

factsheet **BCA & AS1428**

The Building Code of Australia (BCA) and The Australian Standard AS1428 Suite of Standards

The Building Code of Australia (BCA)

The Building Code of Australia (BCA) is a uniform set of mandatory technical provisions for the design and construction of buildings throughout Australia. Each HMMS in NSW completes all building works in accordance with the BCA. To purchase the BCA + referenced Standards go to: <http://infostore.saiglobal.com/store/Details.aspx?ProductID=457781>

What is the Australian Standard AS1428 Suite of Standards?

The AS1428 provides minimum design requirements for new building work, to enable access for people with disabilities e.g. access ways and circulation space for people in wheel chairs. It determines access and movement in public buildings. It may also be applied to provide access in existing buildings. The AS1428 does not cover Class 1a (private dwellings) and non-common areas in Class 2 buildings (eg. block of units). However it may be used as a legal reference.

How does AS1428 apply to the NSW HMMS Industry?

Whilst the AS1428 Suite of Standards is not applicable in private dwellings, AS1428 is the agreed HMMS industry standard in NSW and is used as a guide in the NSW HMMS industry for designing modifications to the home environment. Occupational Therapists use this standard as a starting point for prescribing home modifications however, their recommendations and specifications may deviate from AS1428 in order to meet the functional needs of the client. Any significant deviation from AS1428 needs to be clearly documented with the OT's clinical justification and kept on the client file by the HMMS. It is highly recommended, however, for safety reasons that handrails and ramps are in accordance with AS1428. These are minimum standards.

Sections of Standards Which Cannot be Deviated From

It is important to note that there are sections within other Standards referenced under the Building Code of Australia which cannot be deviated from, particularly in relation to all sub-trades including carpentry, plumbing, electrical and tiling e.g. timber spans, cross sections, waterproofing, gradient gradientsof floors, omission of RCD etc. Contact should be made with your local government authority regarding the ability to deviate from these Standards.

Sources

NSW HMMS State Council Technical Manual
<http://www.anuhd.org/content/standards-guidelines-australian>

**For further advice consult
your local HMMS Builder
or Technical Officer.**

NSW HMMS
state council



Suite 5, DAISI House
109 Molesworth Street, LISMORE NSW 2480
Ph: 02 6622 8386 Fax: 02 6622 8693
Email: promo@nswhmms.org www.nswhmms.org

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