



Government
of South Australia

Housing Safety Authority

Fact Sheet



Ventilation

Regulation 10(d) of the *Housing Improvement Regulations 2017*

Each room containing a toilet must not open directly into a room used or intended to be used for the storage, preparation, cooking or consumption of food unless ventilated by means of an exhaust fan or similar device.

Regulation 15(d)(i) of the *Housing Improvement Regulations 2017*

Each habitable room in the residential premises and each room containing toilet, bathroom or laundry facilities must be adequately ventilated.

Habitable rooms

Habitable rooms are bedrooms, kitchen, dining and living areas. Habitable rooms include rooms that are intended to be, or reasonably capable of being, used as these types of rooms or areas.

Natural air into room

A room is considered ventilated in compliance with regulation 15(d)(i) if one of the following occurs:

1. Direct natural air enters the room via opening window, door or another device.
2. Natural air enters via an adjoining room, on the following conditions:
 - a) The adjoining room must not contain a toilet.
 - b) The adjoining room must have direct natural air via opening window, door or another device.

Other devices include air conditioners that access and circulate natural air.

Exhaust systems

Exhaust fans or similar devices used to exhaust air from the following rooms or area, must discharge from that room or area directly, or via a shaft or duct, to outdoor air.

- a) Kitchen (including a kitchen range hood)
- b) bathroom
- c) laundry
- d) a room that contains a toilet

If a room containing a toilet is fitted with, or is required to be fitted with, an exhaust fan or similar device, the exhaust must discharge from the room directly, or via a shaft or duct, to outdoor air to comply with regulation 10(d).

We recommend that exhaust systems in kitchens are constructed from fire resistant materials, and they are regularly maintained.

Disclaimer - Information contained in this factsheet has been prepared for general information only and does not constitute legal advice.



General Standards

For information about general standards that relate to fixtures, fittings and other facilities within the prescribed minimum housing standards, refer to the *Fact sheet – General Standards*.

Scenario examples

- A. *A bedroom does not have windows. Outside air is fed directly into the room via a shaft. This is considered as compliant with regulation 15(d)(i) as natural air is directly vented into the bedroom by a shaft.*
- B. *A room containing a toilet has an opening window, however the door opens directly into a kitchen where food is prepared. The room does not have an exhaust fan installed. This is considered as not compliant with regulation 10(d) as an exhaust fan or similar device is required as the door opens directly into a room used for food preparation.*
- C. *A kitchen has an opening window that allows air to enter the room. This is considered as compliant with regulation 15(d)(i).*
- D. *A bathroom does not have an opening window. The exhaust fan does not work. This is considered as not complying with regulation 15(d)(i) as the room cannot be reasonably ventilated.*

