

Building Note 110

Independent third party review – structural design

Purpose

The purpose of this building note is to notify stakeholders that the *Building Amendment Regulations 2021* commence on 31 January 2022, establishing the requirements for independent third party review (ITPR) of structural designs for significant and complex buildings.

The ITPR process is consistent with a model developed by the Australian Building Codes Board and is endorsed by the Building Advisory Committee.

Building Regulations 1993 amended

The amended *Building Regulations 1993* (Regulations) will be available after commencement on the Legislation website¹.

Reporting authorities

The *Building Act 1993* (Act) provides for a framework where a reporting authority may be required by the Regulations to report on an application for a building permit.

The Regulations prescribe what persons or bodies are reporting authorities, what buildings or building works require a report, and what matters the authority is to report on. This existing framework requires a building certifier to consider the report by the reporting authority before deciding an application for a building permit.

There is no requirement for a building certifier to implement a recommendation of a reporting authority's report, but they must provide a copy of their decision to the reporting authority within 7 days of granting the building permit. The building certifier must also provide a copy the reporting authority's report to the Director of Building Control and it will be included on the building record.

Independent third party review - implementation

The amended Regulations provide for certain practitioners registered as a Certifying Engineer (Structural) to be a reporting authority.

The amended Regulations also define significant and complex buildings and building work for which a report is required, and prescribe the structural design matters to be reported on.

This process will not result in dual certification of structural designs, and a building certifier may still rely on a certificate of compliance in accordance with section 40 of the Act.

¹ <https://legislation.nt.gov.au/Legislation/BUILDING-REGULATIONS-1993><https://legislation.nt.gov.au/Legislation/BUILDING-REGULATIONS-1993>

Further information

Further information including guidelines and a recommended report cover sheet is available on the NT Government website².

Contact Building Advisory Services for further information regarding this building note:

- E-mail bas.policy@nt.gov.au
- Phone 08 8999 8985



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² <https://nt.gov.au/property/building>