



BUILDING NOTE

Contact Officer: Richard Williams

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

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 skylights in accordance with Building Regulation 3(2)(a).

Exemption

The installation of a skylight in 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 skylight does not exceed 10m;
2. Where a skylight exceeds 1.5% of floor area of the room it must have a shaft length greater than 1.5m.
3. Skylights must be capable of being sealed to minimise air leakage when serving a conditioned space.
4. Skylights must not be located within 900mm of a property boundary or a fire rated wall separating adjoining sole occupancy units;
5. The skylight installation does not penetrate a ceiling or other element required to be fire rated.
6. For installations in **Cyclonic areas** (within 100km from the coast line) -
 - The skylight design must be included in the Northern Territory Deemed to Comply Manual (DTCM);
 - The skylight 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.
4. For installations in **Non-cyclonic areas** (Beyond 100km from the coast line, including the Adelaide River Township) -
- The skylight design must be either a “*Type Approved under Regulation 3(2)(a)*” by the Director, Building Control or included in the Northern Territory Deemed to Comply Manual (DTCM);
 - The skylight 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 in the DTCM sheet.

Any skylight 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 skylight as evidence that the installation has been carried out in accordance with this exemption.

Skylights 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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