



## BUILDING NOTE

NUMBER 3-2002

15 FEBRUARY 2002

### CONSTRUCTION REQUIREMENTS ON LAND LIABLE TO FLOODING

The Australian Building Codes Board has established a Steering Committee to overview the development of a Regulation Document and a Regulatory Impact Statement for a Building Code of Australia (BCA) amendment to include construction requirements for buildings on land liable to flooding.

Given the current timing, the first available amendment to the BCA is likely to be 1 July 2003.

The Building Regulations Advisory Committee is involved in the process and, as an interim measure, it has recommended that local governments comply with the recommendations issued by the Department of Environment, Water and Catchment Protection (incorporating the former Water and Rivers Commission) by observing the 1 in 100 year flood level when plans and specifications are submitted under Section 374 of the *Local Government (Miscellaneous Provisions) Act 1960*.

Local governments may choose to apply the Performance Requirement clauses FP1.1 and FP1.2 of the BCA, which state:

*“Surface water, resulting from a storm having an average recurrence interval of 20 years and which is collected or concentrated by a building or sitework, must be disposed of in a way that avoids the likelihood of damage or nuisance to any other property.*

*Surface water, resulting from a storm having an average recurrence interval of 100 years must not enter the building.”*

The above-named clauses may be utilised until such time as the BCA is amended to include an appropriate deemed-to-satisfy solution.

Cheryl Gwilliam  
A/DIRECTOR GENERAL

*Building Notes are produced by the Department of Local Government and Regional Development (DLGRD) primarily to inform building surveyors and the building industry. The information contained in this Note is intended for general guidance only and must not be relied upon in any particular set of circumstances. Please check the date of the Building Note. It may no longer be current. To ascertain your precise rights and obligations, you should consult a building surveyor or other appropriate professional or refer to the applicable legislation.*

*Copies of Building Notes may be obtained from the DLGRD at 32 St George's Terrace, Perth, telephone (08) 9222 0511, facsimile (08) 9221 2715.*