

NT BUILDING ADVISORY COMMITTEE BUILDING POLICIES

POLICY No: BAC/2005/5

WALL MOUNTED ROOM AIRCONDITIONERS

Introduction

This policy clarifies requirements in regard to wall and window mounted room air conditioners.

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

The policy applies to wall (or window) mounted room air conditioners only and does not include installations such as 'cassette' type units, where evaporator units are not wall mounted (eg ceiling units), ducted systems or where the air conditioner provides (BCA) required ventilation.

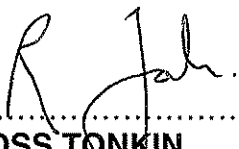
Policy

Wall or window mounted room air-conditioners that do not impair the buildings compliance to the *Building Act 1993* are not considered building work as defined in the *Building Act 1993* as amended (and as such do not require building approval).

A building certifier can provide advice on compliance to the *Building Act 1993*.

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

ADOPTED BY THE BUILDING ADVISORY COMMITTEE ON 10 JUNE 2005


.....
ROSS TONKIN
Deputy Chairman