



ADVISORY NOTICE **BUILDING**

12/03

Advisory Notices are issued to assist in the interpretation of the Development Act 1993

April 2003

TECHNICAL:

Windows and glazed assemblies to AS2047

It has come to the attention of the Building Policy Branch that there are windows and glazed assemblies being installed in external walls of buildings that do not comply with AS2047, as required by the BCA. Windows that are compliant with AS2047 have been tested to verify their structural adequacy and water tightness.

During the building rules assessment process, building surveyors need to check that there is a reference, in either the specification or on the drawings, that the windows are compliant with AS2047 (BCA Vol 1 B1.4 and Vol.2, 3.6.0 (a)).

On-site, windows compliant with AS2047 for housing are required to be identifiable by a label marked on the frame with the following information:

- manufacturer's identification mark, window rating and water penetration

Window assemblies for other than housing that are required to be compliant with AS2047 are required to be labelled or they may be certified as compliant with AS2047. The labelling requirements are as follows

- Residential (not housing – Class 2,3 and 4) - manufacturer's identification mark, serviceability and ultimate limit state residential rating, and water penetration resistance.
- Commercial (Class 5-9) - manufacturer's identification mark, serviceability and ultimate limit state commercial rating, and water penetration resistance.

AS2047 also advises that where the certification option is used, the certificate would normally be provided by the window manufacturer and any statements made relative to a particular window must be capable of being verified.

The presence of the compliance labels on windows also provides the building owner with comfort that windows of the correct performance rating have been installed.

In some instances, glazed assemblies are not required to comply with AS2047, but must still comply with AS1288 (BCA Vol.2, 3.6.0 (b)). These include:

- All glazed assemblies not in an external wall
- All hinged glazed doors
- Fixed louvres
- Skylights, rooflights and windows in other than the vertical plane
- Windows constructed on-site and architectural one-off windows, which are not design tested to AS2047
- Sliding doors without a frame
- Second hand windows, re-used windows, recycled windows and replacement windows
- Heritage windows (windows constructed to match existing windows in heritage buildings)
- Windows in Class 10a buildings

In addition to the above AS1288 compliant windows, BCA96 Vol. 1 requires revolving doors and shopfront doors to comply with AS1288.



Further information

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www.planning.sa.gov.au/building_advisory_notices/

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