that is a continuous area of land and whose boundaries are shown on a survey plan that is:

- (a) Subject to the Land Transfer Act 1952 and is comprised in one certificate of title or for which one certificate of title could be issued under that Act; or
 - (b) Not subject to that Act and was acquired by its owner under one instrument of conveyance.
- (2) For the purpose of subsection (1) of this section, the subdivision shown on the survey plan referred to in that subsection is:
- (a) The subdivision approved by way of a subdivision consent granted under the Resource Management Act 1991; or
 - (b) The subdivision allowed or granted under any other Act.
- (3) For the purposes of subsection (1) of this section, and *allotment* shall be deemed to be a continuous area of land notwithstanding that part of it is physically separated from any other part by a road or in any other manner whatsoever, unless the division of the *allotment* into such parts has been allowed by a subdivision consent granted under the Resource Management Act 1991 or a subdivision approval under any former enactment relating to the subdivision of land.

Amenity means an attribute of a *building* which contributes to the health, physical independence, and well being of the *building's* users but which is not associated with disease or a specific illness.

approved temperature data means the temperature data contained in A I Tomlinson and J Sansom, *Temperature Normals for New Zealand for the period 1961 to 1990* (NIWA, ISBN 0478083343)

backcountry hut means a *building* that—

- (a) is located on land that is administered by the *Department of Conservation* for conservation, recreational, scientific, or other related purposes, including any land administered under any of the following:
 - (i) the Conservation Act 1987;
 - (ii) the National Parks Act 1980;
 - (iii) the Reserves Act 1977; and
- (b) is intended to provide overnight shelter to any person who may visit and who carries his or her own food, bedding, clothing, and outdoor equipment; and
- (c) contains only basic facilities, which may include (but are not limited to) any or all of the following:
 - (i) sleeping platforms or bunks;
 - (ii) mattresses;
 - (iii) food preparation surfaces;
 - (iv) appliances for heating;
 - (v) appliances for cooking;

- (vi) toilets; and
- (d) has been certified by the *Director-General* as being in a location that wheelchair users are unlikely to be able to visit; and
- (e) is intended to be able to sleep—
 - (i) no more than 20 people in its *backcountry hut sleeping area*; and
 - (ii) no more than 40 people in total; and
- (f) does not contain any connection, except by *radiocommunications*, to a *network utility operator*

backcountry hut sleeping area means the area of a *backcountry hut* that contains sleeping platforms, bunks, or beds that are—

- (a) within the same room as a food preparation or eating area; or
- (b) in a fully enclosed room that is separate from any food preparation or eating area and has—
 - (i) internal walls that limit the spread of fire; and
 - (ii) the means of direct egress to outside the hut

Building has the meaning ascribed to it by section 3 of the Act as follows
meaning of *building*—

- (1) In this Act, unless the context otherwise requires, the term *building* means any temporary or permanent movable or immovable structure (including any structure intended for occupation by people, animals, machinery, or chattels); and includes any mechanical, electrical, or other systems, and any utility systems, attached to and forming part of the structure whose proper operation is necessary for compliance with the building code; but does not include:
 - (a) Systems owned or operated by a *network utility operator* for the purpose of reticulation of *other property*; or
 - (b) Cranes, including any cranes as defined in any regulations in force under the Health and Safety in Employment Act 1992; or
 - (c) Cablecars, cableways, ski tows, and other similar stand alone machinery systems, whether or not incorporated within any other structure; or
 - (d) Any description of vessel, boat, ferry, or craft used in navigation, whether or not it has any means of propulsion, and regardless of that means; nor does it include—
 - (i) A barge, lighter, or other like vessel:
 - (ii) A hovercraft or other thing deriving full or partial support in the atmosphere from the reactions of air against the surface of the water over which it operates:
 - (iii) A submarine or other thing used in navigation while totally submerged; or

- (e) Vehicles and motor vehicles (including vehicles and motor vehicles as defined in section 2(1) of the Transport Act 1962 and section 2(1) of the Transport (Vehicle and Driver Registration and Licensing) Act 1986), but not including vehicles and motor vehicles, whether movable or immovable, which are used exclusively for permanent or long-term residential purposes; or
 - (ea) Aircraft, including any machine that can derive support in the atmosphere from the reactions of the air otherwise than by the reactions of the air against the surface of the earth; or
 - (f) Containers as defined in section 2 of the Dangerous Goods Act 1974; or
 - (g) Magazines as defined in section 2 of the Explosives Act 1957; or
 - (h) Scaffolding used in the course of the construction process; or
 - (i) Falsework used in the course of the construction process.
- (2) For the purposes of Part 9 of this Act, a *building consent*, a *code compliance certificate*, and a *compliance schedule* the term *building* also includes—
- (a) Any part of a *building*; and
 - (b) Any 2 or more *buildings* which, on completion of any *building work*, are intended to be managed as 1 *building* with a common use and a common set of ownership arrangements.
- (3) For the purposes of subclause (2) of this definition, where any utility system or any part of any utility system—
- (a) is external to the *building*; and
 - (b) Is also connected to or is intended to be connected to—
 - (i) A network under the control of a *network utility operator*; or
 - (ii) Some other facility which is able to provide for the successful functioning of the utility system in accordance with its intended design—

that utility system or that part of the utility system shall be deemed to be part of a *building*.
- (4) Notwithstanding the provisions of subclause (3) of this definition, where a septic tank is connected to a *building* utility system the septic tank shall be deemed to form part of that *building* utility system.

First Schedule, clause A2, definition of building, paras (b) and (d) were substituted, and paragraph (ea) was inserted, as from 22 December 1994, by regulation 3(1) Building Regulations 1992, Amendment No 1 (SR 1994/263). Subclause (2) was amended by inserting the words “Part 9 of this Act,”, subclause (3) was amended by substituting the words “subclause (2) of this definition” for the words “subsection (2) of this section”, and subclause (4) was amended by substituting the words “subclause (3) of this definition” for the words “subsection (3) of this section”.

Building certifier means a person approved as a *building certifier* by the Authority under Part 7 of the Act.

Building code means the *building code* made under Part 6 of the Act.

Building consent means a consent to carry out building work granted by a territorial authority under Part 5 of the Act; and includes all conditions to which the consent is subject.

Building element Any structural or non-structural component and assembly incorporated into or associated with a building. Included are fixtures, services, drains, permanent mechanical installations for access, glazing, partitions, ceilings and temporary supports.

Building height The vertical distance between the floor level of the lowest *final exit* from the *building*; and the highest floor level containing or supporting any **purpose group** other than IE, IA or ID, or penthouses used to enclose stairways, liftshafts or machinery rooms located on or within the roof.

building performance index (BPI), in relation to a *building*, means the *heating energy* of the *building* divided by the product of the *heating degrees total* and the sum of the *floor area* and the *total wall area*, and so is calculated in accordance with the following formula

$$\text{BPI} = \frac{\text{heating energy}}{\text{heating degrees total} \times (\text{floor area} + \text{total wall area})}$$

Building work Work for or in connection with the construction, alteration, demolition, or removal of a *building*; and includes sitework.

Code compliance certificate means a certificate to that effect issued by a *territorial authority* or a *building certifier* pursuant to section 43 of the Act.

Combustion appliance A slow combustion stove, a free standing metal cone fire-place, a cast iron pot belly stove, an oil burning space heater, or a vented gas burning heater.

Compliance schedule means a *compliance schedule* issued under section 44 of the Act.

Concealed space Any part of the space within a *building* that cannot be seen from an *occupied space*.

Construct In relation to a *building*, includes to build, erect, prefabricate, and relocate; and **construction** has a corresponding meaning.

Contaminant has the meaning ascribed to it by the Resource Management Act 1991.

Department of Conservation means the department of State established by section 5 of the Conservation Act 1987

Director-General has the same meaning as in section 2(1) of the Conservation Act 1987

Drain A pipe normally laid below ground level including fittings and equipment and intended to convey *foul water* or *surface water* to an *outfall*.

Electrical fixed appliance An electrical appliance which is fixed-wired to the *electrical installation*, or intended to remain permanently attached and form part of the *building*.

Electrical installation Any electrical fixed appliances, and components used in the reticulation of electricity, which are intended to remain permanently attached to and form part of the building.

Electrical supply system The source of electricity external to the *electrical installation*.

Escape route A continuous unobstructed route from any *occupied space* in a *building* to a *final exit* to enable occupants to reach a *safe place*, and shall comprise one or more of the following: *open paths*, *protected paths* and *safe paths*.

Essential service In the context of an *electrical installation* means emergency lighting, firemen's lifts, alarms, water pumps, sprinklers, detectors, ventilation systems and public address systems necessary for the safety of people in *buildings*.

Estimated value The value of building work shall be the aggregate of the values, determined in accordance with section 10 of the Goods and Services Tax Act 1985, of all goods and services to be supplied for that building work.

Evacuation time The time taken by the occupants of the *building* to evacuate the *building* to a *final exit*.

Exitway All parts of an *escape route* protected by *fire* or *smoke separations*, or by distance when exposed to open air, and terminating at a *final exit*.

External wall Any exterior face of a *building* within 30° of vertical, consisting of primary and/or secondary elements intended to provide protection against the outdoor environment, but which may also contain *unprotected areas*.

Final exit The point at which an *escape route* terminates by giving direct access to a *safe place*.

Fire The state of combustion during which flammable materials burn producing heat, toxic gases, or smoke or flame or any combination of these.

Firecell Any space including a group of contiguous spaces on the same or different levels within a *building*, which is enclosed by any combination of *fire separations*, *external walls*, roofs, and floors.

Fire hazard means the danger in terms of potential harm and degree of exposure arising from the start and spread of *fire* and the smoke and gases that are thereby generated.

Fire intensity The rate release of calorific energy in watts, determined either theoretically or empirically, as applicable.

Fire load The sum of the net calorific values of the combustible contents which can reasonably be expected to burn within a *firecell*, including furnishings, built-in and removable materials, and *building elements*. The calorific values shall be determined at the ambient moisture content or humidity. (The unit of measurement is MJ).

Fire resisting closure A *fire* rated device or assembly for closing an opening through a *fire separation*. It shall have a *FRR* of no less than that required for the *fire separation*.

Fire resistance rating (FRR) The term used to classify *fire* resistance of primary and secondary elements as determined in the standard test for fire resistance, or in accordance with a specific calculation method verified by experimental data from standard *fire* resistance tests. It comprises three numbers giving the time in minutes for which each of the criteria *stability*, *integrity* and *insulation* are satisfied, and is presented always in that order.

Fire safety system The combination of all methods used in a *building* to warn people of an emergency, provide for safe evacuation, and restrict the spread of fire, and includes both active and passive protection.

Fire separation Any *building element* which separates *firecells* or *firecells* and *safe paths*, and provides a specific *fire resistance rating*.

Fixture An article intended to remain permanently attached to and form part of a *building*.

floor area, in relation to a *building*, means the floor area (expressed in square metres) of all interior spaces used for activities normally associated with domestic living

Foul water The discharge from any *sanitary fixtures* or *sanitary appliances*.

Foul water drainage system *Drains* joints and fittings normally laid underground and used specifically for the conveyance of water from the *plumbing system* to an *outfall*.

Habitable space A space used for activities normally associated with domestic living, but excludes any bathroom, laundry, water-closet, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes-drying room, or other space of a specialised nature occupied neither frequently nor for extended periods.

Handrail A rail to provide both support to, or assist with the movement of a person.

Hazardous Creating an unreasonable risk to people of bodily injury or deterioration of health.

Hazardous substance Has the meaning ascribed to it by the Fire Service Act 1975.

heating degrees, in relation to a location and a heating month, means the degrees obtained by subtracting from a base temperature of 14°C the mean (calculated using the approved temperature data) of the outdoor temperatures at that location during that month

heating degrees total, in relation to a location and a year, means whichever is the greater of the following

- (a) the value of 12; and
- (b) the sum of all the heating degrees (calculated using the approved temperature data) for all of the heating months of the year

heating energy, in relation to a *building*, means the energy from a *network utility operator* or a depletable resource (expressed in kilowatt-hours, and calculated using the Building Research Association of New Zealand's *ALF 3, The "Annual Loss Factor Method"*, *A design tool for energy efficient houses* (3rd edition, April 2000) or

some other method that can be correlated with that manual) needed to maintain the building at all times within a year at a constant internal temperature under the following standard conditions

- (a) a continuous temperature of 20°C throughout the building;
- (b) an air change rate of 1 change per hour or the actual air leakage rate, whichever is the greater;
- (c) a heat emission contribution arising from internal heat sources for any period in the year of 1000 kilowatt-hours for the first 50 m² of *floor area*, and 10 kilowatt-hours for every additional square metre of *floor area*;
- (d) no allowance for—
 - (i) carpets; or
 - (ii) blinds, curtains, or drapes, on windows;
- (e) windows to have a shading coefficient of 0.6 (made up of 0.8 for windows and recesses and 0.75 for site shading)

heating month, in relation to a location, means a month in which a base temperature of 14°C is greater than the mean (calculated using the approved temperature data) of the outdoor temperatures at that location during that month

Household unit means any *building* or group of *buildings*, or part of any *building* or group of *buildings*, used or intended to be used solely or principally for residential purposes and occupied or intended to be occupied exclusively as the home or residence of not more than one household; but does not include a hostel or boardinghouse or other specialised accommodation.

Illuminance The luminous flux falling onto a unit area of surface.

Impact insulation class (IIC) A single number rating derived from measured values of normalised sound pressure impact levels in accordance with Method ASTM E492, Annex A1 Laboratory Measurement of Impact Sound Transmission Through Floor-Ceiling Assemblies Using the Tapping Machine. It provides an estimate of the impact sound insulating performance of a floor-ceiling assembly.

Impervious That which does not allow the passage of moisture.

Insulation In the context of *fire* protection, the time in minutes for which a prototype specimen of a *fire separation*, when subjected to the *standard test* for *fire* resistance, has limited the transmission of heat through the specimen.

Integrity In the context of *fire* protection, the time in minutes for which a prototype specimen of a *fire separation*, when subjected to the *standard test* for *fire* resistance, has prevented the passage of flame or hot gases.

Intended use of a *building* includes—

- (a) Any reasonably foreseeable occasional other use that is not incompatible with the *intended use*; and
- (b) Normal maintenance; and

- (c) Activities taken in response to *fire* or any other reasonably foreseeable emergency—but does not include any other maintenance and repairs or rebuilding.

Network utility operator means a person who—

- (a) Undertakes the distribution or transmission by pipeline of natural or manufactured gas, petroleum, or geothermal energy; or
- (b) is an electricity operator or an electricity distributor as defined by section 2(1) of the Electricity Act 1992 for the purposes of any works as defined by that Act; or
- (c) Undertakes the piped distribution of potable water for supply; or
- (d) Is the operator of a sewerage system or a stormwater drainage system.

network utility operator: paragraph (b) of this definition was substituted, as from 29 December 2000, by regulation 3(3) Building Amendment Regulations 2000 (SR 2000/119).

Occupied space Any space within a *building* in which a person will be present from time to time during the *intended use* of the *building*.

Open path That part of an *escape route* (including dead ends) not protected by *fire* or *smoke separations*, and which terminates at a *final exit* or *exitway*.

Other property means any land or *buildings* or part thereof which are—

- (a) Not held under the same *allotment*; or
- (b) Not held under the same ownership—

and includes any road.

Outdoor air Air as typically comprising by volume. (i) oxygen 20.94 percent (ii) carbon dioxide 0.03 percent (iii) nitrogen and other inert gases 79.03 percent

Outfall That part of the disposal system receiving *surface water* or *foul water* from the *drainage system*. For *foul water* the *outfall* may include a *sewer* or a septic tank. For *surface water*, the *outfall* may include a natural water course, kerb and channel, or soakage system.

People with disabilities People whose ability to use *buildings* is affected by mental, physical, hearing or sight impairment.

Plumbing system Pipes, joints and fittings laid above ground and used for the conveyance of *foul water* to the *foul water drain*, and includes *vent pipes*.

Protected path That portion of an *exitway* within a *firecell* which is protected from the effects of smoke by *smoke separations*.

Principal user A member of the primary group for which a *building* was constructed, and therefore explicitly excludes persons or groups of persons providing care or control of that *principal user* group.

Purpose group The classification of spaces within a *building* according to the activity for which the spaces are used.

radiocommunications has the same meaning as in section 2(1) of the Radiocommunications Act 1989

reasonably visible, in relation to a *specified feature*, and for the purposes of Clause F6, means that the *specified feature* is visible to a person who—

- (a) is 10 metres from it, or the greatest distance from it that it is possible to go in the open space surrounding it, whichever is the lesser; and
- (b) has sight that is not defective, or is corrected (for example, by an optical appliance).

reasonably visible: this definition was inserted, as from 21 June 2007, by regulation 6(2) Building Amendment Regulations 2007 (SR 2007/124).

risk group A, for the purposes of performance F6.3.4 and performance F6.3.5, means *buildings*—

- (a) whose occupants are required to remain in the *building* until the main lighting system is restored; or
- (b) whose *evacuation time* is longer than 90 minutes.

risk group A: this definition was inserted, as from 21 June 2007, by regulation 6(2) Building Amendment Regulations 2007 (SR 2007/124).

risk group B, for the purposes of performance F6.3.4 and performance F6.3.5, means *buildings*—

- (a) whose *evacuation time* is 30 minutes or longer but not longer than 90 minutes; or
- (b) whose occupant load is more than 1 000.

risk group B: this definition was inserted, as from 21 June 2007, by regulation 6(2) Building Amendment Regulations 2007 (SR 2007/124).

risk group C, for the purposes of performance F6.3.4, means *buildings* not in *risk group A* or *risk group B*.

risk group C: this definition was inserted, as from 21 June 2007, by regulation 6(2) Building Amendment Regulations 2007 (SR 2007/124).

Safe path That part of an *exitway* which is protected from the effects of *fire* by *fire separations*, *external walls* or by distance when exposed to open air.

Safe place A place of safety in the vicinity of a *building*, from which people may safely disperse after escaping the effects of a *fire*. It may be a place such as a street, open space, public space or an *adjacent building*.

Sanitary appliance An appliance which is intended to be used for *sanitation*, but which is not a *sanitary fixture*. Included are machines for washing dishes and clothes.

Sanitary fixture Any *fixture* which is intended to be used for *sanitation*.

Sanitation The term used to describe the activities of washing and/or excretion carried out in a manner or condition such that the effect on health is minimised, with regard to dirt and infection.

Sewer A *drain* that is under the control of, or maintained by, a *network utility operator*.

Sitework means work on a *building* site, including earthworks, preparatory to or associated with the *construction, alteration, demolition, or removal of a building*.

Smoke separation Any vertical, horizontal or inclined *building element* with known smoke-stopping or smoke-leakage characteristics.

Sound transmission Class (STC) A single number rating derived from measured values of transmission loss in accordance with classification ASTM E413, Determination of Sound Transmission Class. It provides an estimate of the performance of a partition in certain common sound insulation situations.

specified features, for the purposes of Clause F6, means the following

- (a) *building elements* that may act as obstructions:
- (b) safety features required under clauses of this code other than Clause F6 (for example, *handrails* required under Clause D1):
- (c) changes in direction:
- (d) stairs and ramps:
- (e) escape doors:
- (f) entries to a *safe place*.

specified features: this definition was inserted, as from 21 June 2007, by regulation 6(2) Building Amendment Regulations 2007 (SR 2007/124).

Specified intended life has the meaning ascribed to it by subsection (2), of section 39 of the Act as follows: “Specified intended life”, in relation to a *building*, means the period of time, as stated in an application for a *building consent* or in the consent itself, for which the *building* is proposed to be used for its *intended use*.

Stability In the context of *fire* protection, the time in minutes for which a prototype specimen of a *primary element*, when subjected to the *standard test* for fire resistance, has continued to carry its *fire* design load without failure.

Standard year For the purposes of determining natural lighting, the hours between 8am and 5pm each day with an allowance being made for daylight saving.

Surface water All naturally occurring water, other than sub-surface water, which results from rainfall on the site or water flowing onto the site, including that flowing from a drain, stream, river, lake or sea.

Territorial authority has the meaning ascribed to it by section 2 of the Local Government Act 1974; and includes any organisation which is authorised to permit structures pursuant to section 12(1)(b) of the Resource Management Act 1991.

Thermal resistance The resistance to heat flow of a given component of a building element. It is equal to the air temperature difference (°C) needed to produce unit heat flux (W/m²) through unit area (m²) under steady conditions. The units are °Cm²/W.

Thermal resistance: this definition was amended as from 29 December 2000, by regulation 3(4) Building Amendment Regulations 2000 (SR 2000/119), by inserting the word “air” before the word “temperature”.

total wall area, in relation to a *building*, means the sum (expressed in square metres) of the following

- (a) the *wall area* of the *building*; and
- (b) the area (expressed in square metres) of all vertical glazing in *external walls* of the *building*

Travel distance The length of the *escape route* as a whole or the individual lengths of its parts, namely: (a) *open paths*; (b) *protected paths*; and (c) *safe paths*.

Unprotected area In relation to an *external wall* of a *building* means

- (a) Any part of the *external wall* which has less than the required *FRR*. For example, a non *fire* rated window, door or other opening, or sheet metal.
- (b) Any part of the *external wall* which has combustible material more than 1.0mm thick attached or applied to its external face, whether for cladding or any other purpose.

wall area, in relation to a *building*, means the area (expressed in square metres) of internally exposed external walls, including any door openings, of the *building*

Water main A water supply pipe that is under the control of, or maintained by a *network utility operator*.

Water supply system Pipes, fittings and tanks used or intended to be used for the storage and reticulation of water from a *water main* or other water source, to *sanitary fixtures*, *sanitary appliances* and fittings within a *building*.

Schedule 1, clause A2, the definition of water supply system was amended, as from 22 December 1994, by regulation 3(2)(e) and (f) Building Regulations 1992, Amendment No 1 (SR 1994/263) by substituting the words “intended to be” for the words “intended tube”, and by substituting the words “within a building” for the words “with a building”.

Schedule 1 clause A2 **approved temperature data**: inserted, on 31 October 2007, by regulation 4(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause A2 **backcountry hut**: inserted, on 31 October 2008, by regulation 5 of the Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358).

Schedule 1 clause A2 **backcountry hut sleeping area** : inserted, on 31 October 2008, by regulation 5 of the Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358).

Schedule 1 clause A2 **building performance index**: revoked, on 31 October 2007, by regulation 4(1) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause A2 **building performance index (BPI)**: inserted, on 31 October 2007, by regulation 4(1) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause A2 **climate zone 1**: revoked, on 30 September 2008, by regulation 7(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause A2 **climate zone 2**: revoked, on 30 September 2008, by regulation 7(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause A2 **climate zone 3**: revoked, on 30 September 2008, by regulation 7(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause A2 **cool location**: revoked, on 30 September 2008, by regulation 7(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause A2 **degree-day**: revoked, on 30 September 2008, by regulation 7(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause A2 **degree-day total**: revoked, on 30 September 2008, by regulation 7(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause A2 **Department of Conservation**: inserted, on 31 October 2008, by regulation 5 of the Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358).

Schedule 1 clause A2 **Director-General**: inserted, on 31 October 2008, by regulation 5 of the Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358).

Schedule 1 clause A2 **floor area**: inserted, on 31 October 2007, by regulation 4(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause A2 **heating degrees**: inserted, on 31 October 2007, by regulation 4(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause A2 **heating degrees total**: inserted, on 31 October 2007, by regulation 4(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause A2 **heating energy**: inserted, on 31 October 2007, by regulation 4(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause A2 **heating month**: inserted, on 31 October 2007, by regulation 4(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause A2 **old measure building performance index**: revoked, on 30 September 2008, by regulation 7(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause A2 **radiocommunications**: inserted, on 31 October 2008, by regulation 5 of the Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358).

Schedule 1 clause A2 **total wall area**: inserted, on 31 October 2007, by regulation 4(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause A2 **wall area**: inserted, on 31 October 2007, by regulation 4(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause A2 **warm location**: revoked, on 30 September 2008, by regulation 7(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

CLAUSE B1—STRUCTURE

Provisions

OBJECTIVE

B1.1 The objective of this provision is to:

- (a) Safeguard people from injury caused by structural failure,
- (b) Safeguard people from loss of amenity caused by structural behaviour, and
- (c) Protect other property from physical damage caused by structural failure.

FUNCTIONAL REQUIREMENT

B1.2 *Buildings, building elements and sitework* shall withstand the combination of loads that

Limits on application

Provisions

they are likely to experience during *construction* or *alteration* and throughout their lives.

PERFORMANCE

B1.3.1 *Buildings, building elements* and *sitework* shall have a low probability of rupturing, becoming unstable, losing equilibrium, or collapsing during *construction* or *alteration* and throughout their lives.

B1.3.2 *Buildings, building elements* and *sitework* shall have a low probability of causing loss of amenity through undue deformation, vibratory response, degradation, or other physical characteristics throughout their lives, or during construction or alteration when the building is in use.

B1.3.3 Account shall be taken of all physical conditions likely to affect the stability of *buildings, building elements* and *sitework*, including:

- (a) Self-weight,
- (b) Imposed gravity loads arising from use,
- (c) Temperature,
- (d) Earth pressure,
- (e) Water and other liquids,
- (f) Earthquake,
- (g) Snow,
- (h) Wind,
- (i) *Fire*,
- (j) Impact,
- (k) Explosion,
- (l) Reversing or fluctuating effects,
- (m) Differential movement,
- (n) Vegetation,
- (o) Adverse effects due to insufficient separation from other *buildings*,
- (p) Influence of equipment, services, non-structural elements and contents,
- (q) Time dependent effects including creep and shrinkage, and

Limits on application

Provisions

(r) Removal of support.

B1.3.4 Due allowance shall be made for:

- (a) The consequences of failure,
- (b) The intended use of the *building*,
- (c) Effects of uncertainties resulting from *construction* activities, or the sequence in which *construction* activities occur,
- (d) Variation in the properties of materials and the characteristics of the site, and
- (e) Accuracy limitations inherent in the methods used to predict the stability of *buildings*.

B1.3.5 The demolition of *buildings* shall be carried out in a way that avoids the likelihood of premature collapse.

B1.3.6 *Sitework*, where necessary, shall be carried out to:

- (a) Provide stability for *construction* on the site, and
- (b) Avoid the likelihood of damage to *other property*.

B1.3.7 Any *sitework* and associated supports shall take account of the effects of:

- (a) Changes in ground water level,
- (b) Water, weather and vegetation, and
- (c) Ground loss and slumping.

Clause B2—DURABILITY

Provisions

OBJECTIVE

B2.1 The objective of this provision is to ensure that a *building* will throughout its life continue to satisfy the other objectives of this code.

FUNCTIONAL REQUIREMENT

B2.2 *Building* materials, components and *construction* methods shall be sufficiently durable to ensure that the *building*, without reconstruction or major renovation, satisfies the other functional requirements of this code throughout the life of the *building*.

PERFORMANCE

Limits on application

Limits on application

Provisions

B2.3.1 *Building elements* must, with only normal maintenance, continue to satisfy the performance requirements of this code for the lesser of the *specified intended life* of the *building*, if stated, or:

- (a) The life of the building, being not less than 50 years, if:
 - (i) Those *building elements* (including floors, walls, and fixings) provide structural stability to the *building* or
 - (ii) Those *building elements* are difficult to access or replace or
 - (iii) Failure of those *building elements* to comply with the *building code* would go undetected during both normal use and maintenance of the *building*
 - (b) 15 years if:
 - (i) Those *building elements* (including the *building* envelope, exposed plumbing in the subfloor space, and in-built chimneys and flues) are moderately difficult to access or replace, or
 - (ii) Failure of those *building elements* to comply with the *building code* would go undetected during normal use of the *building*, but would be easily detected during normal maintenance.
 - (c) 5 years if:
 - (i) The *building elements* (including services, linings, renewable protective coatings, and *fixtures*) are easy to access and replace, and
 - (ii) Failure of those *building elements* to comply with the *building code* would be easily detected during normal use of the *building*.
- B2.3.2** Individual *building elements* which are components of a *building* system and are difficult to access or replace must either:
- (a) All have the same durability, or
 - (b) Be installed in a manner that permits the replacement of *building elements* of lesser

Limits on application

Performance B2.3.1 applies from the time of issue of the applicable *code compliance certificate*. *Building elements* are not required to satisfy a durability performance which exceeds the *specified intended life* of the *building*

Provisions

durability without removing *building elements* that have greater durability and are not specifically designed for removal and replacement.

Clause B2.3 Schedule was substituted, as from 11 September 1997, by regulation 2 Building Amendment Regulations 1997 (SR 1997/156).

Limits on application

Clause C1—OUTBREAK OF FIRE

Provisions

OBJECTIVE

C1.1 The objective of this provision is to safeguard people from injury or illness caused by *fire*.

FUNCTIONAL REQUIREMENT

C1.2 In *buildings* fixed appliances using the controlled combustion of solid, liquid or gaseous fuel, shall be installed in a way which reduces the likelihood of *fire*.

PERFORMANCE

C1.3.1 Fixed appliances and services shall be installed so as to avoid the accumulation of gases within the installation and in *building* spaces, where heat or ignition could cause uncontrolled combustion or explosion.

C1.3.2 Fixed appliances shall be installed in a manner that does not raise the temperature of any *building element* by heat transfer or concentration to a level that would adversely affect its physical or mechanical properties or function.

Limits on application

Clause C2—MEANS OF ESCAPE

Provisions

OBJECTIVE

C2.1 The objective of this provision is to:
(a) Safeguard people from injury or illness from a *fire* while escaping to a *safe place*, and
(b) Facilitate *fire* rescue operations.

FUNCTIONAL REQUIREMENT

C2.2 *Buildings* shall be provided with *means of escape from fire* which:

Limits on application

Provisions

- (a) Give people *adequate* time to reach a *safe place* without being overcome by the effects of *fire*, and
- (b) Give fire service personnel *adequate* time to undertake rescue operations.

PERFORMANCE

C2.3.1 The number of *open paths* available to each person escaping to an *exitway* or *final exit* shall be appropriate to:

- (a) The *travel distance*.
- (b) The number of occupants,
- (c) The *fire hazard*, and
- (d) The *fire safety systems* installed in the *firecell*.

C2.3.2 The number of *exitways* or *final exits* available to each person shall be appropriate to:

- (a) The *open path travel distance*,
- (b) The *building height*,
- (c) The number of occupants,
- (d) The fire hazard, and
- (e) The *fire safety systems* installed in the *building*.

C2.3.3 *Escape routes* shall be:

- (a) Of *adequate* size for the number of occupants,
- (b) Free of obstruction in the direction of escape,

- (c) Of length appropriate to the mobility of the people using them,
- (d) Resistant to the spread of *fire* as required by Clause C3 **Spread of Fire**,
- (e) Easy to find as required by Clause F8 **Signs**,

Limits on application

Performance C2.3.3(b) must not prevent a door that forms part of an *escape route* from being locked if the person who locks it is satisfied that no one is in that part of the *building* served by the *escape route* and that no one is likely to enter that part of the *building*, except in an emergency, without unlocking that door.

Provisions

- (f) Provided with systems for visibility during failure of the main lighting, as required by Clause F6 “Visibility in escape routes”, and
- (g) Easy and safe to use as required by Clause D1.3.3 **Access Routes**.

Limits on application

Clause C2.2 was amended, as from 3 January 2002, by regulation 3(1) Building Amendment Regulations 2001 (SR 2001/374), by substituting the words “means of escape from fire” for the words “escape routes”.

Clause C2.3.3(b) was amended, as from 3 January 2002, by regulation 3(2) Building Amendment Regulations 2001 (SR 2001/374), by inserting, adjacent to clause C2.3.3(b) in the column headed “**Limits on application**”, the words “Performance C2.3.3(b) must not prevent a door that forms part of an *escape route* from being locked if the person who locks it is satisfied that no one is in that part of the *building* served by the *escape route* and that no one is likely to enter that part of the *building*, except in an emergency, without unlocking that door.”

Clause C2.3.3(f) was substituted, as from 21 June 2007, by regulation 6(3) Building Amendment Regulations 2007 (SR 2007/124).

Clause C3—SPREAD OF FIRE

Provisions

OBJECTIVE

C3.1 The objective of this provision is to:

- (a) Safeguard people from injury or illness when evacuating a *building* during *fire*.
- (b) Provide protection to fire service personnel during firefighting operations.
- (c) Protect adjacent *household units*, *other residential units*, and *other property* from the effects of *fire*.
- (d) Safeguard the environment from adverse effects of *fire*.

FUNCTIONAL REQUIREMENT

C3.2 *Buildings* shall be provided with safeguards against *fire* spread so that:

- (a) Occupants have time to escape to a *safe place* without being overcome by the effects of *fire*,
- (b) Firefighters may undertake rescue operations and protect property,
- (c) Adjacent *household units*, *other residential units*, and *other property* are protected from damage, and

Limits on application

Provisions	Limits on application
(d) Significant quantities of <i>hazardous substances</i> are not released to the environment during <i>fire</i> .	Requirement C3.2(d) applies only to <i>buildings</i> where significant quantities of <i>hazardous substances</i> are stored or processed.
PERFORMANCE	
C3.3.1 Interior surface finishes on walls, floors, ceilings and suspended <i>building elements</i> , shall resist the spread of <i>fire</i> and limit the generation of toxic gases, smoke and heat, to a degree appropriate to:	
(a) The <i>travel distance</i> , (b) The number of occupants, (c) The <i>fire hazard</i> , and (d) The active <i>fire safety systems</i> installed in the <i>building</i> .	
C3.3.2 <i>Fire separations</i> shall be provided within <i>buildings</i> to avoid the spread of <i>fire</i> and smoke to:	
(a) Other <i>firecells</i> , (b) Spaces intended for sleeping, and	Performance C3.3.2(b) does not apply to <i>Detached Dwellings</i> or within <i>household units of Multi-unit Dwellings</i> .
(c) <i>Household units</i> within the same <i>building</i> or <i>adjacent buildings</i> .	
(d) other property.	
C3.3.3 <i>Fire separations</i> shall:	
(a) Where openings occur, be provided with <i>fire resisting closures</i> to maintain the <i>integrity</i> of the <i>fire separations</i> for an <i>adequate</i> time, and	
(b) Where penetrations occur, maintain the <i>fire resistance rating</i> of the <i>fire separation</i> .	
C3.3.4 <i>Concealed spaces</i> and cavities within <i>buildings</i> shall be sealed and subdivided where necessary to inhibit the unseen spread of <i>fire</i> and smoke.	Performance C3.3.4 shall not apply to <i>Detached Dwellings</i> .
C3.3.5 <i>External walls</i> and roofs shall have resistance to the spread of <i>fire</i> , appropriate to the <i>fire load</i> within the <i>building</i> and to the	

Provisions	Limits on application
<p>proximity of other <i>household units</i>, other residential units, and <i>other property</i>.</p> <p>C3.3.6 Automatic fire suppression systems shall be installed where people would otherwise be:</p> <p>(a) Unlikely to reach a safe place in <i>adequate</i> time because of the number of storeys in the <i>building</i>,</p> <p>(b) Required to remain within the <i>building</i> without proceeding directly to a <i>final exit</i>, or where the <i>evacuation time</i> is excessive,</p> <p>(c) Unlikely to reach a <i>safe place</i> due to confinement under institutional care because of mental or physical disability, illness or legal detention, and the <i>evacuation time</i> is excessive, or</p> <p>(d) At high risk due to the <i>fire load</i> and <i>fire hazard</i> within the <i>building</i></p>	
<p>C3.3.7 Air conditioning and mechanical ventilation systems shall be constructed to avoid circulation of smoke and <i>fire</i> between <i>firecells</i>.</p>	
<p>C3.3.8 Where an automatic smoke control system is installed, it shall be constructed to:</p> <p>(a) Avoid the spread of <i>fire</i> and smoke between <i>firecells</i>, and</p> <p>(b) Protect <i>escape routes</i> from smoke until the occupants have reached a <i>safe place</i>.</p>	
<p>C3.3.9 The <i>fire safety systems</i> installed shall facilitate the specific needs of fire service personnel to:</p> <p>(a) Carry out rescue operations, and</p> <p>(b) Control the spread of <i>fire</i>.</p>	<p>Performance C3.3.9 does not apply to <i>backcountry huts</i>.</p>
<p>C3.3.10 Environmental protection systems shall ensure a low probability of <i>hazardous substances</i> being released to:</p> <p>(a) Soils, vegetation or natural waters,</p> <p>(b) The atmosphere, and</p> <p>(c) <i>Sewers</i> or public <i>drains</i>.</p>	<p>Performance C3.3.10 applies only to <i>buildings</i> where significant quantities of <i>hazardous substances</i> are stored or processed.</p>

Clause C3.1(c) was amended, as from 3 January 2002, by regulation 3(3) Building Amendment Regulations 2001 (SR 2001/374), by inserting after the words “household units”, the words “, other residential units,”.

Clause C3.2(c) was amended, as from 3 January 2002, by regulation 3(4) Building Amendment Regulations 2001 (SR 2001/374), by inserting after the words “household units”, the words “, other residential units,”.

Clause C3.3.2 was amended, as from 3 January 2002, by regulation 3(5) Building Amendment Regulations 2001 (SR 2001/374), by adding the following paragraph: “(d) *other property*.” and repealing, adjacent to clause C3.3.2 in the column headed “**Limits on application**”, the words “Performance C3.3.2 shall not apply to *Detached Dwellings*, or within *household units of Multi-unit Dwellings*.” and inserting, adjacent to clause C3.3.2(b) in the column headed “**Limits on application**”, the words “Performance C3.3.2(b) does not apply to *Detached Dwellings* or within *household units of Multi-unit Dwellings*.”

Clause C3.3.5 was amended, as from 3 January 2002, by regulation 3(6) Building Amendment Regulations 2001 (SR 2001/374), by inserting after the words “household units”, the words “, other residential units,”.

Schedule 1 clause C3.3.9: amended, on 31 October 2008, by regulation 6 of the Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358).

Clause C4—STRUCTURAL STABILITY DURING FIRE

Provisions	Limits on application
<p>OBJECTIVE</p> <p>C4.1 The objective of this provision is to:</p> <p>(a) Safeguard people from injury due to loss of structural stability during <i>fire</i>, and</p> <p>(b) Protect <i>household units</i> and <i>other property</i> from damage due to structural instability caused by <i>fire</i>.</p> <p>FUNCTIONAL REQUIREMENT</p> <p>C4.2 <i>Buildings</i> shall be constructed to maintain structural stability during <i>fire</i> to:</p> <p>(a) Allow people <i>adequate</i> time to evacuate safely,</p> <p>(b) Allow fire service personnel <i>adequate</i> time to undertake rescue and firefighting operations, and</p> <p>(c) Avoid collapse and consequential damage to adjacent <i>household units</i> or <i>other property</i>.</p> <p>PERFORMANCE</p> <p>C4.3.1 Structural elements of <i>buildings</i> shall have <i>fire</i> resistance appropriate to the function of the elements, the <i>fire load</i>, the <i>fire intensity</i>, the <i>fire hazard</i>, the height of the <i>buildings</i> and the <i>fire</i> control facilities external to and within them.</p>	

Provisions

C4.3.2 Structural elements shall have a *fire* resistance of no less than that of any element to which they provide support within the same *firecell*.

C4.3.3 Collapse of elements having lesser *fire* resistance shall not cause the consequential collapse of elements required to have a higher *fire* resistance.

Limits on application

Clause D1—ACCESS ROUTES

Provisions

OBJECTIVE

D1.1 The objective of this provision is:

- (a) Safeguard people from injury during movement into, within and out of *buildings*,
- (b) Safeguard people from injury resulting from the movement of vehicles into, within and out of *buildings*, and
- (c) Ensure that *people with disabilities* are able to enter and carry out normal activities and functions within *buildings*.

FUNCTIONAL REQUIREMENT

D1.2.1 *Buildings* shall be provided with reasonable and adequate access to enable safe and easy movement of people.

D1.2.2 Where a *building* is provided with loading or parking spaces, they shall be constructed to permit safe and easy unloading and movement of vehicles, and to avoid conflict between vehicles and pedestrians.

PERFORMANCE

D1.3.1 *Access routes* shall enable people to:

- (a) Safely and easily approach the main entrance of *buildings* from the apron or *construction edge* of a *building*,
- (b) Enter *buildings*,
- (c) Move into spaces within *buildings* by such means as corridors, doors, stairs, ramps and lifts,
- (d) Manoeuvre and park cars, and

Limits on application

Objective D1.1(c) shall apply only to those *buildings* to which section 47A of the Act applies.

Requirement D1.2.1 shall not apply to *Ancillary buildings* or *Outbuildings*.

Provisions

(e) Manoeuvre and park delivery vehicles required to use the loading space.

D1.3.2 At least one *access route* shall have features to enable *people with disabilities* to:

(a) Approach the *building* from the street boundary or, where required to be provided, the *building* car park,

(b) Have access to the internal space served by the principal access, and

(c) Have access to and within those spaces where they may be expected to work or visit, or which contain facilities for personal hygiene as required by Clause G1 **Personal Hygiene**.

D1.3.3 Access routes shall:

(a) Have *adequate* activity space,

(b) Be free from dangerous obstructions and from any projections likely to cause an obstruction,

(c) Have a safe cross fall, and safe slope in the direction of travel,

(d) Have *adequate* slip-resistant walking surfaces under all conditions of normal use,

(e) Include stairs to allow access to upper floors irrespective of whether an escalator or lift has been provided,

(f) Have stair treads, and ladder treads or rungs which:

(i) provide *adequate* footing, and

(ii) have uniform rise within each flight and for consecutive flights,

(g) Have stair treads with a leading edge that can be easily seen,

(h) Have stair treads which prevent children falling through or becoming held fast between treads, where open risers are used,

Limits on application

Performance D1.3.2 shall not apply to *Housing, Outbuildings, backcountry huts, Ancillary buildings*, and to *Industrial buildings* where no more than 10 people are employed.

Performance D1.3.3(h) shall not apply within *Industrial buildings, Outbuildings* and *Ancillary buildings*.

Provisions	Limits on application
<p>(i) Not contain isolated steps,</p> <p>(j) Have smooth, reachable and graspable <i>handrails</i> to provide support and to assist with movement along a stair or ladder,</p> <p>(k) Have <i>handrails</i> of <i>adequate</i> strength and rigidity as required by Clause B1 Structure,</p> <p>(l) Have landings of appropriate dimensions and at appropriate intervals along a stair or ramp to prevent undue fatigue,</p> <p>(m) Have landings of appropriate dimensions where a door opens from or onto a stair, ramp or ladder so that the door does not create a hazard, and</p> <p>(n) Have any automatically controlled doors <i>constructed</i> to avoid the risk of people becoming caught or being struck by moving parts.</p> <p>D1.3.4 An <i>accessible route</i>, in addition to the requirement of Clause D1.3.3, shall:</p> <p>(a) Be easy to find, as required by Clause F8 Signs,</p> <p>(b) Have <i>adequate</i> activity space to enable a person in a wheelchair to negotiate the route while permitting an ambulant person to pass,</p> <p>(c) Include a lift complying with Clause D2 Mechanical Installations for Access to upper floors where:</p> <p>(i) <i>buildings</i> are four or more storeys high,</p> <p>(ii) <i>buildings</i> are three storeys high and have a total design occupancy of 50 or more persons on the two upper floors,</p> <p>(iii) <i>buildings</i> are two storeys high and have a total design occupancy of 40 or more persons on the upper floor, or</p> <p>(iv) an upper floor, irrespective of design occupancy, is to be used for the purposes of</p>	<p>Performance D1.3.3(i) shall not apply with <i>Detached Dwellings</i> or within <i>household units</i> of <i>Multi-unit Dwellings</i>, or to <i>Outbuildings</i> and <i>Ancillary buildings</i>.</p> <p>Performance D1.3.3(j) shall not apply to isolated steps.</p>

Provisions

public reception areas of banks, central, regional and local government offices and facilities, hospitals, medical and dental surgeries and medical, paramedical and other primary health care centres,

(d) Contain no thresholds or upstands forming a barrier to an unaided wheelchair user,

(e) Have means to prevent the wheel of a wheelchair dropping over the side of the *accessible route*,

(f) Have doors and related hardware which are easily used,

(g) Not include spiral stairs, or stairs having open risers,

(h) Have stair treads with leading edge which is rounded, and

(i) Have *handrails* on both sides of the *accessible route* when the slope of the route exceeds 1 in 20. The *handrails* shall be continuous along both sides of the stair, ramp and landing except where the *handrail* is interrupted by a doorway.

D1.3.5 Vehicle spaces and circulation routes shall have:

(a) Dimensions appropriate to the *intended use*,

(b) Appropriate crossfall, and slope in the direction of travel,

(c) *Adequate* queuing and circulation space, and

(d) *Adequate* sight distances.

D1.3.6 Vehicle spaces for use by *people with disabilities*, shall, in addition to the requirements of Clause D1.3.5, be:

(a) Provided in sufficient numbers,

(b) Located to avoid conflict between vehicles and people using or moving to or from the space, and

(c) Easy to find as required by Clause F8 Signs.

Limits on application

The limits on application to clause D1.1(c) were amended consequential on the Health Reforms (Transitional Provisions) Act 1993, as from 29 December 2000, by regulation 4(1) Building Amend-

ment Regulations 2000 (SR 2000/119), by substituting the expression “section 47A of the Act” for the expression “section 25 of the Disabled Persons Community Welfare Act 1975”.

Schedule 1 clause D1.3.2: amended, on 31 October 2008, by regulation 7 of the Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358).

Clause D2—MECHANICAL INSTALLATIONS FOR ACCESS

Provisions	Limits on application
<p>OBJECTIVE</p> <p>D2.1 The objective of this provision is to:</p> <p>(a) Safeguard people from injury and loss of amenity while using mechanical installations for movement into, within and out of <i>buildings</i>,</p> <p>(b) Safeguard maintenance personnel from injury while servicing mechanical installations for access, and</p> <p>(c) Ensure that <i>people with disabilities</i> are able to carry out normal activities and processes within <i>buildings</i>.</p> <p>FUNCTIONAL REQUIREMENT</p> <p>D2.2 Mechanical installations for access into, within and out of <i>buildings</i> shall provide for the safe and easy movement of people, and for the safety of maintenance personnel.</p> <p>PERFORMANCE</p> <p>D2.3.1 Mechanical installations for access shall:</p> <p>(a) Move people safely, and stop and hold as required for the normal use of the installation, for all loads up to and including 25 percent in excess of the rated load,</p> <p>(b) Not produce excessive acceleration or deceleration,</p> <p>(c) Be constructed to avoid the likelihood of people falling, tripping, becoming caught, being able to touch or be struck by moving parts, sharp edges or projections, under both normal and reasonably foreseeable abnormal conditions of use,</p> <p>(d) Be constructed to prevent collision between components, or between components and the <i>building</i>,</p> <p>(e) Have a control system that ensures safe abnormal operation in the event of overloading or failure of any single component, and</p>	<p>Objective D2.1(c) shall apply only to those <i>buildings</i> to which section 47A of the Act applies.</p>

Provisions

(f) Be capable of being isolated for inspection, testing and maintenance.

D2.3.2 Mechanical installations for access shall be provided with:

(a) *Adequate* control over normal use, to ensure people's safety throughout any operation involving starting, stopping or changing the direction of travel,

(b) Notification of position, where people are fully enclosed and the installation serves more than two levels,

(c) *Adequate* lighting and ventilation for both normal and emergency use, and

(d) Signs as required by Clause F8 **Signs**,

D2.3.3 Mechanical installations for access shall, for emergency purposes, be provided with a means of:

(a) Calling outside help,

(b) Releasing people safely,

(c) Safeguarding people from exposure to *hazardous* situations, and

(d) Allowing authorised personnel to override the normal running procedure and take exclusive control of the installation.

D2.3.4 Potentially dangerous equipment shall be located in spaces which:

(a) Are secure from unauthorised entry and contain only equipment associated with the installation,

(b) Are appropriately sized and suitably guarded to provide *adequate* safe working areas for maintenance personnel,

(c) Are provided with *adequate* power and lighting for maintenance, and

(d) Have an environment that ensures the safe operation of the equipment under all likely conditions of use.

D2.3.5 Mechanical installations on *accessible routes* shall:

Limits on application

Performance D2.3.3(d) shall not apply to installations travelling less than 15m vertically.

Provisions

- (a) Where the passenger conveyor is manually controlled, provide:
 - (i) controls which are easily identifiable and easy to use,
 - (ii) *adequate* notification that the passenger conveyor has registered a summoning call, and
 - (iii) *adequate* notification that the passenger conveyor has arrived, and of its future direction of travel,
- (b) Where the passenger conveyor is fully enclosed and serves more than two levels, provide an *adequate* means of informing occupants of their location,
- (c) Where appropriate, have doors which:
 - (i) are power operated,
 - (ii) are readily distinguishable from their surroundings, and
 - (iii) where automatic, remain open sufficiently long to enable *people with disabilities* to pass through, and
- (d) Have *handrails* within the passenger conveyor.

Limits on application

The limits on application to clause D2.1(c) were amended consequential on the Health Reforms (Transitional Provisions) Act 1993, as from 29 December 2000, by regulation 4(1) Building Amendment Regulations 2000 (SR 2000/119), by substituting the expression “section 47A of the Act” for the expression “section 25 of the Disabled Persons Community Welfare Act 1975”.

Clause E1—SURFACE WATER

Provisions

OBJECTIVE

E1.1 The objective of this provision is to:

- (a) Safeguard people from injury or illness, and *other property* from damage, caused by *surface water*, and
- (b) Protect the *outfalls* of drainage systems.

FUNCTIONAL REQUIREMENT

E1.2 *Buildings* and *sitework* shall be constructed in a way that protects people and *other property* from the adverse effects of *surface water*.

PERFORMANCE

Limits on application

Provisions

E1.3.1 Except as otherwise required under the Resource Management Act 1991 for the protection of other property, *surface water*, resulting from an event having a 10 percent probability of occurring annually and which is collected or concentrated by *buildings* or *sitework*, shall be disposed of in a way that avoids the likelihood of damage or nuisance to *other property*.

E1.3.2 *Surface water*, resulting from an event having a 2 percent probability of occurring annually, shall not enter *buildings*.

E1.3.3 Drainage systems for the disposal of *surface water* shall be constructed to:

- (a) Convey *surface water* to an appropriate *outfall* using gravity flow where possible,
- (b) Avoid the likelihood of blockages,
- (c) Avoid the likelihood of leakage, penetration by roots, or the entry of ground water where pipes or lined channels are used,
- (d) Provide reasonable access for maintenance and clearing blockages,
- (e) Avoid the likelihood of damage to any *outfall*, in a manner acceptable to the *network utility operator*, and
- (f) Avoid the likelihood of damage from superimposed loads or normal ground movements.

Clause E1.3.1 was amended, as from 22 December 1994, by regulation 3(2)(e) and (f) Building Regulations 1992, Amendment No 1 (SR 1994/263) by substituting the words “Except as otherwise required under the Resource Management Act 1991 for the protection of other property, surface water” for the words “Surface water”.

Clause E1.3.1 was amended, as from 3 January 2002, by regulation 3(7) Building Amendment Regulations 2001 (SR 2001/374), by substituting the words “an event” for the words “a storm”.

Clause E1.3.2 was amended, as from 3 January 2002, by regulation 3(8) Building Amendment Regulations 2001 (SR 2001/374), by substituting the words “an event” for the words “a storm”.

Clause E2—EXTERNAL MOISTURE**Provisions****Objective****Limits on application**

Performance E1.3.2 shall apply only to *Housing, Communal Residential and Communal Non-residential buildings*.

Limits on application

E2.1 The objective of this provision is to safeguard people from illness or injury that could result from external moisture entering the *building*.

Functional requirement

E2.2 *Buildings* must be constructed to provide *adequate* resistance to penetration by, and the accumulation of, moisture from the outside.

Requirement E2.2 does not apply to *buildings* (for example, certain bus shelters, and certain *buildings* used for horticulture or for equipment for washing motor vehicles automatically) if moisture from the outside penetrating them, or accumulating within them, or both, is unlikely to impair significantly all or any of their *amenity*, durability, and stability.

Performance

E2.3.1 Roofs must shed precipitated moisture. In locations subject to snowfalls, roofs must also shed melted snow.

E2.3.2 Roofs and exterior walls must prevent the penetration of water that could cause undue dampness, damage to *building elements*, or both.

E2.3.3 Walls, floors, and structural elements in contact with, or in close proximity to, the ground must not absorb or transmit moisture in quantities that could cause undue dampness, damage to *building elements*, or both.

E2.3.4 *Building elements* susceptible to damage must be protected from the adverse effects of moisture entering the space below suspended floors.

E2.3.5 *Concealed spaces* and cavities in *buildings* must be constructed in a way that prevents external moisture being accumulated or transferred and causing condensation, fungal growth, or the degradation of *building elements*.

E2.3.6 Excess moisture present at the completion of *construction* must be capable of being dissipated without permanent damage to *building elements*.

E2.3.7 *Building elements* must be constructed in a way that makes due allowance for the following:

- (a) the consequences of failure;
- (b) the effects of uncertainties resulting from *construction* or from the sequence in which different aspects of *construction* occur;
- (c) variation in the properties of materials and in the characteristics of the site.

Clause E2 was substituted, as from 21 June 2007, by regulation 4 Building Amendment Regulations 2007 (SR 2007/124).

Clause E3—INTERNAL MOISTURE

Provisions

Objective

E3.1 The objective of this provision is to—

- (a) safeguard people against illness, injury, or loss of amenity that could result from accumulation of internal moisture; and
- (b) protect household units and other property from damage caused by free water from another household unit in the same building.

Functional Requirement

E3.2 Buildings must be constructed to avoid the likelihood of—

- (a) fungal growth or the accumulation of contaminants on linings and other building elements; and
- (b) free water overflow penetrating to an adjoining household unit; and
- (c) damage to building elements caused by the presence of moisture.

Performance

E3.3.1 An adequate combination of thermal resistance, ventilation, and space temperature must be provided to all habitable spaces, bathrooms, laundries, and other spaces where moisture may be generated or may accumulate.

E3.3.2 Free water from accidental overflow from sanitary fixtures or sanitary appliances must be disposed of in a way that avoids loss of

Limits on application

Performance E3.3.1 does not apply to communal non-residential, commercial, industrial, outbuildings, or ancillary buildings.

amenity or damage to household units or other property.

E3.3.3 Floor surfaces of any space containing sanitary fixtures or sanitary appliances must be impervious and easily cleaned.

E3.3.4 Wall surfaces adjacent to sanitary fixtures or sanitary appliances must be impervious and easily cleaned.

E3.3.5 Surfaces of building elements likely to be splashed or become contaminated in the course of the intended use of the building, must be impervious and easily cleaned.

E3.3.6 Surfaces of building elements likely to be splashed must be constructed in a way that prevents water splash from penetrating behind linings or into concealed spaces.

Clause E3 was substituted, as from 14 October 2004, by regulation 3 Building Amendment Regulations 2004 (SR 2004/317).

Clause F1—HAZARDOUS AGENTS ON SITE

Provisions

OBJECTIVE

F1.1 The objective of this provision is to safeguard people from injury or illness caused by *hazardous* agents or *contaminants* on a site.

FUNCTIONAL REQUIREMENT

F1.2 *Buildings* shall be constructed to avoid the likelihood of people within the *building* being adversely affected by *hazardous* agents or *contaminants* on the site.

PERFORMANCE

F1.3.1 Sites shall be assessed to determine the presence and potential threat of any *hazardous* agents or *contaminants*.

F1.3.2 The likely effect of any *hazardous* agent or *contaminant* on people shall be determined taking account of:

- (a) The *intended* use of the *building*,
- (b) The nature, potency or toxicity of the *hazardous* agent or *contaminant*, and,
- (c) The protection afforded by the *building* envelope and *building* systems.

Limits on application

Clause F2—HAZARDOUS BUILDING MATERIALS

Provisions	Limits on application
<p>OBJECTIVE</p> <p>F2.1 The objective of this provision is to safeguard people from injury and illness caused by exposure to <i>hazardous building</i> materials.</p> <p>FUNCTIONAL REQUIREMENT</p> <p>F2.2 <i>Building</i> materials which are potentially <i>hazardous</i>, shall be used in ways that avoid undue risk to people.</p> <p>PERFORMANCE</p> <p>F2.3.1 The quantities of gas, liquid, radiation or solid particles emitted by materials used in the <i>construction of buildings</i>, shall not give rise to harmful concentrations at the surface of the material where the material is exposed, or in the atmosphere of any space.</p> <p>F2.3.2 Transparent panels capable of being mistaken for an unimpeded path of travel shall be marked to make them visible.</p> <p>F2.3.3 Glass or other brittle materials with which people are likely to come into contact shall:</p> <p>(a) If broken on impact, break in a way which is unlikely to cause injury, or</p> <p>(b) Resist a reasonably foreseeable impact without breaking, or</p> <p>(c) Be protected from impact.</p>	<p>Performance F2.3.2 does not apply to <i>Housing</i></p>

Clause F3—HAZARDOUS SUBSTANCES AND PROCESSES

Provisions	Limit on applications
<p>OBJECTIVE</p> <p>F3.1 The objective of this provision is to safeguard people from injury or illness, and <i>other property</i> from damage, caused by <i>hazardous substances</i> or processes in <i>buildings</i>.</p> <p>FUNCTIONAL REQUIREMENT</p> <p>F3.2 <i>Buildings</i> where <i>hazardous substances</i> are stored and hazardous processes undertaken, shall be constructed to provide <i>adequate</i> protection to people and to <i>other property</i>.</p>	

Provisions

PERFORMANCE

F3.3 Spaces in *buildings* where *hazardous substances* are stored, handled or used, or where *hazardous* processes are undertaken, shall be located and constructed to protect people, and *other property*, under both normal and reasonably foreseeable abnormal conditions, and shall be provided with:

- (a) Means of restricting unauthorised access,
- (b) Means of preventing *hazardous substances*, or other materials unacceptable to the *network utility operator*, from entering *sewers* or public *drains*,
- (c) Means of allowing the harmless release of pressure where there is a significant risk of explosion occurring,
- (d) Protected ignition sources where flammable or explosive goods are stored,
- (e) Means of rendering harmless by ventilation, containment, dilution, or chemical or biological action, any radioactive, toxic or flammable vapours, gases or materials which may escape from pipes, vessels or containers,
- (f) Impervious, easily cleaned surface finishes on *building elements* likely to be splashed or become contaminated in the course of the *intended use* of the *building*, and
- (g) Signs as required by Clause F8 **Signs**.

Clause F4—SAFETY FROM FALLING

Provisions

OBJECTIVE

F4.1 The objective of this provision is to safeguard people from injury caused by falling.

FUNCTIONAL REQUIREMENT

F4.2 *Buildings* shall be constructed to reduce the likelihood of accidental fall.

PERFORMANCE

F4.3.1 Where people could fall 1 metre or more from an opening in the external envelope or

Limit on applications

Limits on application

Performance F4.3.1 shall not apply where such a barrier would be incompatible with the *intended use*

Provisions	Limits on application
<p>floor of a <i>building</i>, or from a sudden change of level within or associated with a <i>building</i>, a barrier shall be provided.</p>	<p>of an area, or to temporary barriers on <i>construction</i> sites where the possible fall is less than 3 metres, or to <i>buildings</i> providing pedestrian access in remote locations where the route served presents similar natural hazards.</p>
<p>F4.3.2 Roofs with permanent access shall have barriers provided.</p>	
<p>F4.3.3 Swimming pools having a depth of water exceeding 400mm, shall have barriers provided.</p>	<p>Performance F4.3.3 shall not apply to any pool exempted under section 5 of the Fencing of Swimming Pools Act 1987.</p>
<p>F4.3.4 Barriers shall:</p>	
<p>(a) Be continuous and extend for the full extent of the hazard,</p>	
<p>(b) Be of appropriate height,</p>	
<p>(c) Be constructed with <i>adequate</i> rigidity,</p>	
<p>(d) Be of <i>adequate</i> strength to withstand the foreseeable impact of people and, where appropriate, the static pressure of people pressing against them,</p>	
<p>(e) Be constructed to prevent people from falling through them, and</p>	
<p>(f) In the case of a swimming pool, restrict the access of children under 6 years of age to the pool or the immediate pool area.</p>	<p>Performance F4.3.4(f) shall not apply to any pool exempted under section 5 of the Fencing of Swimming Pools Act 1987.</p>
<p>(g) Restrict the passage of children under 6 years of age when provided to guard a change of level in areas likely to be frequented by them.</p>	
<p>(h) Be constructed so that they are not readily able to be used as seats.</p>	<p>Performance F4.3.4(h) does not apply to <i>Housing</i>.</p>
<p>F4.3.5 Barriers to swimming pools shall have in addition to performance F4.3.4:</p>	
<p>(a) All gates and doors fitted with latching devices not readily operated by children, and constructed to automatically close and latch when released from any stationary position 150mm or more from the closed and secured</p>	

Provisions	Limits on application
<p>position, but excluding sliding and sliding-folding doors that give access to the immediate pool surround from a building that forms part of the barrier, and</p> <p>(b) No permanent objects on the outside of the barrier that could provide a climbing step.</p>	
<p>Clause F4.3.1 was amended, as from 3 January 2002, by regulation 3(9) Building Amendment Regulations 2001 (SR 2001/374), by adding, to the entry adjacent to clause F4.3.1 in the column headed “Limits on application”, the words “, or to <i>buildings</i> providing pedestrian access in remote locations where the route served presents similar natural hazards”.</p> <p>Clause F4.3.3 was amended, as from 22 December 1994, by regulation 5(1) Buildings Regulations 1992, Amendment No 1 (SR 1994/263) by substituting the words “have barriers provided” for the words “be constructed with a barrier to restrict access to the pool or the immediate pool area, by children under 6 years of age”.</p> <p>Clause F4.3.4 was amended, as from 22 December 1994, by regulation 5(2) Buildings Regulations 1992, Amendment No 1 (SR 1994/263) by substituting para (f), inserting the text opposite para (f), and inserting para (g).</p> <p>Clause F4.3.4(h) was inserted, as from 21 June 2007, by regulation 5 Building Amendment Regulations 2007 (SR 2007/124).</p> <p>Clause F4.3.5 was amended, as from 22 December 1994, by regulation 5(3) Buildings Regulations 1992, Amendment No 1 (SR 1994/263) by substituting para (a).</p>	

Clause F5—CONSTRUCTION AND DEMOLITION HAZARDS

Provisions	Limits on applications
<p>OBJECTIVE</p>	
<p>F5.1 The objective of this provision is to safeguard people from injury, and other property from damage, caused by construction or demolition site hazards.</p>	
<p>FUNCTIONAL REQUIREMENT</p>	
<p>F5.2 Construction and demolition work on buildings shall be performed in a manner that avoids the likelihood of:</p>	
<p>(a) Objects falling onto people on or off the site, (b) Objects falling on property off the site, (c) Other hazards arising on the site affecting people off the site and other property, and (d) Unauthorised entry of children to hazards on the site.</p>	
<p>PERFORMANCE</p>	
<p>F5.3.1 Suitable construction methods shall be used to avoid the likelihood of tools or materials</p>	

Provisions

falling onto places where people might be present.

F5.3.2 Where construction or demolition work presents a hazard in places to which the public has access, barriers shall be provided and shall:

- (a) Be of appropriate height and construction to prevent site hazards from harming traffic or passersby,
- (b) Be difficult to climb,
- (c) Have no opening other than those approved by the territorial authority for access and viewing,
- (d) Have no gates or doors which project beyond the site when opened,
- (e) Contain no projection that would be a hazard to traffic or people, and
- (f) Be clearly marked where the barrier itself may otherwise present a hazard to traffic or passersby.

F5.3.3 Where a construction or demolition site contains any hazard which might be expected to attract the unauthorised entry of children, the hazard shall be enclosed to restrict access by children.

F5.3.4 Suitable barriers shall be constructed to provide a safe route for people where lifting equipment creates a risk of accident from objects falling on a place of public access, or where a similar risk results from the height at which construction or demolition work is being carried out.

Clause F5 was amended, as from 22 December 1994, by regulation 6 Buildings Regulations 1992, Amendment No 1 (SR 1994/263) by substituting the expression “F5.2” for the expression “F5” immediately under the heading “FUNCTIONAL REQUIREMENT”.

Limits on applications**Clause F6—Visibility in escape routes****Provisions****Objective**

F6.1 The objective of this provision is to help safeguard people from injury in *escape routes* during failure of the main lighting.

Limits on application

Functional requirement

F6.2 *Specified features* in *escape routes* must be made *reasonably visible* by lighting systems, other systems, or both, during failure of the main lighting.

Requirement F6.2 does not apply to *Detached Dwellings, household units* within *Multi-unit Dwellings, Outbuildings, backcountry huts, or Ancillary buildings*.

Performance

F6.3.1 *Specified features* in *escape routes* must, when the systems for visibility are at their design level, be *reasonably visible*.

Performance F6.3.1 does not apply to *specified features* in the initial 20 metres of an *escape route* if the risk of injury, or impediment to movement of people, due to the *specified features* not being visible is low for example, because people are familiar with the *escape route*, the *escape route* is level, and people do not require assistance to escape).

F6.3.2 The systems for visibility must operate to the following percentages of their design levels within the following times after failure of the main lighting:

- (a) 80% in 0.5 seconds in locations (examples of which are given by performance F6.3.3) where there is a high risk of injury due to delay in operation of the systems for visibility; and
- (b) 10% in 0.5 seconds, and 80% in 30 seconds, in stairs and in locations that are unfamiliar to users; and
- (c) 10% in 20 seconds, and 80% in 60 seconds, in all other locations.

F6.3.3 Examples of locations (referred to in performance F6.3.2(a)) where there is a high risk of injury due to delay in operation of the systems for visibility include:

- (a) areas where dangerous machinery is installed:
- (b) areas where hazardous processes take place:
- (c) clinical areas of hospitals:
- (d) prisons and other *buildings* in which people are detained:
- (e) any part of an *escape route* designed for use at any time by more than 250 people.

F6.3.4 The systems for visibility must operate continuously in *buildings* or parts of *buildings* in the following risk groups for the following periods after failure of the main lighting:

(a) *risk group A*, until restoration of the main lighting system:

(b) *risk group B*, 90 minutes:

(c) *risk group C*, 30 minutes.

F6.3.5 Despite performance F6.3.4, if a *building* or part of a *building* falls into both *risk group A* and *risk group B*, the systems for visibility must operate for whichever is the longer of the periods specified in performance F6.3.4(a) and (b).

F6.3.6 Signs to indicate escape routes must be provided as required by Clause F8“Signs”.

Schedule 1 clause F6.2: amended, on 31 October 2008, by regulation 8 of the Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358).

Clause F6.2 was amended, as from 22 December 1994, by regulation 7(1) Buildings Regulations 1992, Amendment No 1 (SR 1994/263) by substituting the word “Ancillary” for the word “Ancillary”.

Clause F6.3.1 was amended, as from 22 December 1994, by regulation 7(2) Buildings Regulations 1992, Amendment No 1 (SR 1994/263) by inserting the words “or 30 minutes, whichever is the greater”.

Clause F6 was substituted, as from 21 June 2007, by regulation 6(1) Building Amendment Regulations 2007 (SR 2007/124).

Clause F7—WARNING SYSTEMS

Provisions

OBJECTIVE

F7.1 The objective of this provision is to safeguard people from injury or illness due to lack of awareness of an emergency.

FUNCTIONAL REQUIREMENT

F7.2 *Buildings* shall be provided with appropriate means of warning people to escape to a *safe place* in an emergency.

PERFORMANCE

F7.3.1 A means of warning must alert people to the emergency in *adequate* time for them to reach a *safe place*.

Limits on application

Performance F7.3 does not apply to *Out-buildings*, *backcountry huts*, or *Ancillary buildings*.

Provisions

F7.3.2 Appropriate means of detection and warning for fire must be provided within each *household unit*.

F7.3.3 Appropriate means of warning for fire and other emergencies must be provided in *buildings* as necessary to satisfy the other performance requirements of this code.

Limits on application

Clause F7.2 was amended, as from 24 April 2003, by regulation 3(1) Buildings Amendment Regulations (SR 2003/61) by adding the words “in an emergency”.

Clause F7.3 was amended, as from 22 December 1994, by regulation 8 Buildings Regulations 1992, Amendment No 1 (SR 1994/263) by substituting the word “Ancillary” for the word “Ancilliary”.

Clause F7.3 was substituted, as from 24 April 2003, by regulation 3(2) Buildings Amendment Regulations (SR 2003/61).

Schedule 1 clause F7.3.1: amended, on 31 October 2008, by regulation 9 of the Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358).

Clause F8—SIGNS

Provisions

OBJECTIVE

F8.1 The objective of this provision is to:

- (a) Safeguard people from injury or illness resulting from inadequate identification of *escape routes*, or of hazards within or about the *building*,
- (b) Safeguard people from loss of *amenity* due to inadequate direction, and
- (c) Ensure that *people with disabilities* are to carry out normal activities and processes within *buildings*.

FUNCTIONAL REQUIREMENT

F8.2 Signs shall be provided in and about *buildings* to identify:

- (a) *Escape routes*,
- (b) Emergency related safety features,
- (c) Potential hazards, and
- (d) *Accessible routes* and facilities for *people with disabilities*.

PERFORMANCE

Limits on application

Objective F8.1(c) shall apply only to those *buildings* to which section 47A of the Act applies.

Requirement F8.2 shall not apply to *Detached Dwellings*, or within *household units* of *Multi-unit Dwellings*.

Provisions

F8.3.1 Signs shall be clearly visible and readily understandable under all conditions of foreseeable use.

F8.3.2 Signs indicating potential hazards shall be provided in sufficient locations to notify people before they encounter the hazard.

F8.3.3 Signs to facilitate escape shall:

(a) Be provided in sufficient locations to identify *escape routes* and guide people to a *safe place*, and

(b) Remain visible during failure of the main lighting for the period required by performance F6.3.4 and performance F6.3.5.

F8.3.4 Signs shall be provided in sufficient locations to identify *accessible routes* and facilities provided for *people with disabilities*.

Limits on application

The limits on application to clause F8.1(c) were amended consequential on the Health Reforms (Transitional Provisions) Act 1993, as from 29 December 2000, by regulation 4(1) Building Amendment Regulations 2000 (SR 2000/119), by substituting the expression “section 47A of the Act” for the expression “section 25 of the Disabled Persons Community Welfare Act 1975”.

Clause F8.3.3(b) was substituted, as from 21 June 2007, by regulation 6(4) Building Amendment Regulations 2007 (SR 2007/124).

Clause G1—PERSONAL HYGIENE**Provisions****OBJECTIVE**

G1.1 The objective of this provision is to:

(a) Safeguard people from illness caused by infection or contamination,

(b) Safeguard people from loss of *amenity* arising from the absence of appropriate personal hygiene facilities, and

(c) Ensure *people with disabilities* are able to carry out normal activities and processes within *buildings*.

FUNCTIONAL REQUIREMENT

G1.2 *Buildings* shall be provided with appropriate spaces and facilities for personal hygiene.

PERFORMANCE**Limits on application**

Objective G1.1(c) shall apply only to those *buildings* to which section 47A of the Act applies.

Provisions

G1.3.1 *Sanitary fixtures* shall be provided in sufficient number and be appropriate for the people who are intended to use them.

G1.3.2 *Sanitary fixtures* shall be located, constructed and installed to:

- (a) Facilitate *sanitation*,
- (b) Avoid risk of food contamination,
- (c) Avoid harbouring dirt or germs,
- (d) Provide appropriate privacy,
- (e) Avoid affecting occupants of adjacent spaces from the presence of unpleasant odours, accumulation of offensive matter, or other source of annoyance,
- (f) Allow effective cleaning,
- (g) Discharge to a plumbing and drainage system as required by clause G13 **Foul Water** when water-borne disposal is used, and
- (h) Provide a healthy safe disposal system when non-water-borne disposal is used.

G1.3.3 Facilities for personal hygiene shall be provided in convenient locations.

G1.3.4 Personal hygiene facilities provided for *people with disabilities* shall be *accessible*.

Limits on application

Performance G1.3.4 shall not apply to *Housing, Outbuildings, backcountry huts, Ancillary buildings*, and to *Industrial buildings* where no more than 10 people are employed.

The limits on application to clause G1.1(c) were amended consequential on the Health Reforms (Transitional Provisions) Act 1993, as from 29 December 2000, by regulation 4(1) Building Amendment Regulations 2000 (SR 2000/119), by substituting the expression “section 47A of the Act” for the expression “section 25 of the Disabled Persons Community Welfare Act 1975”.

Schedule 1 clause G1.3.4: amended, on 31 October 2008, by regulation 10 of the Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358).

Clause G2—LAUNDERING

Provisions

OBJECTIVE

G2.1 The objective of this provision is to ensure:

- (a) *Adequate amenities* for people to do laundering, and

Limits on application

Provisions	Limits on application
<p>(b) That <i>people with disabilities</i> are able to carry out normal activities and processes within buildings.</p> <p>FUNCTIONAL REQUIREMENT</p> <p>G2.2 <i>Buildings</i> shall be provided with <i>adequate</i> space and facilities for laundering.</p> <p>PERFORMANCE</p> <p>G2.3.1 Facilities shall have capacity for the <i>intended use</i>, and consist of <i>fixtures</i>, or space and services for appliances.</p> <p>G2.3.2 Space shall be <i>adequate</i> in size to provide for the installation and use of <i>fixtures</i> or appliances.</p> <p>G2.3.3 Space and facilities shall be provided within each accommodation unit or may be grouped elsewhere in a convenient location.</p> <p>G2.3.4 <i>Accessible</i> facilities shall be provided for <i>people with disabilities</i>.</p>	<p>Objective G2.1(b) shall apply to those <i>buildings</i> to which section 47A of the Act applies.</p> <p>Requirement G2.2 shall apply only to <i>Housing</i>, old people's homes, early childhood centres, camping grounds and work camps.</p> <p>Performance G2.3.4 shall apply only to camping grounds.</p>
<p>The limits on application to clause G2.1(b) were amended consequential on the Health Reforms (Transitional Provisions) Act 1993, as from 29 December 2000, by regulation 4(1) Building Amendment Regulations 2000 (SR 2000/119), by substituting the expression "section 47A of the Act" for the expression "section 25 of the Disabled Persons Community Welfare Act 1975".</p>	

Clause G3—FOOD PREPARATION AND PREVENTION OF CONTAMINATION

Provisions	Limits on application
<p>OBJECTIVE</p> <p>G3.1 The objective of this provision is to:</p> <p>(a) Safeguard people from illness due to contamination,</p> <p>(b) Enable hygienic food preparation without loss of <i>amenity</i>, and</p> <p>(c) Ensure that <i>people with disabilities</i> are able to carry out normal activities and processes within <i>buildings</i>.</p> <p>FUNCTIONAL REQUIREMENT</p> <p>G3.2.1 <i>Buildings</i> shall be provided with space and facilities for the hygienic storage,</p>	<p>Objective G3.1(c) shall apply only to those <i>buildings</i> to which section 47A of the Act applies.</p> <p>Requirement G3.2.1 shall apply to <i>Housing</i>, work camps, old people's homes and early childhood centres,</p>

Provisions	Limits on application
preparation and cooking of food, that are <i>adequate</i> for the <i>intended use</i> of the <i>building</i> .	and where appropriate shall also apply to <i>Commercial</i> and <i>Industrial buildings</i> whose intended uses include the manufacture, preparation, packaging or storage of food.
G3.2.2 <i>Buildings</i> used for the storage, manufacture or processing of food, including animal products, shall be constructed to safeguard the contents from contamination.	
G3.2.3 <i>Buildings</i> used for the medical treatment of humans or animals, or the reception of dead bodies, shall be constructed to avoid the spread of contamination from the <i>building</i> contents.	
PERFORMANCE	
G3.3.1 Food preparation facilities shall be hygienic and include:	
(a) Space for a refrigerator, or a perishable food storage area capable of being cooled and protected from vermin and insects,	Performance G3.3.1(a) and (b) shall apply to <i>Housing</i> , work camps, old people's homes, early childhood centres and <i>Commercial</i> or <i>Industrial buildings</i> whose <i>intended uses</i> include the handling of perishable food.
(b) Means for food rinsing, utensil washing and waste water disposal,	
(c) Means for cooking food, and	Performance G3.3.1(c) shall apply to <i>Housing</i> , work camps, old people's homes and early childhood centres.
(d) Space and a surface for food preparation.	Performance G3.3.1(d) shall apply to <i>Housing</i> , work camps, old people's homes and early childhood centres.
G3.3.2 Spaces for food preparation and utensil washing shall have:	
(a) Interior linings and work surfaces shall be <i>impervious</i> and easily cleaned,	
(b) All <i>building elements</i> constructed with materials which are free from <i>hazardous substances</i> which could cause contamination to the <i>building</i> contents, and	Performance G3.3.2(b) shall apply to <i>Housing</i> , work camps, old people's homes and early childhood centres, and where appropriate shall also apply to <i>Commercial</i> and <i>Industrial buildings</i> whose <i>intended uses</i>

Provisions	Limits on application
<p>(c) Exposed <i>building elements</i> located and shaped to avoid the accumulation of dirt.</p> <p>G3.3.3 An <i>adequate</i> energy supply shall be provided, appropriately located for use by cooking and refrigeration appliances.</p> <p>G3.3.4 Space and facilities shall be provided within each <i>household unit</i>, or grouped elsewhere in a convenient location.</p> <p>G3.3.5 Where facilities are provided for <i>people with disabilities</i> they shall be <i>accessible</i>.</p> <p>G3.3.6 Spaces in <i>buildings</i> shall be protected from the likelihood of contamination or vermin entering areas used for the storage, processing or preparation of food, and shall have a means of preventing contamination spreading from these areas to other spaces.</p>	<p>include the manufacture, preparation, packaging or storage of food.</p> <p>Performance G3.3.2(c) shall not apply to <i>Housing</i>.</p> <p>Performance G3.3.5 shall apply only to camping grounds and <i>accessible accommodation units</i> in <i>Communal Residential buildings</i>.</p> <p>Performance G3.3.6 shall apply to <i>Commercial</i> or <i>Industrial buildings</i> whose <i>intended uses</i> include the handling of perishable food, the medical treatment of humans or animals, the slaughter of animals or the reception of dead bodies.</p>

Clause G3 was amended, as from 22 December 1994, by regulation 9 Buildings Regulations 1992, Amendment No 1 (SR 1994/263) by substituting the expression “G3.2.3” for the expression “G3.2.2” where it secondly occurred under the heading “FUNCTIONAL REQUIREMENT”.

The limits on application to clause G3.1(c) were amended consequential on the Health Reforms (Transitional Provisions) Act 1993, as from 29 December 2000, by regulation 4(1) Building Amendment Regulations 2000 (SR 2000/119), by substituting the expression “section 47A of the Act” for the expression “section 25 of the Disabled Persons Community Welfare Act 1975”.

Clause G4—VENTILATION

Provisions	Limits on application
<p>OBJECTIVE</p> <p>G4.1 The objective of this provision is to safeguard people from illness or loss of <i>amenity</i> due to lack of fresh air.</p> <p>FUNCTIONAL REQUIREMENT</p> <p>G4.2 Spaces within <i>buildings</i> shall be provided with <i>adequate</i> ventilation consistent with their maximum occupancy and their intended use.</p> <p>PERFORMANCE</p> <p>G4.3.1 Spaces within <i>buildings</i> shall have means of ventilation with <i>outdoor</i> air that will</p>	

Provisions

provide an *adequate* number of air changes to maintain air purity.

G4.3.2 Mechanical air-handling systems shall be constructed and maintained in a manner that prevents harmful bacteria, pathogens and allergens from multiplying within them.

G4.3.3 *Buildings* shall have a means of collecting or otherwise removing the following products from the spaces in which they are generated:

- (a) Cooking fumes and odours,
- (b) Moisture from laundering, utensil washing, bathing and showering,
- (c) Odours from sanitary and waste storage spaces,
- (d) Gaseous by-products and excessive moisture from commercial or industrial processes,
- (e) Poisonous fumes and gases,
- (f) Flammable fumes and gases,
- (g) Airborne particles,
- (h) Bacteria, viruses or other pathogens, or
- (i) Products of combustion.

G4.3.4 Contaminated air shall be disposed of in a way which avoids creating a nuisance or hazard to people and *other property*.

G4.3.5 The quantities of air supplied for ventilation shall meet the additional demands of any fixed *combustion appliances*.

Clause G4.2 Schedule was amended, as from 11 September 1997, by regulation 3(1) Building Amendment Regulations 1997 (SR 1997/156) by inserting the words “and their intended use”.

Clause G4.3.3(b) Schedule was amended, as from 11 September 1997, by regulation 3(1) Building Amendment Regulations 1997 (SR 1997/156) by substituting the word “Moisture” for the word “Steam”.

Clause G5—INTERIOR ENVIRONMENT

Provisions

OBJECTIVE

G5.1 The objective of this provision is to:

- (a) Safeguard people from illness caused by low air temperature,

Limits on application

Limits on application

Provisions	Limits on application
<p>(b) Safeguard people from injury or loss of <i>amenity</i> caused by inadequate activity space,</p> <p>(c) Safeguard people from injury caused by unsafe installations, and</p> <p>(d) Ensure that <i>people with disabilities</i> are able to carry out normal activities and processes within <i>buildings</i>.</p>	<p>Objective G5.1(d) shall apply to those <i>buildings</i> to which section 47A of the Act applies.</p>
<p>FUNCTIONAL REQUIREMENT</p>	
<p>G5.2.1 <i>Buildings</i> shall be constructed to provide:</p>	
<p>(a) An <i>adequate</i>, controlled interior temperature,</p>	<p>Requirement G5.2.1(a) shall apply only to <i>habitable spaces</i>, bathrooms and recreation rooms in old people's homes and early childhood centres.</p>
<p>(b) <i>Adequate</i> activity space for the <i>intended use</i>, and</p>	<p>Requirement G5.2.1(b) shall apply only to <i>old people's homes</i>.</p>
<p>(c) <i>Accessible</i> spaces and facilities.</p>	<p>Requirement G5.2.1(c) shall apply only to <i>Communal Residential, Communal Non-residential, and Commercial buildings</i>.</p>
<p>G5.2.2 Heating appliances in <i>buildings</i> shall be installed in a way that reduces the likelihood of injury.</p>	
<p>PERFORMANCE</p>	
<p>G5.3.1 <i>Habitable spaces</i>, bathrooms and recreation rooms shall have provision for maintaining the internal temperature at no less than 16°C measured at 750mm above floor level, while the space is <i>adequately</i> ventilated.</p>	<p>Performance G5.3.1 shall apply only to old people's homes and early childhood centres.</p>
<p>G5.3.2 Heating appliances, and any attached cables, pipes or other fittings shall be securely fixed in place.</p>	<p>Performance G5.3.2 shall apply only to old people's homes and early childhood centres.</p>
<p>G5.3.3 <i>Habitable spaces</i> shall have sufficient space for activity, furniture, and sanitary and mobility aids.</p>	<p>Performance G5.3.3 shall apply only to old people's homes.</p>
<p>G5.3.4 Where reception counters or desks are provided for public use, at least one counter or desk shall be <i>accessible</i>.</p>	<p>Performance G5.3.4 applies only to <i>Communal Residential, Communal Non-Residential, and Commercial buildings</i>.</p>

Provisions	Limits on application
<p>G5.3.5 <i>Buildings</i> shall be provided with listening systems which enable enhanced hearing by people with hearing aids.</p>	Performance G5.3.5 applies only to:
<p>G5.3.6 Enhanced listening systems shall be identified by signs complying with Clause F8 Signs.</p>	<ul style="list-style-type: none">(a) <i>Communal Non-Residential</i> assembly spaces occupied by more than 250 people, and(b) Any theatre, cinema, or public hall, and(c) Assembly spaces in old people's homes occupied by more than 20 people.

Clause G5 was amended, as from 22 December 1994, by regulation 10 Buildings Regulations 1992, Amendment No 1 (SR 1994/263) by substituting the expression "old people's homes" for the expression "old people's homes" in italics in the second column, opposite clause G5.2.1(b)

The limits on application to clause G5.1(d) were amended consequential on the Health Reforms (Transitional Provisions) Act 1993, as from 29 December 2000, by regulation 4(1) Building Amendment Regulations 2000 (SR 2000/119), by substituting the expression "section 47A of the Act" for the expression "section 25 of the Disabled Persons Community Welfare Act 1975".

Clause G6—AIRBORNE AND IMPACT SOUND

Provisions	Limits on application
<p>OBJECTIVE</p>	
<p>G6.1 The objective of this provision is to safeguard people from illness or loss of <i>amenity</i> as a result of undue noise being transmitted between abutting occupancies.</p>	
<p>FUNCTIONAL REQUIREMENT</p>	
<p>G6.2 <i>Building elements</i> which are common between occupancies, shall be constructed to prevent undue noise transmission from other occupancies or common spaces, to the <i>habitable spaces</i> of household units.</p>	
<p>PERFORMANCE</p>	
<p>G6.3.1 The <i>Sound Transmission Class</i> of walls, floors and ceilings, shall be no less than 55.</p>	
<p>G6.3.2 The <i>Impact Insulation Class</i> of floors shall be no less than 55.</p>	

Clause G7—NATURAL LIGHT**Provisions****OBJECTIVE**

G7.1 The objective of this provision is to safeguard people from illness or loss of *amenity* due to isolation from natural light and the outside environment.

FUNCTIONAL REQUIREMENT

G7.2 *Habitable spaces* shall provide *adequate* openings for natural light and for a visual awareness of the outside environment.

PERFORMANCE

G7.3.1 Natural light shall provide an *illuminance* of no less than 30 lux at floor level for 75 percent of the *standard year*.

G7.3.2 Openings to give awareness of the outside shall be transparent and provided in suitable locations.

Limits on application

Requirement G7.2 shall apply only to *Housing*, old people's homes and early childhood centres.

Clause G8—ARTIFICIAL LIGHT**Provisions****OBJECTIVE**

G8.1 The objective of this provision is to safeguard people from injury due to lack of *adequate* lighting.

FUNCTIONAL REQUIREMENT

G8.2 Spaces within *buildings* used by people, shall be provided with *adequate* artificial lighting which, when activated in the absence of sufficient natural light, will enable safe movement.

Limits on application

Requirement G8.2 shall apply to:

- (a) All exitways in *Multi-unit Dwellings, Group Dwellings and Communal Residential, (except backcountry huts) Communal Non-residential, Commercial and Industrial buildings,*
- (b) All access routes except those in *Outbuildings, backcountry huts, and Ancillary buildings,* and
- (c) All common spaces within *Multi-unit Dwellings, Group Dwellings, and Communal*

Provisions	Limits on application
<p>PERFORMANCE</p> <p>G8.3 <i>Illuminance</i> at floor level shall be no less than 20 lux.</p>	<p><i>Residential</i> (except <i>backcountry huts</i>) and <i>Communal Non-residential buildings</i>.</p> <p>Performance G8.3 does not apply during a failure of the main lighting, when the requirements in Clause F6 “Visibility in escape routes” apply.</p>
<p>Schedule 1 clause G8.2 paragraph (a): amended, on 31 October 2008, by regulation 11(1) of the Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358).</p> <p>Schedule 1 clause G8.2 paragraph (b): amended, on 31 October 2008, by regulation 11(2) of the Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358).</p> <p>Schedule 1 clause G8.2 paragraph (c): amended, on 31 October 2008, by regulation 11(3) of the Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358).</p> <p>Clause G8.3 was amended, as from 21 June 2007, by regulation 6(5) Building Amendment Regulations 2007 (SR 2007/124) by substituting the limit on application.</p>	

Clause G9—ELECTRICITY

Provisions	Limits on application
<p>OBJECTIVE</p> <p>G9.1 The objective of this provision is to ensure that:</p> <p>(a) In <i>buildings</i> supplied with electricity, the <i>electrical installation</i> has safeguards against outbreak of <i>fire</i> and personal injury, and</p> <p>(b) <i>People with disabilities</i> are able to carry out normal activities and processes within <i>buildings</i>.</p>	<p>Objective G9.1(b) shall apply only to those <i>buildings</i> to which section 47A of the Act applies.</p>
<p>FUNCTIONAL REQUIREMENT</p> <p>G9.2 Where provided in a <i>building</i>, <i>electrical installations</i> shall be safe for their <i>intended use</i>.</p>	
<p>PERFORMANCE</p> <p>G9.3.1 The <i>electrical installation</i> shall incorporate systems to:</p> <p>(a) Protect people from contact with parts of the installation which are live during normal operation, and to prevent parts of the installation or other <i>building elements</i> becoming live during fault conditions,</p> <p>(b) Permit the safe isolation of the installation and of electrical fittings and appliances,</p>	

Provisions

- (c) Safeguard people from excessive temperatures resulting from either normal operation of electrical equipment, or from currents which could exceed the installation rating,
- (d) Safeguard people from injury which may result from electromechanical stress in electrical components caused by currents in excess of the installation rating,
- (e) Protect *building elements* from risk of ignition, impairment of their physical or mechanical properties, or function, due to temperature increases resulting from heat transfer or electric arc,
- (f) Operate safely in its intended environment, and
- (g) Safeguard against ignition of the surrounding atmosphere where it is potentially flammable or explosive.

G9.3.2 An *electrical installation* supplying an *essential service* shall:

- (a) Maintain the supply for a time appropriate to that service, and
- (b) Be capable of being isolated from the supply system, independently of the remainder of the installation.

G9.3.3 An *electrical installation* connected to an *electrical supply system*, shall contain safeguards which protect the safety features of the external supply.

G9.3.4 In *buildings* intended for use by *people with disabilities*, light switches and plug socket outlets shall be *accessible* and usable.

Limits on application

Performance G9.3.4 shall not apply to Housing, *Outbuildings*, *Ancillary buildings*, and to *Industrial buildings* where no more than 10 people are employed.

The limits on application to clause G9.1(b) were amended consequential on the Health Reforms (Transitional Provisions) Act 1993, as from 29 December 2000, by regulation 4(1) Building Amend-

ment Regulations 2000 (SR 2000/119), by substituting the expression “section 47A of the Act” for the expression “section 25 of the Disabled Persons Community Welfare Act 1975”.

Clause G10—PIPED SERVICES

Provisions

OBJECTIVE

G10.1 The objective of this provision is to safeguard people from injury or illness caused by extreme temperatures or *hazardous substances* associated with *building* services.

FUNCTIONAL REQUIREMENT

G10.2 In *buildings* provided with potentially *hazardous* services containing hot, cold, flammable, corrosive or toxic fluids, the installations shall be constructed to provide *adequate* safety for people.

PERFORMANCE

G10.3.1 Piping systems shall be constructed to avoid the likelihood of:

- (a) Significant leakage or damage during normal or reasonably foreseeable abnormal conditions,
- (b) Detrimental contamination of the contents by other substances,
- (c) Adverse interaction between services, or between piping and electrical systems, and
- (d) People having contact with pipes which could cause them harm.

G10.3.2 Provision shall be made for the ready removal of moisture or condensate in gas pipes.

G10.3.3 Pipes shall be protected against corrosion in the environment of their use.

G10.3.4 Piping systems shall be identified with markings if the contents are not readily apparent from the location or associated equipment.

G10.3.5 Enclosed spaces shall be constructed to avoid the likelihood of accumulating vented or leaking gas.

G10.3.6 Piped systems shall have isolation devices which permit the installation or individual items of apparatus to be isolated from the supply system, for maintenance, testing, fault detection and repair.

Limits on application

Clause G11—GAS AS AN ENERGY SOURCE**Provisions****OBJECTIVE**

G11.1 The objective of this provision is to:

- (a) Safeguard people from injury arising from the use of gas as an energy source,
- (b) Safeguard people and *other property* from the risk of *fire* or explosion, and
- (c) Safeguard people from loss of *amenity* due to the gas supply being inadequate for the *intended use*.

FUNCTIONAL REQUIREMENT

G11.2 *In buildings* where gas is used as an energy source, the supply system shall be safe and *adequate* for its *intended use*.

PERFORMANCE

G11.3.1 Supply systems shall be constructed to maintain a safe pressure range appropriate to the appliances and the type of gas used.

G11.3.2 The gas supply to all appliances in a single ventilated space, shall be fitted with an automatic cut-off activated by failure of any continuous forced ventilation system used for combustion, ventilation or safe operation of a fixed gas appliance.

G11.3.3 A flued fixed gas appliance shall have no adverse interaction with any other flued appliance.

G11.3.4 Supply systems shall have isolation devices which permit the whole installation, or individual items of apparatus, to be isolated from the supply for maintenance, testing, fault detection or repair.

G11.3.5 Where gas is supplied from an external source, the supply system within *buildings* shall be constructed to avoid the likelihood of:

- (a) Contamination of the external supply from other gas sources within the *building*,
- (b) Adverse effects on the pressure of the external supply, and

Limits on application

Provisions	Limits on application
<p>(c) The external supply pipe acting as an earthing conductor.</p> <p>G11.3.6 The location and installation of meters and service risers shall meet the requirements of the <i>network utility operator</i>.</p>	
Clause G12—WATER SUPPLIES	
Provisions	Limits on application
OBJECTIVE	
<p>G12.1 The objective of this provision is to</p> <p>(a) safeguard people from illness or injury caused by contaminated water:</p> <p>(b) safeguard people from injury caused by hot water system explosion, or from contact with excessively hot water:</p> <p>(c) safeguard people from loss of <i>amenity</i> arising from—</p> <p>(i) a lack of hot water for personal hygiene; or</p> <p>(ii) water for human consumption that is offensive in appearance, odour, or taste:</p> <p>(d) ensure that <i>people with disabilities</i> are able to carry out normal activities and functions within <i>buildings</i>.</p>	<p>Objective G12.1(d) applies only to those <i>buildings</i> to which section 47A of the Act applies.</p>
FUNCTIONAL REQUIREMENT	
<p>G12.2 <i>Buildings</i> provided with water outlets, <i>sanitary fixtures</i>, or <i>sanitary appliances</i> must have safe and <i>adequate</i> water supplies.</p>	
PERFORMANCE	
<p>G12.3.1 Water intended for human consumption, food preparation, utensil washing, or oral hygiene must be potable</p>	<p>Performance G12.3.1 does not apply to <i>backcountry huts</i>.</p>
<p>G12.3.2 A potable water supply system must be—</p> <p>(a) protected from contamination; and</p> <p>(b) installed in a manner that avoids the likelihood of contamination within the system and the <i>water main</i>; and</p> <p>(c) installed using components that will not contaminate the water.</p>	

Provisions

G12.3.3 A non-potable *water supply system* used for personal hygiene must be installed in a manner that avoids the likelihood of illness or injury being caused by the system.

G12.3.4 Water pipes and outlets provided with non-potable water must be clearly identified.

G12.3.5 *Sanitary fixtures and sanitary appliances* must be provided with hot water when intended to be used for—

- (a) utensil washing; and
- (b) personal washing, showering, or bathing

G12.3.6 If hot water is provided to *sanitary fixtures* and *sanitary appliances* used for personal hygiene, it must be delivered at a temperature that avoids the likelihood of scalding.

G12.3.7 *Water supply systems* must be installed in a manner that—

- (a) pipes water to *sanitary fixtures* and *sanitary appliances* at flow rates that are *adequate* for the correct functioning of those *fixtures* and *appliances* under normal conditions; and
- (b) avoids the likelihood of leakage; and
- (c) allows reasonable access to components likely to need maintenance; and
- (d) allows the system and any backflow prevention devices to be isolated for testing and maintenance.

G12.3.8 Vessels used for producing or storing hot water must be provided with safety features that—

- (a) relieve excessive pressure during both normal and abnormal conditions; and
- (b) limit temperatures to avoid the likelihood of flash steam production in the event of rupture.

G12.3.9 A *hot water system* must be capable of being controlled to prevent the growth of legionella bacteria.

Limits on application

Performance G12.3.5(b) applies to only *housing*, retirement homes, and early childhood centres.

Provisions	Limits on application
G12.3.10 Water supply taps must be <i>accessible</i> and usable for <i>people with disabilities</i> .	Performance G12.3.10 applies only to those <i>buildings</i> to which section 47A of the Act applies.
The limits on application to clause G12.1(d) were amended consequential on the Health Reforms (Transitional Provisions) Act 1993, as from 29 December 2000, by regulation 4(1) Building Amendment Regulations 2000 (SR 2000/119), by substituting the expression “section 47A of the Act” for the expression “section 25 of the Disabled Persons Community Welfare Act 1975”.	
Clause G12.3.7 was amended, as from 22 December 1994, by regulation 11 Buildings Regulations 1992, Amendment No 1 (SR 1994/263) by substituting the word “legionella” for the word “legionella”.	
Clause G12 was substituted, as from 3 January 2002, by regulation 3(10) Building Amendment Regulations 2001 (SR 2001/374).	
Schedule 1 clause G12.3.1: amended, on 31 October 2008, by regulation 12 of the Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358).	

Clause G13—FOUL WATER

Provisions	Limits on application
OBJECTIVE	
G13.1 The objective of this provision is to:	
(a) Safeguard people from illness due to infection or contamination resulting from personal hygiene activities, and (b) Safeguard people from loss of <i>amenity</i> due to the presence of unpleasant odours or the accumulation of offensive matter resulting from <i>foul water</i> disposal.	
FUNCTIONAL REQUIREMENT	
G13.2 <i>Buildings</i> in which <i>sanitary fixtures</i> and <i>sanitary appliances</i> using water-borne waste disposal are installed must be provided with—	
(a) an <i>adequate</i> plumbing and drainage system to carry <i>foul water</i> to appropriate outfalls; and (b) if no <i>sewer</i> is available, an <i>adequate</i> system for the storage, treatment, and disposal of <i>foul water</i> .	
PERFORMANCE	
G13.3.1 The <i>plumbing system</i> shall be constructed to:	
(a) Convey <i>foul water</i> from <i>buildings</i> to a drainage system, (b) Avoid the likelihood of blockage and leakage,	

Provisions

- (c) Avoid the likelihood of foul air and gases entering *buildings*, and
- (d) provide reasonable access for maintenance and clearing blockages.

G13.3.2 The drainage system shall:

- (a) Convey *foul water* to an appropriate *outfall*,
- (b) Be constructed to avoid the likelihood of blockage,
- (c) Be supported, jointed and protected in a way that will avoid the likelihood of penetration of roots or the entry of ground water,
- (d) Be provided with reasonable access for maintenance and clearing blockages,
- (e) Be ventilated to avoid the likelihood of foul air and gases accumulating in the drainage system and *sewer*, and
- (f) Be constructed to avoid the likelihood of damage from superimposed loads or normal ground movement.

G13.3.3 Where a *sewer* connection is available, the drainage system shall be connected to the *sewer*, and the connection shall be made in a manner that avoids damage to the *sewer* and is to the approval of the *network utility operator*.

G13.3.4 If no *sewer* is available, facilities for the storage, treatment, and disposal of *foul water* must be constructed—

- (a) with *adequate* capacity for the volume of foul water and the frequency of disposal; and
- (b) with *adequate* vehicle access for collection if required; and
- (c) to avoid the likelihood of contamination of any potable water supplies in compliance with Clause G12 “Water supplies”; and
- (d) to avoid the likelihood of contamination of soils, ground water, and waterways except as permitted under the Resource Management Act 1991; and
- (e) from materials that are impervious both to the *foul water* for which disposal is required, and to water; and

Limits on application

Provisions

- (f) to avoid the likelihood of blockage and leakage; and
- (g) to avoid the likelihood of foul air and gases accumulating within or entering into *buildings*; and
- (h) to avoid the likelihood of unauthorised access by people; and
- (i) to permit easy cleaning and maintenance; and
- (j) to avoid the likelihood of damage from superimposed loads or normal ground movement; and
- (k) if those facilities are buried underground, to resist hydrostatic uplift pressures.

Limits on application

Clause G13.2 was substituted, as from 21 June 2007, by regulation 7(1) Building Amendment Regulations 2007 (SR 2007/124).

Clause G13.3.4 was substituted, as from 21 June 2007, by regulation 7(2) Building Amendment Regulations 2007 (SR 2007/124).

Clause G14—INDUSTRIAL LIQUID WASTE

Provisions

OBJECTIVE

G14.1 The objective of this provision is to safeguard people from injury or illness caused by infection or contamination resulting from industrial liquid waste.

FUNCTIONAL REQUIREMENT

G14.2 *Buildings*, in which industrial liquid waste is generated shall be provided with *adequate* spaces and facilities for the safe and hygienic collection, holding, treatment and disposal of the waste.

PERFORMANCE

G14.3.1 Industrial liquid waste shall be conveyed to storage containers and within disposal systems in a way which will:

- (a) Transfer wastes from *buildings* safely and hygienically,
- (b) Avoid the likelihood of blockage and leakage,

Limits on application

Provisions

- (c) Avoid the likelihood of foul air and gases entering *buildings*, and
- (d) Provide reasonable access for clearing of blockages.
- G14.3.2** Facilities for the storage, treatment, and disposal of industrial liquid waste must be constructed—
- (a) with *adequate* capacity for the volume of waste and the frequency of disposal; and
- (b) with *adequate* vehicle access for collection if required; and
- (c) to avoid the likelihood of contamination of any potable water supplies in compliance with Clause G12 “Water supplies”; and
- (d) to avoid the likelihood of contamination of soils, ground water, and waterways except as permitted under the Resource Management Act 1991; and
- (e) from materials that are impervious both to the waste for which disposal is required, and to water; and
- (f) to avoid the likelihood of blockage and leakage; and
- (g) to avoid the likelihood of foul air and gases accumulating within or entering into *buildings*; and
- (h) to avoid the likelihood of unauthorised access by people; and
- (i) to permit easy cleaning and maintenance; and
- (j) to avoid the likelihood of damage from superimposed loads or normal ground movement; and
- (k) if those facilities are buried underground, to resist hydrostatic uplift pressures.

Limits on application

Clause G14.3.2. (d) was amended, as from 22 December 1994, by regulation 12 Building Regulations 1992, Amendment No 1 (SR 1994/263) by omitting the words “by a resource consent given”.

Clause G14.3.2 was substituted, as from 21 June 2007, by regulation 8 Building Amendment Regulations 2007 (SR 2007/124).

Clause G15—SOLID WASTE

Provisions

OBJECTIVE

G15.1 The objective of this provision is to safeguard people from injury or illness caused by infection or contamination from solid waste.

FUNCTIONAL REQUIREMENT

G15.2 *Buildings* shall be provided with space and facilities for the collection, and safe hygienic holding prior to disposal, of solid waste arising from the *intended use* of the buildings.

PERFORMANCE

G15.3.1 Where provision is made within *buildings* for the collection and temporary holding of solid waste, the spaces provided shall be:

- (a) Of sufficient size for the volume of waste and frequency of disposal,
- (b) Provided with reasonable access for the depositing and collection of the waste,
- (c) Capable of maintaining sanitary conditions having regard to the types of waste and storage containers, and
- (d) Capable of maintaining the appropriate temperature for the type of waste stored.

G15.3.2 Where a rubbish chute is provided, it shall be located and constructed to:

- (a) Convey the solid waste to an appropriate storage container,
- (b) Avoid the likelihood of blockage or leakage,
- (c) Permit easy cleaning and maintenance,
- (d) Avoid the likelihood of foul air or gases accumulating or entering the *building*,
- (e) Avoid the likelihood of the spread of *fire* beyond the refuse chute,
- (f) Have openings that allow waste to be safely deposited in the chute, and
- (g) Restrict access by children, animals and vermin.

Limits on application

Requirement G15.2 shall not apply to *Detached Dwellings, household units of Multi-unit Dwellings, Outbuildings* or *Ancillary buildings* if there is independent access or private open space at ground level.

Provisions	Limits on application
<p>G15.3.3 Where it is acceptable to the <i>network utility operator</i>, solid waste which has been suitably treated for disposal to a <i>sewer</i> may be discharged via a <i>foul water drain</i> complying with Clause G13 Foul Water.</p>	
<p>Clause G15.3.2(f) was amended, as from 22 December 1994, by regulation 13 Buildings Regulations 1992, Amendment No 1 (SR 1994/263) by substituting the word “safely” for the word “safety”.</p>	

Clause H1—ENERGY EFFICIENCY PROVISIONS

Provisions	Limits on application
<p>OBJECTIVE</p> <p>H1.1 The objective of this provision is to facilitate efficient use of energy.</p>	<p>Objective H 1.1 applies only when the energy is sourced from a <i>network utility operator</i> or a depletable energy resource.</p>
<p>FUNCTIONAL REQUIREMENT</p> <p>H1.2 <i>Buildings</i> must be <i>constructed</i> to achieve an <i>adequate</i> degree of energy efficiency when that energy is used for—</p> <p>(a) modifying temperature or humidity, or both; or</p> <p>(b) providing hot water to <i>sanitary fixtures</i> or <i>sanitary appliances</i>, or both; or</p> <p>(c) providing artificial lighting</p>	<p>Requirement H1.2(a) does not apply to <i>assembly service buildings</i>, <i>industrial buildings</i>, <i>outbuildings</i>, or <i>ancillary buildings</i>, or to plant and equipment provided to modify temperature, humidity, or both.</p> <p>Requirement H1.2(c) applies only to <i>commercial buildings and communal non-residential buildings</i> whose floor area is greater than 300 m².</p>
<p>PERFORMANCE</p> <p>H1.3.1 The <i>building</i> envelope enclosing spaces where the temperature or humidity (or both) are modified must be constructed to—</p> <p>(a) provide <i>adequate thermal resistance</i>; and</p> <p>(b) limit uncontrollable airflow.</p> <p>H1.3.2C <i>Revoked</i></p> <p>H1.3.2D <i>Revoked</i></p>	

Provisions	Limits on application
<p>H1.3.2E <i>Buildings</i> must be constructed to ensure that their <i>building performance index</i> does not exceed 1.55.</p>	<p>Performance H1.3.2E applies only to <i>Housing</i>.</p>
<p>H1.3.3 Account must be taken of physical conditions likely to affect energy performance of <i>buildings</i>, including—</p> <ul style="list-style-type: none">(a) the thermal mass of <i>building elements</i>; and(b) the building orientation and shape; and(c) the airtightness of the building envelope; and(d) the heat gains from services, processes and occupants; and(e) the local climate; and(f) heat gains from solar radiation.	
<p>H1.3.4 Systems for the heating, storage, or distribution of hot water to <i>sanitary fixtures</i> or <i>sanitary appliances</i> must, having regard to the energy source used,—</p> <ul style="list-style-type: none">(a) limit the energy lost in the heating process; and(b) be constructed to limit heat losses from storage vessels, and from distribution systems connected to storage vessels.	<p>Performance H1.3.4(b) applies only where individual storage vessels are 700 litres or less in capacity.</p>
<p>H1.3.5 Artificial lighting fixtures must—</p> <ul style="list-style-type: none">(a) be located and sized to limit energy use, consistent with the <i>intended use</i> of space; and(b) be fitted with a means to enable light intensities to be reduced, consistent with reduced activity in the space.	<p>Performance H1.3.5 does not apply to lighting provided solely to meet the requirements of clause F6.</p>

Clause H1 was substituted, as from 29 December 2000, by regulation 5 Building Amendment Regulations 2000 (SR 2000/119).

Schedule 1 clause H1.3.2: revoked, on 31 October 2007, by regulation 5 of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause H1.3.2A: revoked, on 30 June 2008, by regulation 6 of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause H1.3.2B: revoked, on 30 June 2008, by regulation 6 of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause H1.3.2C: revoked, on 30 September 2008, by regulation 7(1) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause H1.3.2C: inserted, on 30 June 2008, by regulation 6 of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause H1.3.2D: revoked, on 30 September 2008, by regulation 7(1) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause H1.3.2D: inserted, on 30 June 2008, by regulation 6 of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause H1.3.2E: inserted, on 30 September 2008, by regulation 7(1) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

MARIE SHROFF,

Clerk of the Executive Council.

Explanatory note

This note is not part of the regulations, but is intended to indicate their general effect.

These regulations, which come into force on 1 July 1992,—

- (a) Provide for procedural matters and prescribe forms for the purposes of the Building Act 1991:
- (b) Set out (in Schedule 1) the building code in accordance with Part 6 of the Building Act 1991.

Issued under the authority of the Acts and Regulations Publication Act 1989.
Date of notification in *Gazette*: 11 June 1992.

Building Amendment Regulations (No 2) 2007 (SR 2007/226)

Dame Sian Elias, Administrator of the Government

Order in Council

At Wellington this 13th day of August 2007

The Right Hon. Helen Clark presiding in Council

Pursuant to section 400 of the Building Act 2004, Her Excellency the Administrator of the Government, acting on the advice and with the consent of the Executive Council, and on the recommendation of the Minister (as defined by section 7 of that Act) made, as required by section 403(2) of that Act, after he or she became satisfied that the chief executive (as so defined) has consulted in accordance with section 403(3) and (4) of that Act, makes the following regulations.

1 Title

These regulations are the Building Amendment Regulations (No 2) 2007.

2 Commencement

- (1) These regulations (other than regulations 6 and 7) come into force on 31 October 2007.
- (2) Regulation 6 comes into force on 30 June 2008.
- (3) Regulation 7 comes into force on 30 September 2008.

8 Saving: building work not affected by amendments

- (1) The building code set out in Schedule 1 of the principal regulations applies to the following building work as if these regulations had not been made:
 - (a) building work that is in climate zone 1, climate zone 2, or climate zone 3, is building work for which a building consent is required, and is covered by an application—
 - (i) for a building consent or a certificate of acceptance; and
 - (ii) made before the close of 30 October 2007:
 - (b) building work that is in climate zone 1 or climate zone 2, is building work for which a building consent is required, and is covered by an application—
 - (i) for a building consent or a certificate of acceptance; and

-
- (ii) made after the close of 30 October 2007 and before the close of 29 June 2008:
 - (c) building work that is in climate zone 1, is building work for which a building consent is required, and is covered by an application—
 - (i) for a building consent or a certificate of acceptance; and
 - (ii) made after the close of 29 June 2008 and before the close of 29 September 2008.
 - (2) For the purpose of subclause (1)(b), building work partly in climate zone 3 and partly in climate zone 2 must be treated as if it were building work in climate zone 2.
 - (3) For the purpose of subclause (1)(c), building work partly in climate zone 2 and partly in climate zone 1 must be treated as if it were building work in climate zone 1.

Diane Morcom,

Clerk of the Executive Council.

Date of notification in *Gazette*: 16 August 2007.

Contents

- 1 General
- 2 About this eprint
- 3 List of amendments incorporated in this eprint (most recent first)

Notes

1 General

This is an eprint of the Building Regulations 1992. It incorporates all the amendments to the regulations as at 1 December 2008. The list of amendments at the end of these notes specifies all the amendments incorporated into this eprint since 4 September 2007. Relevant provisions of any amending enactments that contain transitional, savings, or application provisions are also included, after the Principal enactment, in chronological order.

2 About this eprint

This eprint has not been officialised. For more information about officialisation, please see “Making online legislation official” under “Status of legislation on this site” in the About section of this website.

3 List of amendments incorporated in this eprint (most recent first)

Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358)

Building Amendment Regulations (No 2) 2007 (SR 2007/226)

Education Amendment Act 2006 (2006 No 19): section 60(2)