



BUILDING NOTE

Contact Officer: Richard Williams

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Minor Roof Attachments to Class 1, 2 or 10 buildings (Roof Ventilators)

Building Notes 45, 46 and 47 supersede Building Note 36.

The Director Building Control in consultation with the Building Advisory Committee has developed an exemption for the installation of roof ventilators in accordance with Building Regulation 3(2)(a).

Exemption:

The installation of a roof ventilator on a Class 1, Class 2 or Class 10 building is exempt from requiring a Building Approval subject to the following conditions -

1. Total height from ground level to the highest point of a roof ventilator does not exceed 10m;
2. For installations in **Cyclonic areas** (within 100km from the coast line) -
 - The roof ventilator design must be included in the Northern Territory Deemed to Comply Manual (DTCM);
 - The roof ventilator must be installed in accordance with the appropriate DTCM sheet for that product; and
 - No structural alterations are made to the existing roofing structure other than that detailed in the DTCM sheet.
3. For installations in **Non-cyclonic areas** (beyond 100km from the coast line, including the Adelaide River Township) -
 - The roof ventilator design must either be "*Type Approved under Regulation 3(2)(a)*" by the Director, Building Control or included in the Northern Territory Deemed to Comply Manual (DTCM);

- The roof ventilator must be installed in accordance with the appropriate “*Type Approved*” specifications approved by the Director, Building Control or in accordance with the DTCM sheet for that product; and
- No structural alterations are made to the existing roofing structure other than that detailed in the Type Approval or DTCM sheet.

Any roof ventilator installation not meeting the above requirements will require Building Approval.

For future property transactions owners should be encouraged to retain all documentation with regard to the installation of the roof ventilator as evidence that the installation has been carried out in accordance with this exemption.

Roof ventilators installed under this exemption are not covered by the Home Building Certification Fund.

Further information can be obtained by contacting Mr Richard Williams on 89998969.



Fabio Finocchiaro
Director
Building Control

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