



Hon Richard Wynne MP

Minister for Planning

## Minister's Guideline MG-14: Issue of building permits where building work involves the use of certain cladding products

*This is a guideline issued by the Minister pursuant to section 188(1)(c) of the Building Act 1993 (Act). Municipal building surveyors and private building surveyors must have regard to this guideline pursuant to section 188(7) of the Act.*

### Purpose

This Guideline has been issued to reduce the risks to life and property which can arise from the inappropriate use of products containing combustible materials in external wall cladding systems in some multi-storey buildings in Victoria.

This is a guideline relating to the functions of municipal building surveyors and private building surveyors when considering an application for a building permit which proposes the use of combustible materials in external wall systems.

This Guideline takes effect from 22 March 2018.

### Issue of building permits for the use of certain cladding products on Type A and B Construction

When considering whether to issue a building permit in relation to a building of Type A or Type B Construction, the relevant building surveyor should not be satisfied that proposed building work which includes the installation of a Prescribed Combustible Product as part of an External Wall (including as an attachment) would comply with the Act and Regulations **unless** the application for the building permit includes a determination of the Building Appeals Board that the installation of the Prescribed Combustible Product in relation to that application complies with the Act and Regulations.

### Definitions

For the purposes of this Guideline:

**BCA Volume One** means Volume One of the National Construction Code Series including any variations or additions in the Appendix Victoria set out in the Appendices to that Volume.

**External Wall** has the meaning given to it in Part A1 of the BCA Volume One.

**Prescribed Combustible Products** means:

- a panel that comprises a polyethylene core or lamina bonded to one or more sheets of metal panels including an aluminium composite panel (also sometimes referred to as aluminium composite material); or
- an expanded polystyrene product used in an external insulation and finish (rendered) system.

**Polyethylene core** means a core or lamina that is comprised of 30% or more polyethylene by mass.

**Type A Construction** has the meaning given to it in Part C1 of the BCA Volume One.

**Type B Construction** has the meaning given to it in Part C1 of the BCA Volume One.

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*I have issued this guideline pursuant to section 188(1)(c) of the Building Act 1993 (Vic).*

**The Hon Richard Wynne MP**

**Minister for Planning**

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