

# Upgrading Existing Buildings

An Australian Perspective



# Regulatory Structure

- Under Australia's constitution, regulation of the built environment is the **responsibility of individual States and Territories**
- Australia is comprised of **six States and two Territories** so it has **eight building regulation systems**



# Regulatory Systems

- Regulatory systems comprise both **technical** and **administrative** requirements
- National consistency in **technical requirements** is facilitated via adoption of the **National Construction Code** (NCC) within the eight regulatory systems
- National consistency in **administrative requirements** is a **goal** that has not been achieved to-date

# National Construction Code

- The NCC is a performance based building code
- NCC Performance Requirements are **mandatory**
- **Optional** deemed-to-satisfy building solutions are also included in the NCC
- Compliance with the NCC is required for the design and construction of **new buildings**



# Upgrading existing buildings

- Regulations governing **upgrading of existing buildings** can differ in States or Territories
- Reasons for upgrading buildings include -
  - **regulatory authorities** may **issue an order** for work to be undertaken
  - a **building owner** may **voluntary propose work**

# Practical limitations

Regardless of the reason for upgrading an existing building, it is often

- **technical impracticable** and/or
- **cost prohibitive**

to upgrade existing buildings to comply with current **deemed-to-satisfy provisions**

# ABCB Project

- In response to expressed concerns the Board agreed to produce a non-regulatory Handbook to assist practitioners to determine an **appropriate scope of upgrading work** for a specific building
- A **draft Handbook has been produced** and it is scheduled for publication on the ABCB website in July 2016



# Scope of the Handbook

The draft document contains **five sections** –

- 1. Introduction**
- 2. Background**
- 3. Scoping proposed work – see next slide**
- 4. Examples of application**
- 5. State and Territory legislation**

The title of each section conveys the specific content



# Scoping proposed work

- An appropriate method for developing or assessing a **suitable scope of upgrading work** for an existing building is to **treat the upgrading work as if it was a *Performance Solution*** for the purposes of the NCC
- This method is promoted within **Section 3** of the Handbook

# Related NCC extracts

## A0.1 Compliance with the NCC

Compliance with the NCC is achieved by satisfying the *Performance Requirements*.

## A0.2 Meeting the Performance Requirements

The *Performance Requirements* can only be satisfied by a—

- (a) *Performance Solution*; or
- (b) *Deemed-to-Satisfy Solution*; or
- (c) combination of (a) and (b).

## A0.3 Performance Solutions

- (a) A *Performance Solution* must—
  - (i) comply with the *Performance Requirements*; or
  - (ii) be at least equivalent to the *Deemed-to-Satisfy Provisions*,

and be assessed according to one or more of the *Assessment Methods*.

- (b) A *Performance Solution* will only comply with the NCC when the *Assessment Methods* used satisfactorily demonstrate compliance with the *Performance Requirements*.



# Scoping proposed work

**Section 3** describes a **five step process** for development of an appropriate scope of work –

- 1. Discover documentation** relating to the existing building
- 2. Undertake a site inspection** and record characteristics of the building that are addressed by *Performance Requirements*
- 3. Identify potential deficiencies** in consideration of A0.2

# Scoping the proposed work

4. Determine whether **potential** deficiencies are **actual deficiencies**
5. **Alleviate actual deficiencies** in consideration of A0.3

**Thank you for your attention.**

