Office of the
State Building Surveyor

National Construction Code 2025

Governing Requirements, Definitions & Referenced Standards

BPC Building and Plumbing Commission | VICTORIA State Government

Purpose and Learning Objectives

Purpose

Ease the transition to the upcoming NCC 2025 and equip the practitioners for the adoption window and ensures smoother approvals.

Learning Objectives

Identify Changes to Governing Requirements

Highlight key updates to NCC 2025 governing requirements that impact compliance pathways

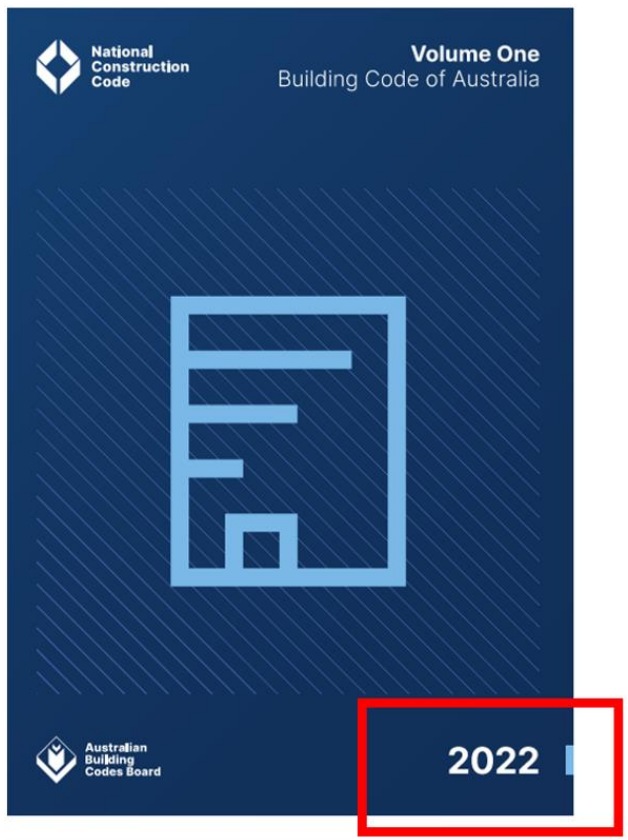
Understand Updated Definitions

Explain new and revised definitions introduced in NCC 2025, clarifying how these changes affect DTS provisions, performance requirements, and design assumptions.

Review Referenced Documents

Explore changes to referenced standards and documents, including updated editions

Office of the **State Building Surveyor**



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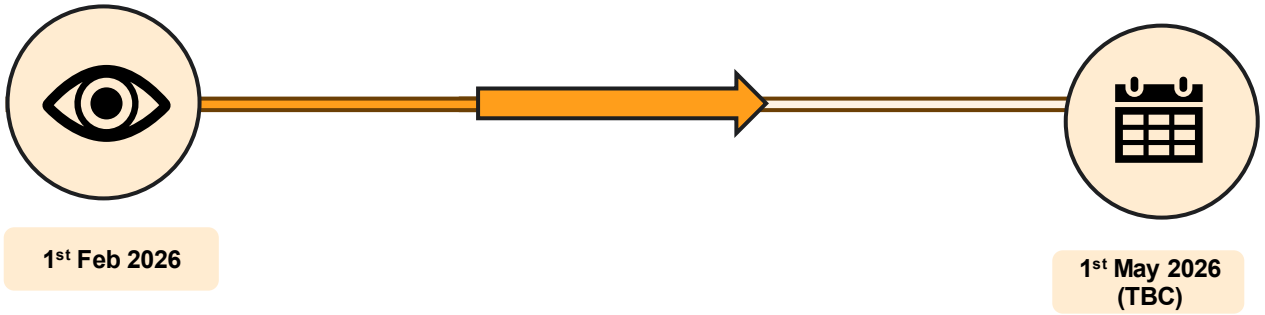
NCC 2025 TIMELINE



NCC 2025 preview released for public review and industry preparation.

Possible Adoption
NCC 2025 may be formally adopted by States & Territories

(Note: Some provisions have a 1 year transition period)

SECTION 01

Governing Requirements

A2G2(5)
Structural

A4G1
Documents

A5G3
Evidence of Suitability

A5G6
Fire Hazard & combustibility

A6G11
Class 10

A2G2 – Structural Performance Solutions

NCC 2022

- **Compliance with all Performance Requirements or**
- **Equivalent to the DTS**

New Rule

NCC 2025

Equivalent to the DTS only

A2G2(5) – Structural Performance Solution

A2G2(5)

(5) Where compliance with B1P1(2) or H1P1(2) is proposed to be satisfied by a *Performance Solution* for materials included in B1D4(a) to (f) or clauses 2.2.4(d) and 2.2.4(g) to (k) of the ABCB Housing Provisions, the *Performance Solution* must be achieved by demonstrating the solution is at least equivalent to the *Deemed-to-Satisfy Provisions*.

A4G1 — Referenced Documents

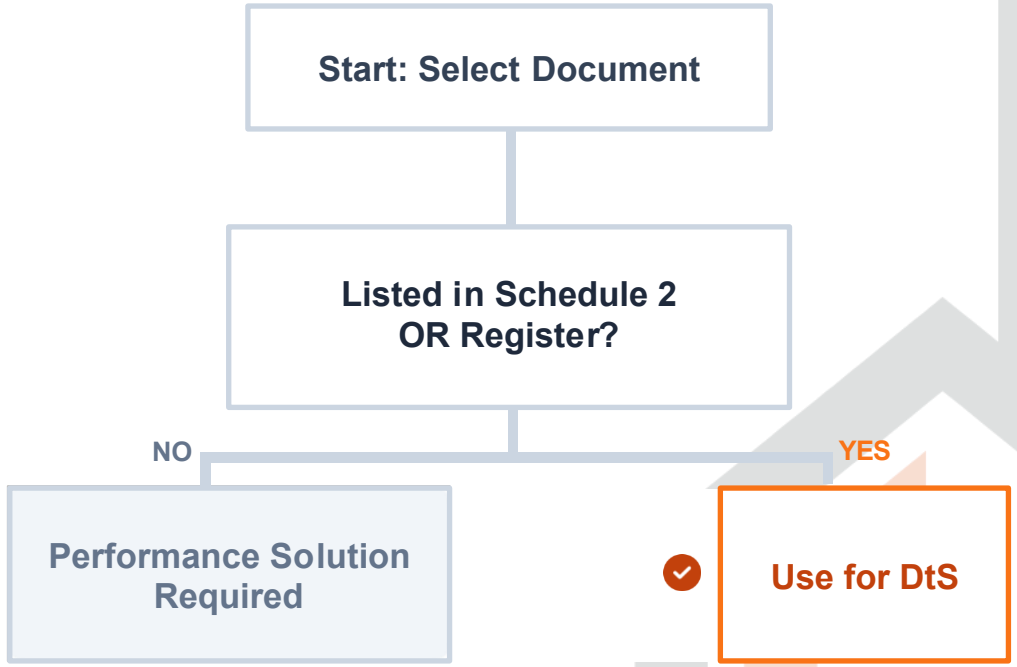
Clause	Change Type	Key Details
Referenced documents A4G1	Amendment (major - new mechanism)	• Primary referenced documents now include Schedule 2 and the new Register of Alternative Referenced Documents. • Only one edition (Schedule 2 or Register) can be used for a DTS or Verification Method. • Clarified rules for secondary referenced documents and when updated editions may be used.

A4G1 — Referenced Documents

New Recognition Pathway via the Register

Schedule 2 OR ABCB Register (ARDR)

Document edition & date in permits



The Register allows updated standards between NCC cycles

A4G1

A4G1 Referenced documents

(1) A reference in the NCC to a document refers to the edition or issues and any amendment listed in—

(a) Schedule 2; or

(b) the register of alternative referenced documents.

(2) A document referenced in the NCC is only applicable in the context in which the document is quoted.

TAS A4G1(3)

(3) Where a new edition, issue or amendment of a primary referenced document is not listed in Schedule 2 or the register of alternative referenced documents, the new edition, issue or amendment is not referenced for the purposes of the NCC.

(4) Any document described in (1) is a primary referenced document.

(5) Any document referenced in a primary referenced document is known as a secondary referenced document.

(6) A reference in a primary referenced document to a secondary or other referenced document is a reference to the document as it existed at the time of publication of the primary referenced document.

Notes

(1) The register of alternative referenced documents is maintained by the ABCB and is available on the ABCB website at www.abcb.gov.au.

(2) A document listed in Schedule 2 cannot be used simultaneously with a different edition, issue or amendment of that same document included in the register of alternative referenced documents for the purposes of a *Deemed-to-Satisfy Provision* or *Verification Method* provided in the NCC.

(3) For the purposes of a State or Territory variation to the NCC, a document listed in the register of alternative referenced documents cannot be used where—

(i) an edition, issue or amendment of that document appears in a State or Territory variation to Schedule 2, unless permitted by the register of alternative referenced documents.; or

(ii) a State or Territory variation refers to another document that amends, varies or alters the application or scope of a document listed in Schedule 2.

Applications

A4G1 applies to documents referenced in the ABCB Housing Provisions in the same way as for documents referenced within any other part of the NCC.

Exemptions

(1) Where the primary referenced document is listed in Schedule 2, if the secondary or other referenced document is also a primary referenced document listed in Schedule 2, A4G1(6) does not apply.

(2) Where the primary referenced document is listed in the register of alternative referenced documents, if the secondary or other referenced document is listed in Schedule 2, A4G1(6) does not apply unless the register of alternative referenced documents indicates otherwise.

Explanatory Information

The use of referenced documents and alternative referenced documents should be documented in building permits, occupancy certificates and other relevant project documentation and include the edition of the document used, such as the publication date.

A5G3 — Evidence of Suitability

Clarifying Accredited Testing & FRL Evidence Requirements

Clause	Change Type	Key Details
Evidence of Suitability A5G3	Amendment (minor - clarifications)	• ***FRL Evidence:*** Link to S1C2(b) and (c) pathways ensuring consistency. • ***Accredited Lab Reports***: Acceptable: Full test, Short-form regulatory info, Assessment reports • ***Report Quality Standards***: Must be unabridged fulfilling the A5G3(d) description & meet A5G2(2). • ***Mandatory Testing Cases***: Standard Fire Test, Combustibility, Fire Hazard, AS 5113.

A5G3 — Evidence of Suitability

S1C2 Rating

A building element meets the requirements of this Specification if—

(a) it is listed in, and complies with Tables S1C2a, S1C2b, S1C2c, S1C2d, S1C2e, S1C2f, S1C2g, S1C2h, S1C2i, S1C2j, S1C2k, S1C2l, S1C2m or S1C2n of this Specification as applicable; or

(b) it is identical with a prototype that has been submitted to the *Standard Fire Test*, or an equivalent or more severe test, and the FRL achieved by the prototype without the assistance of an active fire suppression system is confirmed in a report from an *Accredited Testing Laboratory* which—

(i) describes the method and conditions of the test and the form of construction of the tested prototype in full; and

(ii) certifies that the application of restraint to the prototype complied with the *Standard Fire Test*; or

(c) it differs in only a minor degree from a prototype tested under (b) and the FRL attributed to the building element is confirmed in a report from an *Accredited Testing Laboratory* which—

(i) certifies that the building element is capable of achieving the FRL despite the minor departures from the tested prototype; and

(ii) describes the materials, construction and conditions of restraint which are necessary to achieve the FRL; or

(d) it is designed to achieve the FRL in accordance with—

(i) AS/NZS 2327, AS 4100 and AS/NZS 4600 if it is a steel or composite structure; or

(ii) AS 3600 if it is a concrete structure; or

(iii) AS 1720.4 if it is a timber element other than *fire-protected timber*; or

(iv) AS 3700 if it is a masonry structure; or

(e) the FRL is determined by calculation based on the performance of a prototype in the *Standard Fire Test* and confirmed in a report in accordance with S1C3; or

(f) for *fire-protected timber*, it complies with Specification 10 where applicable.

A5G3 — Evidence of Suitability

Explanatory Information NCC 2022

If under a *Deemed-to-Satisfy Provision* a building element is *required* to have an FRL, then A5G3 may be used to provide evidence to show that the FRL has been determined in accordance with Specification 1 and 2.

In the case of a test report from an *Accredited Testing Laboratory*, the report may be either—

- the test report referred to in clause 2.16.2 of AS 1530.4 (also referred to as a full test report); or
- the regulatory information report referred to in clause 2.16.3 of AS 1530.4 (also referred to as a short-form report).

In both cases the report must be an unabridged copy of the original report. A test certificate referred to in clause 2.16.4 of AS 1530.4 on its own is not suitable for showing compliance with the NCC.

If a proposal uses a *Deemed-to-Satisfy Provision* that requires a building element to have *fire hazard properties*, then A5G3 may be used to provide evidence to support the proposal and show that the *fire hazard properties* have been determined in accordance with A5G6.

Refer to the guidance provided in the Guide to Volume One for further information on *fire hazard properties* which includes—

- *Flammability Index*; and
- *Spread-of-Flame Index*; and
- *Smoke-Developed Index*; and
- a material's *group number*; and
- *smoke growth rate index*.

The *Deemed-to-Satisfy Provisions* of the BCA contain a number of provisions requiring a ceiling to have a *resistance to the incipient spread of fire* to the space above itself. A5G7 sets out the method of determining the incipient spread of fire. The method is based on the method of determining the FRL of a building element and use of the *Standard Fire Test*.

Explanatory Information NCC 2025

If under a *Deemed-to-Satisfy Provision* a building element is *required* to have an FRL, it is necessary that the FRL is determined in accordance with Specification 1 and 2 as applicable (see A5G5). With the FRL thus determined, A5G3 may be used for producing evidence to document that the FRL has been determined in accordance with Specifications 1 and 2.

Where the FRL of a building element is determined using S1C2(b) or (c), an applicable form of evidence described by A5G3 is a report from an *Accredited Testing Laboratory* (see A5G3(1)(d)). For this form of evidence, the following applies:

- For documenting the result of a test performed under S1C2(b), the report from an *Accredited Testing Laboratory* may be either—
  - the test report referred to in clause 2.16.2 of AS 1530.4 (also referred to as a full test report); or
  - the regulatory information report referred to in clause 2.16.3 of AS 1530.4 (also referred to as a short-form report).
- For documenting a FRL determined under S1C2(c), the *Accredited Testing Laboratory* will issue a report (sometimes referred to as an 'assessment report') that certifies the building element achieves the FRL.

Reports are to be unabridged. This is in order to—

- fulfil the description in A5G3(d) (i.e. 'A report issued by an *Accredited Testing Laboratory*'); and
- comply with A5G2(2).

If a proposal uses a *Deemed-to-Satisfy Provision* that requires a building element to have *fire hazard properties*, then A5G3 may be used to provide evidence to support the proposal and show that the *fire hazard properties* have been determined in accordance with A5G6.

In some circumstances, in order to meet the requirements of the NCC, it is necessary for a test to be undertaken by an *Accredited Testing Laboratory*. These circumstances include:

- The *Standard Fire Test*.
- When determining (by test) if a material is *combustible*.

Governing Requirements

- When discovering (by test) a material's *fire hazard properties*.
- Classification of an *external wall* system using AS 5113.

In such circumstances a report as specified in A5G3(1)(d) would be suitable evidence. However, A5G3(1) does not require that this form of evidence be used; A5G3(1) permits various forms of evidence independent of how compliance was determined.

Refer to 'Guide' material accessed through NCC online (ncc.abcb.gov.au) for further information on *fire hazard properties*, including—

- *Flammability Index*; and
- *Spread-of-Flame Index*; and
- *Smoke-Developed Index*; and
- a material's *group number*; and
- *smoke growth rate index*.

The *Deemed-to-Satisfy Provisions* of the BCA contain a number of provisions requiring a ceiling to have a *resistance to the incipient spread of fire* to the space above itself. A5G7 sets out the method of determining the incipient spread of fire. The method is based on the method of determining the FRL of a building element and use of the *Standard Fire Test*.

A5G3 Evidence of suitability — Volumes One and Two (BCA)

(1) Subject to A5G5, A5G6, A5G7 and A5G9, evidence to support that the use of a material, product, form of construction or design meets a *Performance Requirement* or a *Deemed-to-Satisfy Provision* may be in the form of any one, or any combination of the following:

(a) A current CodeMark Australia or CodeMark *Certificate of Conformity*.

(b) A current *Certificate of Accreditation*.

(c) A current certificate, other than a certificate described in (a) and (b), issued by a *certification body* stating that the properties and performance of a material, product, form of construction or design fulfil specific requirements of the BCA.

(d) A report issued by an *Accredited Testing Laboratory* that—

(i) demonstrates that a material, product or form of construction fulfils specific requirements of the BCA; and

(ii) sets out the tests the material, product or form of construction has been subjected to and the results of those tests and any other relevant information that has been relied upon to demonstrate it fulfils specific requirements of the BCA.

A5G2 Evidence of suitability — Volumes One, Two and Three

(1) The form of evidence used must be appropriate to the use of the material, product, *plumbing product*, form of construction or design to which it relates.

(2) Any copy of documentary evidence submitted must be a complete copy of the original certificate, report or document.

A5G6 — Fire hazard properties and combustibility

Clause	Change Type	Key Details
A5G6	Amendment (major)	• ***Specific Test Standards***: NCC 2022: If a DTS Provision requires a fire hazard property, it determines by specifications. NCC 2025: Recasts the clause into explicit test-standard pathways for each property (e.g., AS 1530.2/3) rather than generic specifications. • ***Pathways***: Identical to prototype OR minor departures if confirmed by Accredited Testing Laboratory. • ***Non-Combustibility****:* Use AS 1530.1 or C2D10(5). Assemblies of non-combustible parts are deemed compliant.
A5G6	Addition (new content within clause)	• ***NCC 2025 new combustibility framework*****:** Use AS 1530.1 or C2D10(5). Assemblies of non-combustible parts are deemed compliant.
(A5G6 Notes/transition)	Clarification / transition note	• NCC 2025 Adds a note guidance that (for a transition period) determination need not be undertaken by an Accredited Testing Laboratory until adoption of the next edition of NCC.

A5G6 - Fire hazard properties and combustibility

NCC 2022

A5G6 **Fire hazard properties**

[2019: A5.5]

Where a *Deemed-to-Satisfy Provision* requires a building component or assembly to have a *fire hazard property* it must be determined as follows:

(a) For *average specific extinction area*, *critical radiant flux* and *Flammability Index*, as defined in Specification 1.

(b) For *Smoke-Developed Index* and *Spread-of-Flame Index*, in accordance with Specification 3.

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A5G6

Governing requirements

(c) For a material's *group number* or *smoke growth rate index* ($SMOGRA_{RC}$), in accordance with S7C4(2).

NCC 2025

A5G6 **Fire hazard properties and combustibility**

(1) Subject to (3), where a *Deemed-to-Satisfy Provision* requires a building material, component, or assembly to have a *fire hazard property* it must be determined as follows:

(a) For *critical radiant flux* and *smoke development rate*, in accordance with AS ISO 9239.1.

(b) For *Smoke-Developed Index* and *Spread-of-Flame Index*, in accordance with AS/NZS 1530.3.

(c) For *group number*, *average specific extinction area* and *smoke growth rate index* ($SMOGRA_{RC}$), in accordance with AS 5637.1.

(d) For *Flammability Index*, in accordance with AS 1530.2.

(2) Subject to (4) and (5), where a *Deemed-to-Satisfy Provision* requires a building material, component, or assembly to be *non-combustible*, its combustibility may be determined in accordance with AS 1530.1 or C2D10(5).

(3) A building material, component, or assembly is deemed to have a *fire hazard property* if—

(a) it is identical with a prototype that has been tested in accordance with (1) and the *fire hazard property* achieved by the prototype is confirmed in a report issued from an *Accredited Testing Laboratory* that—

(i) describes the method and conditions of the test and form of construction of the tested prototype in full; and

(ii) confirms that the application of restraint to the prototype complies with the test standard; or

(b) it differs in only a minor degree from a prototype tested under (a) and a report from an *Accredited Testing Laboratory*—

(i) confirms that the building product, component, or assembly can achieve the *fire hazard property* despite the minor departures from the tested prototype; and

(ii) describes the materials, construction, conditions of restraint and other limitations which are necessary to achieve the *fire hazard property*.

(4) A building material is deemed to be non-combustible if—

(a) it is identical with a material that has been tested in accordance with AS 1530.2 and has not been deemed *combustible*, as confirmed in a report issued from an *Accredited Testing Laboratory*; or

(b) it is deemed *non-combustible* in accordance with C2D10(5); or

(c) it differs in only a minor degree to a material tested under (a) and a report from an *Accredited Testing Laboratory*—

(i) confirms that the material can achieve the attribute of being *non-combustible* despite the minor departures from the tested material; and

(ii) describes any limitations which are necessary to achieve the attribute of being *non-combustible*.

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Governing Requirements

(5) A building component or assembly is deemed to be if it is constructed wholly of materials that are deemed to be *non-combustible*.

Notes

Until adoption of the next edition of the NCC determination need not be undertaken by an *Accredited Testing Laboratory*.

C2D10 (5)

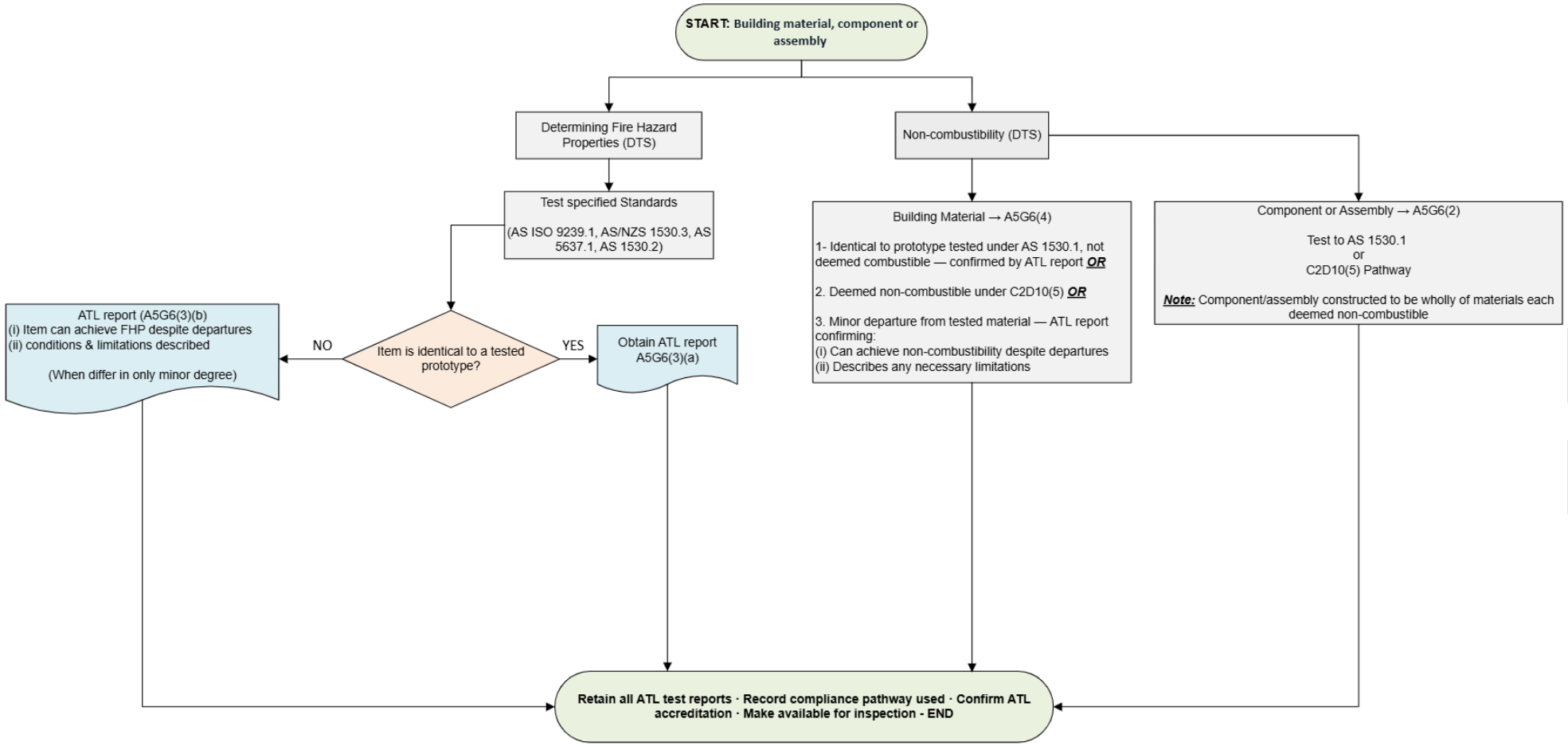
(5) The following materials, when entirely composed of itself, are *non-combustible* and may be used wherever a *non-combustible* material is *required*:

(a) Concrete.
(b) Steel, including metallic coated steel.
(c) Masonry, including mortar.
(d) Aluminium, including aluminium alloy.
(e) Autoclaved aerated concrete, including mortar.
(f) Iron.
(g) Terracotta.
(h) Porcelain.
(i) Ceramic.
(j) Natural stone.
(k) Copper.

(l) Zinc.
(m) Lead.
(n) Bronze.

A5G6 — Fire hazard properties and combustibility

Flow Chart - Fire Hazard Properties & Combustibility pathway



A6G11 - Clarification of definition for Class 10

NCC 2022:

A6G11 Class 10 buildings and structures

[2019: A6.10]

(1) A Class 10 building is a non-habitable building or structure.

(2) Class 10 includes the following sub-classifications:

(a) Class 10a is a non-habitable building including a *private garage*, carport, shed or the like.

(b) Class 10b is a structure that is a fence, mast, antenna, retaining wall or free-standing wall or *swimming pool* or the like.

(c) Class 10c is a *private bushfire shelter*.

NCC 2025:

A6G11 Class 10 buildings and structures

(1) A Class 10 building or structure is non-habitable.

(2) Class 10 includes the following sub-classifications:

(a) Class 10a is a non-habitable building including a *private garage*, carport, shed or the like.

(b) Class 10b is a structure that is a fence, mast, antenna, retaining wall or free-standing wall or *swimming pool* or the like.

(c) Class 10c is a *private bushfire shelter*.

SECTION 02

Definitions

Amended Definitions

Newly Added Terms

Amended Definitions — Schedule 1 (excluded State variations)

Key clarifications affecting interpretation and compliance assessment

Mezzanine

Critical for RIS Calculation

Fire Hazard Properties

Aligns with A5G6

Combustible

Material Compliance

Fire Source Feature

Siting & Separation

Condensation

Health & Amenity

Envelope

Energy Efficiency

Cavity

Energy & Condensation

Surface Water

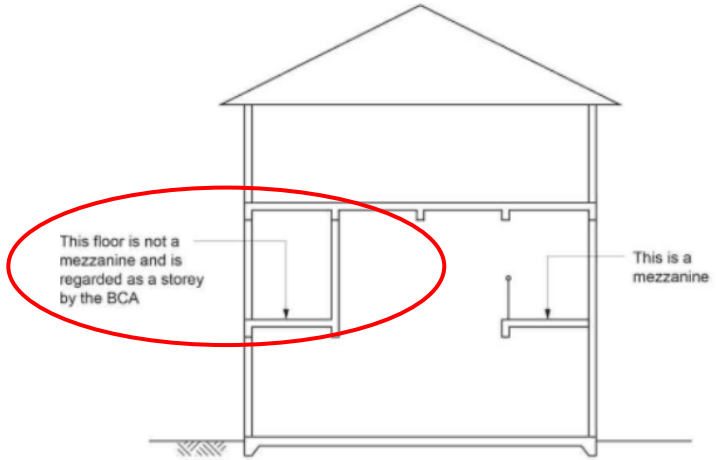
Drainage Design

Check Schedule 1 for full text

Amended definitions: Mezzanine

NCC 2022: **Mezzanine:** An intermediate floor within a room.

NCC 2025: **Mezzanine:** An intermediate floor within a room, that is not separated from that room by walls.



Amended definitions: Fire Hazard Properties

NCC 2022:

Fire hazard properties: The following properties of a material or assembly that indicate how they behave under specific fire test conditions:

(a) *Average specific extinction area*, *critical radiant flux* and *Flammability Index*, determined as defined in Schedule 1.

(b) *Smoke-Developed Index*, *smoke development rate* and *Spread-of-Flame Index*, determined in accordance with Specification 3.

(c) *Group number* and *smoke growth rate index* ($SMOGRA_{RC}$), determined in accordance with Specification 7.

NCC 2025:

Fire hazard properties: The following properties of a material or assembly that indicate how they behave under specific fire test conditions:

(a) *Critical radiant flux* and *smoke development rate*, determined in accordance with AS ISO 9239.1.

(b) *Smoke-Developed Index* and *Spread-of-Flame Index*, determined in accordance with AS/NZS 1530.3.

(c) *Group number*, *average specific extinction area* and *Smoke growth rate index* ($SMOGRA_{RC}$), determined in accordance with AS 5637.1.

Amended definitions: Combustible

NCC 2022:

Combustible: Applied to—

(a) a material — means combustible as determined by AS 1530.1; and

(b) construction or part of a building — means constructed wholly or in part of combustible materials.

NCC 2025:

Combustible: Applied to—

(a) a material — means combustible as determined by an *Accredited Testing Laboratory* in accordance with AS 1530.1; and

(b) construction or part of a building — means constructed wholly or in part of combustible materials.

Notes

Until the adoption of the next edition of the NCC determination need not be undertaken by an *Accredited Testing Laboratory*.

Amended definitions: Fire Source Feature

NCC 2022:

Fire-source feature: Any one or more of the following:

(a) The far boundary of a road, river, lake or the like adjoining the allotment.

(b) A side or rear boundary of the allotment.

(c) An *external wall* of another building on the allotment which is not a Class 10 building.

NCC 2025:

Fire-source feature: Any one or more of the following:

(a) The far boundary of a road, river, lake or the like adjoining the allotment.

(b) A side or rear boundary of the allotment.

(c) An *external wall* of another building on the allotment which is not a Class 10 building.

(d) The construction edge or perimeter of another building on the allotment which is not a Class 10 building and which has a use that constitutes a *fire load*.

New Definitions — NCC 2025

Ramps (Types)

Accessibility

Collected

Water Management

Control Layer

Condensation

Fire Protected Steel

Structural Fire

Allotment

Siting & Planning

Rising Damp

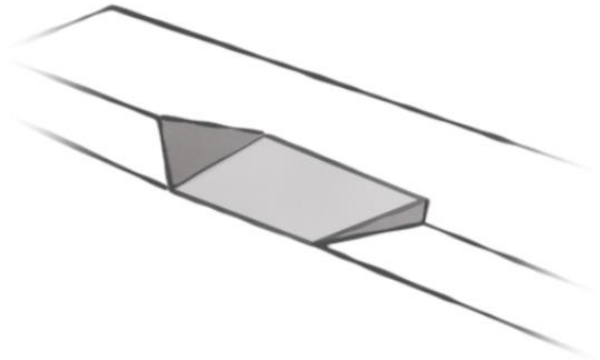
Health & Amenity

Stormwater

Drainage Design

Check Schedule 1 for full text

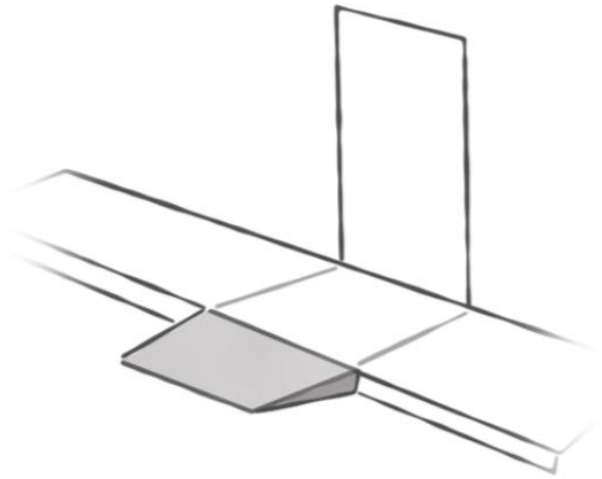
Ramp Types — NCC 2025 Definitions



Kerb Ramp

NCC 2025 Definition

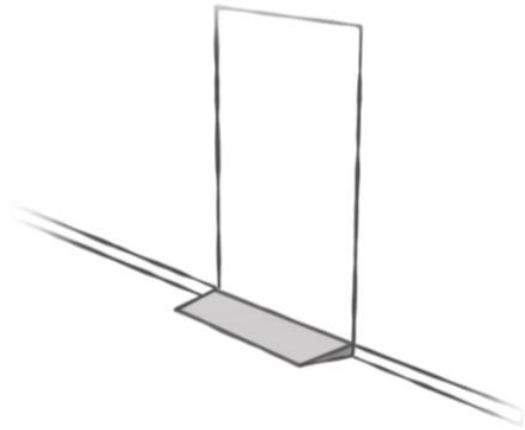
"A ramp incorporated in a kerb."



Step Ramp

NCC 2025 Definition

"A ramp, other than a kerb ramp, not exceeding 190 mm in height."



Threshold Ramp

NCC 2025 Definition

"A ramp located in or at a threshold."

SECTION 03

Referenced Standards

- Updated Editions
- Newly Added
- Transition Notes

Referenced Standards — Updated Editions

Updates to primary referenced documents in NCC 2025

AS 1170.4	2024
AS 1530.1	2024
AS/NZS 3500 Series	2025
AS 1668.2 & 4	2024
AS 1670.1, .3 & .4	2024
AS 1684.4	2024
AS 1926.1	2024
AS 4055	2024
AS ISO 717.1	2024
AS 3786	2023

Referenced Standards — Newly Added

New standards introduced in NCC 2025 for specific applications

AS/NZS ISO 13256.1 – 2023

New

Water source heat pumps — Testing and rating for performance — Water-to-air and brine-to-air heat pumps

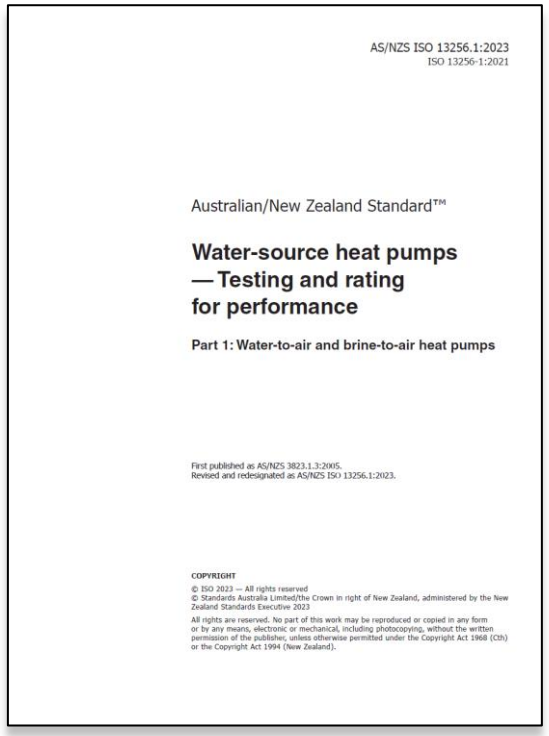
J6D12

AS 5346 – 2023

New

Exterior finish and insulation systems

H1D7


AS/NZS ISO 13256.1:2023
ISO 13256-1:2021

Australian/New Zealand Standard™

Water-source heat pumps — Testing and rating for performance

Part 1: Water-to-air and brine-to-air heat pumps

First published as AS/NZS 3823.1.3:2005.
Revised and redesignated as AS/NZS ISO 13256.1:2023.

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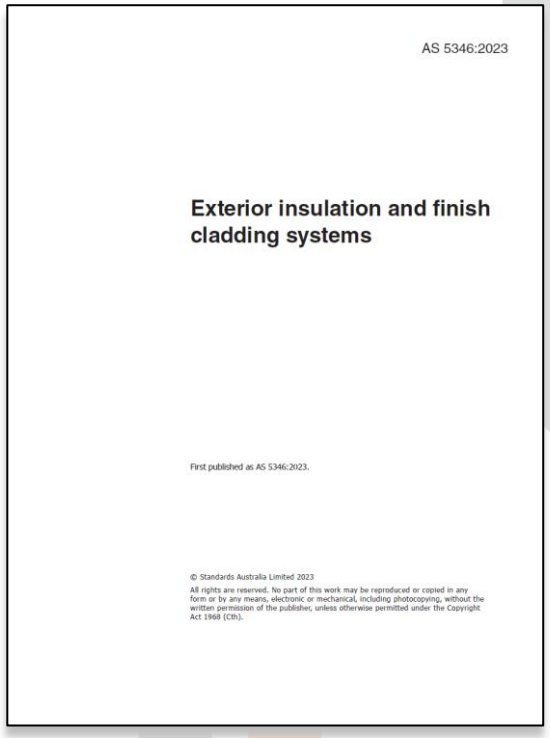
AS 5346:2023

Exterior insulation and finish cladding systems

First published as AS 5346:2023.

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Referenced Standards — Transition Notes

AS ISO 717.1:2024

New Reference

Updated reference point to 2024 edition.

AS 1670 Series

Admin Update

Renumbered: A4G1(5) → A4G1(6) Intent unchanged.

AS 1530.1

Transitional

1994 → 2024 Old reports valid; new tests use 2024.

AS 3786:2023

Expanded Path

Expanded pathway. Introduces 2023 edition.

AS 1530.8.1

Amendment

2018 → 2018 Amnd.1 New tests use Amendment 1.

NSF/ANSI/CAN 372

Dual Validity

Reports to 2020 and 2022 remain valid.

Validity Rule:

Existing test reports remain valid if testing was conducted prior to the new edition's adoption. New testing conducted after the NCC adoption date must use the new referenced edition.

Summary & Key Takeaways

NCC 2025 — Part 1: Governing Requirements, Definitions & Referenced Standards

Critical Clauses Updated | **New/Amended Definitions** | **Standards with Transitions**

Governing Requirements

- **A2G2(5):** Structural Performance Solutions now require strict reliability benchmarks.
- **A4G1:** New ARDR register provides flexibility for referenced documents.
- **A5G3:** Accredited lab reports mandatory for FRL evidence suitability.
- **A5G6:** Expanded fire hazard properties to include combustibility pathways.
- **A6G11:** Class 10 structures clarified as strictly "non-habitable".

Definitions

- **Amended:** Clarifications to remove ambiguity and close loopholes.
- **New Terms:** Introduction of specific technical terminology.

Mezzanine | Combustible | Envelope | Condensation | Control Layer | Fire Protected Steel | Ramps | Stormwater

Referenced Standards

- **Updated Editions:** Major updates to AS 1170.4, AS 1428.1, AS 1530.1.
- **Newly Added:** EIFS (AS 5346) & Heat Pump standards included.

AS 1530.1 Combustibility	1994 → 2024
AS 3500 Plumbing	2021 → 2025
AS 1170.4 Earthquake	2007 → 2024

THANK YOU

NCC 2025 Education Series — Part 1