

# Building Advisory Committee



## BUILDING ADVISORY COMMITTEE

POLICY NO. BAC/2012/002

### ROOM AIR CONDITIONERS

*This Policy supersedes Policy number BAC/2005/05 and BAC/2009/001*

#### Introduction

This policy clarifies requirements in regard to certification of wall, window and ceiling-mounted room air conditioners in Class 1 and 10 buildings only and does not include installations such as ducted systems or where the air conditioner provides NCC required ventilation.

In this policy, the term 'room air conditioner' refers to electrically driven refrigerated package air conditioners which are made either as single-unit appliances or split systems.

#### Policy

Wall, window or ceiling-mounted room air conditioners which do not impair the building's compliance with the *Building Act* are not considered building work as defined in the *Building Act* and as such do not require building approval.

#### Note

A building certifier or structural engineer can provide advice on compliance with the *Building Act* (e.g. where the installation of the air conditioner may affect the structural integrity of the building i.e. involves the removal of tie down rods or stud framing. In addition, owners are required to comply with the NT regulations for electrical and mechanical installations).

Owners should retain documentation with regard to the air conditioner's installation for future property transactions.

**ADOPTED BY THE BUILDING ADVISORY COMMITTEE ON 18 OCTOBER 2012**

  
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STEVEN EHRLICH  
Chairman

