

BUILDING ADVISORY COMMITTEE

POLICY NO. BAC 2009/001

ROOM AIR CONDITIONERS

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 BCA 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*.

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

ADOPTED BY THE BUILDING ADVISORY COMMITTEE ON 22 JANUARY 2009



STEVEN EHRLICH
Chairman