Office of the
State Building Surveyor

National Construction Code 2025

Key Changes in NCC 2025 – Volume 2, Housing Provisions Standard and Livable Housing Design Standard:

(Images from ABCB, 2026)

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BPC Building and Plumbing Commission | VICTORIA State Government

Purpose and Learning Objectives

Purpose

Ease the transition to the NCC 2025 – NCC Volume 2, Housing Provisions Standard and Livable Housing Design Standard and equip the practitioners with the skills to confidently apply these changes in their housing projects.

Learning Objectives

Identify Key Changes

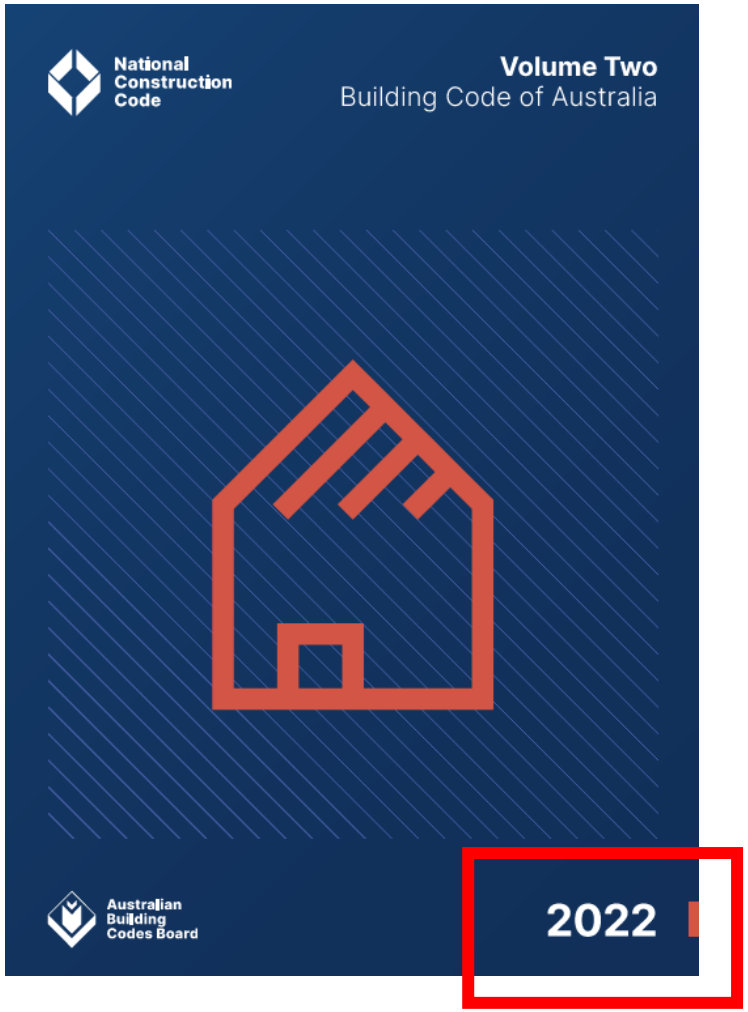
Distinguish critical updates in Parts H1–H8 compared to NCC 2022 Amendment 2 baseline requirements.

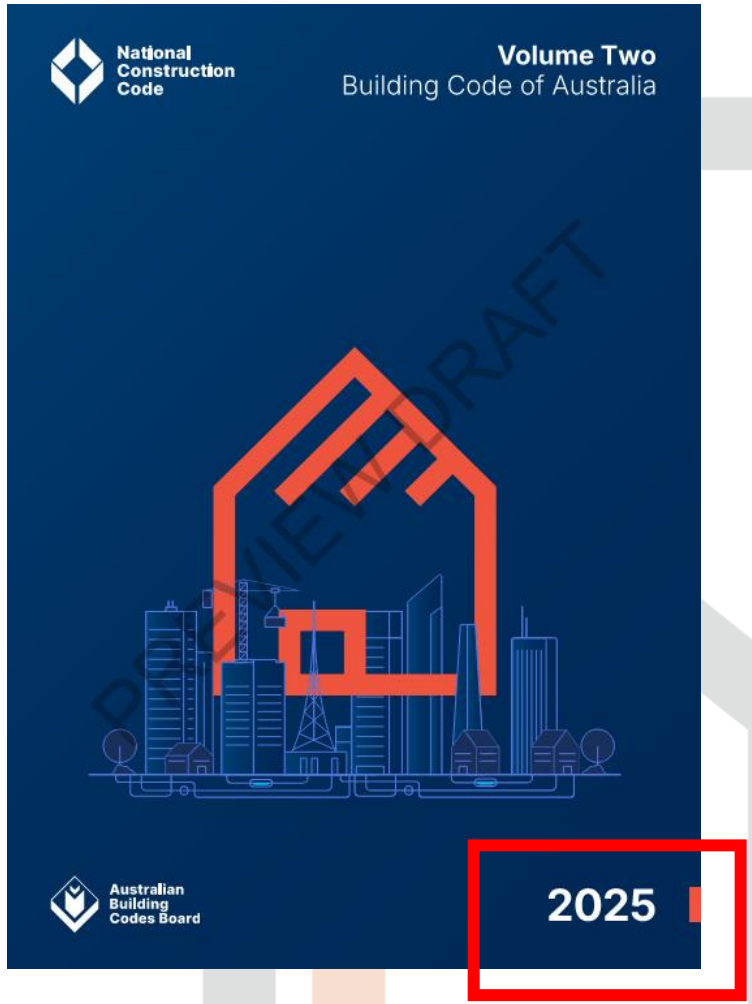
Interpret Provisions

Develop the ability to correctly interpret the proposed NCC 2025 changes with confidence across relevant design and compliance scenarios.

Understand Practical Impacts

Identify where and how these requirements apply practically, ensuring confident application in both DTS and Performance Solution pathways.





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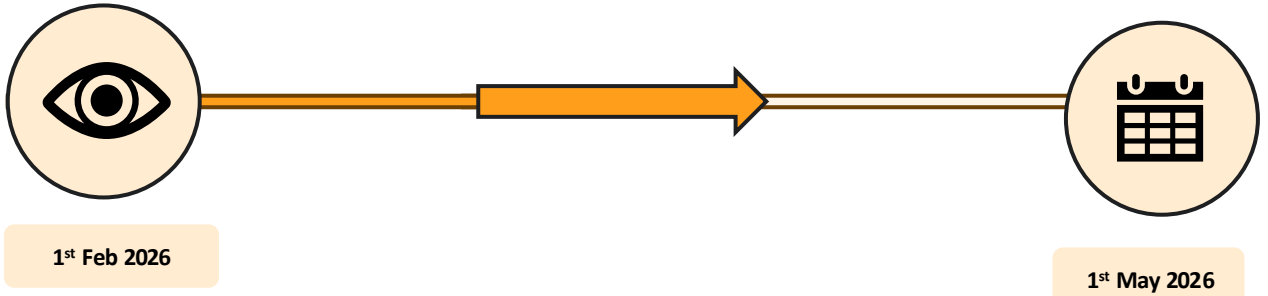
NCC 2025 TIMELINE



NCC 2025 preview released for public review and industry preparation.

Victoria to adopt NCC 2025

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

Agenda

Structure	Robust Structural Perf. Solution Pathway (H1P1 & H1V1) **I** New DTS for External Wall Insulation and Finish Cladding System (H1D7) **I** Amended Wind Regions
Damp & Weatherproofing	Drainage provisions for Swimming Pools (H2P4, H2D1 & H2D2) **I** Weatherproofing Verification Method (H2V1)
Fire Safety	Accredited Testing Laboratory for Fire Hazard Properties (H3D2) **I** Introduction of newly defined term 'allotment' **I** Open Carport as an allowable encroachment
Health and Amenity	DTS pathway for Natural Ventilation via AS1668.4 (H4D7) **I** Fibre cement sheeting revision **I** Shower area requirements **I** Threshold ramps I Ventilation of room and spaces concession **I** Membrane vapour permeance **I** Cavity construction **I** Roof spaces insulation
Safe Movement and Access	Concession for Threshold Ramps (H5P1) **I** Threshold ramp, step ramps and kerb ramps concession **I** AS1657 to class 10b structures
Energy Efficiency	"Floor Area" definition removed from Outdoor Living Area (S42C2) **I** Slab edge insulation (S42C4) **I** Insulation overhangs ranges **I** Insulation to waffle pod slabs
Ancillary Provisions	Climbability restrictions for swimming pool boundary barriers
Livable Housing Design Standard	Wording "allotment" amended for Livable Housing Design guideline concession **I** Gradient measurement clarification **I** Towel rail encroachment into circulation space **I** Timber framing used in lieu of timber noggins **I** Bathroom niches location

STRUCTURE

Clause H1P1 – Structural Reliability and Resistance

STRUCTURE

H1P1: Structural Reliability and Resistance

NCC 2022:

H1P1 Structural reliability and resistance

[2019: P2.1.1]

(1) By resisting the actions to which it may reasonably be expected to be subjected, a building or structure, during construction and use, with appropriate degrees of reliability, must—

(a) perform adequately under all reasonably expected design actions; and

(b) withstand extreme or frequently repeated design actions; and

(c) be designed to sustain local damage, with the structural system as a remaining stable and not being damaged to an extent disproportionate to the original local damage; and

(d) avoid causing damage to *other properties*.

(2) The actions to be considered to satisfy (1) include but are not limited to—

(a) permanent actions (dead loads); and

(b) imposed actions (live loads arising from occupancy and use); and

(c) wind action; and

NCC 2025:

H1P1 Structural reliability and resistance

(1) By resisting the actions to which it may reasonably be expected to be subjected, a building or structure, during construction and use, with appropriate levels of reliability, must—

(a) perform adequately under all reasonably expected design actions; and

(b) withstand extreme or frequently repeated design actions; and

(c) be designed to sustain local damage, with the structural system as a remaining stable and not being damaged to an extent disproportionate to the original local damage; and

(d) avoid causing damage to *other properties*.

(2) Each component of the building or structure must withstand all actions with the minimum levels of reliability specified in Tables H1P1a, H1P1b and H1P1c as determined in accordance with H1V1.

(3) The actions to be considered to satisfy (1) and (2) include but are not limited to—

(a) permanent actions (dead loads); and

(b) imposed actions (live loads arising from occupancy and use); and

A2G2:

(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*.

STRUCTURE

H1P1: Structural Reliability and Resistance

NCC 2022:

(3) The structural resistance of materials and forms of construction must be determined using five percentile characteristic material properties with appropriate allowance for—

(a) known construction activities; and

(b) type of material; and

(c) characteristics of the site; and

(d) the degree of accuracy inherent in the methods used to assess the structural behaviour; and

(e) action effects arising from the differential settlement of foundations, and from restrained dimensional changes due to temperature, moisture, shrinkage, creep and similar effects.

NCC 2025:

(4) The structural resistance of materials and forms of construction must be determined using material properties with appropriate allowance for type and use of the material and the degree of accuracy inherent in the methods used to assess the structural behaviour.

Verification Method H1V1 – Structural Reliability of Components

STRUCTURE

H1V1: Structural Reliability of Components

NCC 2022:

H1V1 Structural reliability

[2019: V2.1.1]

(1) This *Verification Method* is only applicable to components with a resistance coefficient of variation of at least 10% and not more than 40%.

(2) For components with a calculated resistance coefficient of variation value less than 10%, then a minimum value of 10% should be used.

(3) Compliance with H1P1(1), (2) and (3) is verified for the design of a structural component for strength when—

(a) the capacity reduction factor ϕ satisfies $\phi \le Average(\phi_G, \phi_Q, \phi_W, \ldots)$, where $\phi_G, \phi_Q, \phi_W, \ldots$ are capacity reduction factors for all relevant actions and must contain at least permanent (G), imposed (Q) and wind (W) actions; and

(b) the capacity reduction factors $\phi_G, \phi_Q, \phi_W, \ldots$ are calculated for target reliability indices for permanent action β_{TG}, for imposed action β_{TQ}, for wind action β_{TW}, ... in accordance with the equation: $\beta = \ln\left[\left(\frac{\overline{R}}{\overline{S}}\right)\sqrt{\frac{C_S}{C_R}}\right] / \sqrt{\ln(C_R.C_S)}$, where—

(i) $\left(\frac{\overline{R}}{\overline{S}}\right) = \frac{\left(\frac{\gamma}{\phi}\right)}{\left(\frac{\overline{S}}{S_N}\right)}\left(\frac{\overline{R}}{R_N}\right)$; and

NCC 2025:

H1V1 Structural reliability of components

(1) This *Verification Method* is applicable to components with a resistance coefficient of variation of not more than 40%.

(2) Where the calculated resistance coefficient of variation value is less than 10%, then a minimum value of 10% should be used.

(5) Compliance with H1P1(2) is verified for the design of a component where—

(a) the calculated reliability index β is not less than the applicable *required* values.

(b) the reliability index β is calculated in accordance with the equation; $\beta = \frac{ln\left[\left(\frac{\overline{R}}{\overline{S}}\right)\sqrt{\frac{C_S}{C_R}}\right]}{\sqrt{ln(C_S C_R)}}$, where—

Notes

(1) H1V1 of NCC 2022 may apply instead of H1V1 of NCC 2025 until 1 year after the adoption date of NCC 2025.

(2) When determining appropriate combinations of actions to meet the requirements of H1V1(5)(b)(iii), consideration must be made for those given in AS/NZS 1170.

(3) H1V1 may be used for all materials and actions to determine compliance with H1P1(2).

Clause H1D7 - Roof and Wall Cladding

STRUCTURE

H1D7: Roof and Wall Cladding

NCC 2022:

H1D7 Roof and wall cladding

[2019: 3.5, 3.5.1-3.5.5]

(1) Diagrams depicting relevant roofing and supporting members and associated terminology used to describe them are set out in Figure H1D7a and Figure H1D7b.

(2) *Performance Requirement* H1P1 is satisfied for sheet roofing if it complies with one or a combination of the following:

(a) Metal roofing:

(i) AS 1562.1; and

(ii) in wind regions C and D in accordance with Figure 2.2.3 in Section 2 of the ABCB Housing Provisions (cyclonic areas), metal roof assemblies, their connections and immediate supporting members must be capable of remaining in position notwithstanding any permanent distortion, fracture or damage that might occur in the sheet or fastenings under the pressure sequences A to G defined in Table H1D7.

(b) Plastic sheet roofing: AS 1562.3.

(c) Metal sheet roofing: Part 7.2 of the ABCB Housing Provisions, provided the building is located in an area with a wind class of not more than N3.

NCC 2025:

H1D7 Roof and wall cladding

(1) Diagrams depicting relevant roofing and supporting members and associated terminology used to describe them are set out in Figure H1D7a and Figure H1D7b.

(2) *Performance Requirement* H1P1 is satisfied for sheet roofing if it complies with one or a combination of the following:

(a) Metal roofing:

(i) AS 1562.1; and

(ii) in wind regions B2, C and D in accordance with Figure 2.2.3 in Section 2 of the ABCB Housing Provisions (cyclonic areas), metal roof assemblies, their connections and immediate supporting members must be capable of remaining in position notwithstanding any permanent distortion, fracture or damage that might occur in the sheet or fastenings under the pressure sequences A to G defined in Table H1D7.

(b) Plastic sheet roofing: AS 1562.3.

(c) Metal sheet roofing: Part 7.2 of the ABCB Housing Provisions, provided the building is located in an area with a wind class of not more than N3.

STRUCTURE

H1D7: Roof and Wall Cladding

NCC 2022:

(b) for wall cladding, Part 7.5 of the ABCB Housing Provisions.

(5) *Performance Requirement* H1P1 is satisfied for a metal wall cladding if it is designed and constructed in accordance with AS 1562.1.

Table H1D7: Low-High-Low pressure sequence

NCC 2025:

(b) for wall cladding, Part 7.5 of the ABCB Housing Provisions.

(5) *Performance Requirement* H1P1 is satisfied for a metal wall cladding if it is designed and constructed in accordance with AS 1562.1.

(6) *Performance Requirement* H1P1 is satisfied for external wall insulation and finish cladding systems, other than direct fix systems, if they are designed and constructed in accordance with AS 5346.

Structure

Section 2 – Structure (Housing Provisions)

Housing Provision Clauses	NCC Volume 2 Reference	Type of Change	Key Details
Table 2.2.3b & Figure 2.2.3	H1D2	Amendment	• Amended to reflect on revised wind regions • Increase in Victoria's A5 Wind region
2.2.4(q)	H1D2	Amendment	• Amended to include wind region B2

STRUCTURE

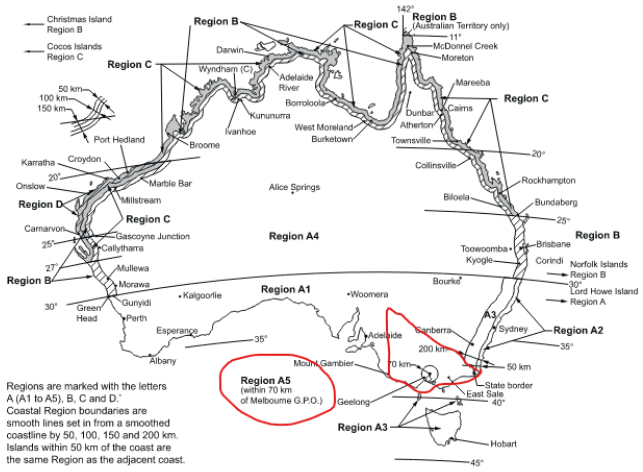
Table 2.2.3b and Figure 2.2.3 (HP): Design events for safety and wind regions

NCC 2022:

Table 2.2.3b: Design events for safety—annual probability of exceedance

Importance Level	Non-cyclonic wind	Cyclonic wind	Snow	Earthquake
1	1:100	1:200	1:100	1:250
2	1:500	1:500	1:150	1:500

Figure 2.2.3: Wind regions

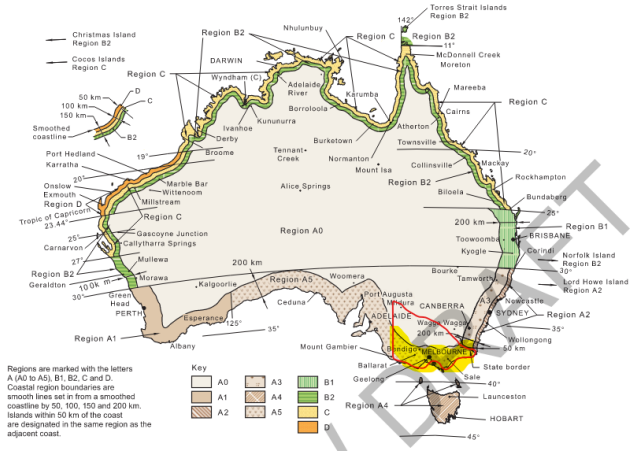


NCC 2025:

Table 2.2.3b: Design events for safety—annual probability of exceedance

Importance Level	Non-cyclonic wind	Cyclonic wind (wind regions B2 and C)	Cyclonic wind (wind region D)	Snow	Earthquake
1	1:100	1:200	1:250	1:100	1:250
2	1:500	1:500	1:1000	1:150	1:500

Figure 2.2.3: Wind regions



(Images from ABCB, 2026)

STRUCTURE

Section 4 – Footings and slabs (Housing Provisions)

Housing Provision Clauses	NCC Volume 2 Reference	Type of Change	Key Details
4.2.22	H1D4	Amendment	• Clarify the required specification for recessed areas

STRUCTURE

Section 4 (HP): Footings and Slabs

NCC 2022:

4.2.22 Recessed areas of slabs

[New for 2022]

(1) Where a recess in a slab is provided, it must comply with one of the following:

(a) For recess depths less than or equal to half the nominal slab thickness, the reinforcing mesh must have a minimum lap length of 400 mm measured from the inside face of the recess (see Figure 4.2.22a).

(b) For recess depths greater than half the nominal slab thickness (see Figure 4.2.22b)—

(i) top reinforcing mesh must overlap the bottom reinforcing mesh by not less than 400 mm; and

(ii) bottom reinforcing mesh must be two layers of SL72.

NCC 2025:

4.2.22 Recessed areas of slabs

(1) Where a recess in a slab is provided, a thickening must be provided in accordance with one of the following:

(a) For recess depths (d) less than or equal to half the nominal slab thickness (see Figure 4.2.22a)—

(i) a thickening must be provided not less than 400 mm measured horizontally from the inside face of each side of the recess (L); and

(ii) the reinforcing mesh must—

(A) be bent to accommodate the recess (see Figure 4.2.22a); or

(B) be installed in accordance with (b)(i) and (ii).

(b) For recess depths (d) greater than half the nominal slab thickness (see Figure 4.2.22b)—

(i) top reinforcing mesh must overlap the bottom reinforcing mesh by not less than 400 mm; and

(ii) bottom reinforcing mesh must be two layers of SL72.

DAMP AND WEATHERPROOFING

Performance Requirement H2P4 – Drainage from Swimming Pools

DAMP and WEATHERPROOFING

H2P4: Drainage from Swimming Pools

NCC 2022:

H2P4 Drainage from swimming pools

[2019: P2.2.4]

A *swimming pool* must have adequate means of draining the pool in a manner which will not—

(a) cause illness to people; or

(b) affect *other property*.

Notes

The NCC Volume Two and the ABCB Housing Provisions do not contain any *Deemed-to-Satisfy Provisions* for this *Performance Requirement*.

NCC 2025:

H2P4 Drainage from swimming pools

A *swimming pool* must have adequate means of draining the pool in a manner which will not—

(a) cause illness to people; or

(b) affect *other property*.

Clause H2D1 – Deemed-to-Satisfy

DAMP and WEATHERPROOFING

H2D1: Deemed-to-satisfy Provisions

NCC 2022:

H2D1 Deemed-to-Satisfy Provisions

[New for 2022]

(1) Where a *Deemed-to-Satisfy Solution* is proposed, *Performance Requirements* H2P1 to H2P3 are satisfied by complying with H2D2 to H2D8.

(2) *Performance Requirement* H2P4 must be complied with.

(3) Where a *Performance Solution* is proposed, the relevant *Performance Requirements* must be determined in accordance with A2G2(3) and A2G4(3) as applicable.

Notes

There are no *Deemed-to-Satisfy Provisions* for H2P4.

NCC 2025:

H2D1 Deemed-to-Satisfy Provisions

(1) Where a *Deemed-to-Satisfy Solution* is proposed, *Performance Requirements* H2P1 to H2P4 are satisfied by complying with H2D2 to H2D8.

(2) Where a *Performance Solution* is proposed, the relevant *Performance Requirements* must be determined in accordance with A2G2(3) and A2G4(3) as applicable.

Clause H2D2 – Drainage

DAMP and WEATHERPROOFING

H2D2: Drainage

NCC 2022:

H2D2 **Drainage**

[2019: 3.1.3.0, 3.1.3.1]

Performance Requirement H2P1 is satisfied for drainage if it is designed and constructed in accordance with —

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H2D2

Class 1 and 10 buildings

(a) AS/NZS 3500.3; or

(b) provided the stormwater drainage system otherwise complies with (a), Part 3.3 of the ABCB Housing Provisions for drainage of—

(i) roofs in areas subject to 5 minute duration rainfall intensities of not more than 255 mm per hour over an *annual exceedance probability* of 5% (as per Table 7.4.3d of the ABCB Housing Provisions) where a drainage system is *required*; and

(ii) sub-soil areas where excessive soil moisture problems may occur; and

(iii) land adjoining and under buildings.

Explanatory Information

- The NCC does not require the installation of drainage systems. Accordingly these requirements need only be applied when these systems are used.
- Information on the need for drainage systems may be obtained from the *appropriate authority*.
- The legal discharge point from a building *site* is generally determined by local government authorities.

NCC 2025:

H2D2 **Drainage**

(1) *Performance Requirement* H2P1 is satisfied for drainage if it is designed and constructed in accordance with —

(a) AS/NZS 3500.3; or

(b) provided the stormwater drainage system otherwise complies with (a), Part 3.3 of the ABCB Housing Provisions for drainage of—

(i) roofs in areas subject to 5 minute duration rainfall intensities of not more than 255 mm per hour over an *annual exceedance probability* of 5% (as per Table 7.4.3d of the ABCB Housing Provisions) where a drainage system is *required*; and

(ii) sub-soil areas where excessive soil moisture problems may occur; and

(iii) land adjoining and under buildings.

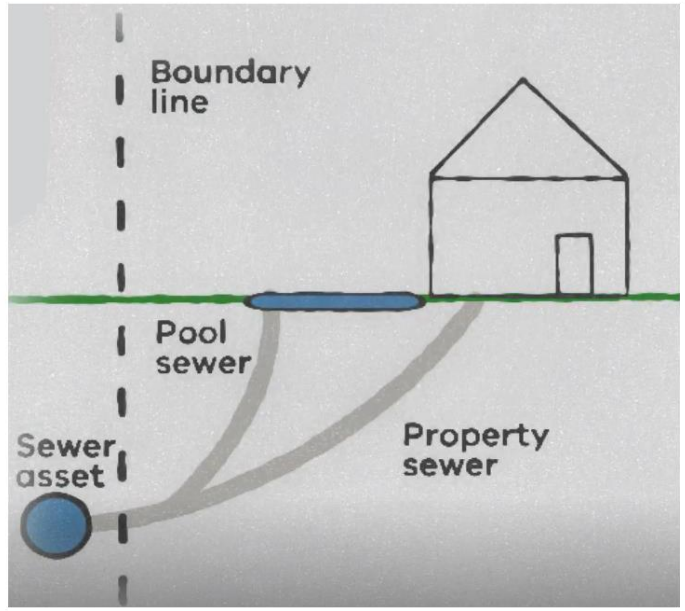
(2) *Performance Requirement* H2P4 is satisfied for *swimming pool* drainage if the *swimming pool's* pumped discharge is discharged to the sanitary drainage system in accordance with AS/NZS 3500.2.

NCC 2025 Volume Two - Building Code of Australia Page 116

Class 1 and 10 buildings

Explanatory Information

- The NCC does not require the installation of drainage systems. Accordingly these requirements need only be applied when these systems are used.
- Information on the need for drainage systems may be obtained from the *appropriate authority*.
- The legal discharge point from a building *site* is generally determined by local government authorities.
- Consideration should be given to the requirements of the relevant *Network Utility Operator*. Where a *Network Utility Operator* does not permit *swimming pool* discharge to the sanitary drainage system, a *Performance Solution* will be necessary to demonstrate the suitability of the alternative drainage method.



Verification Method H2V1 – Weatherproofing

DAMP and WEATHERPROOFING

H2V1: Weatherproofing

NCC 2022:

H2V1 Weatherproofing

[2019: V2.2.1]

(1) Compliance with H2P2 for weatherproofing of an *external wall* is verified when—
- (a) a prototype passes the procedure described in (2); and
- (b) the *external wall*—
  - (i) has a risk score of 20 or less, when the sum of all risk factor scores are determined in accordance with Table H2V1a; and
  - (ii) is not subjected to an ultimate limit state wind pressure of more than 2.5 kPa; and
  - (iii) includes only *windows* that comply with AS 2047.

(2) The test procedure referred to in (1)(a) must be as follows:
- (a) The test specimen is in accordance with the requirements of (3).
- (b) The test procedure is in accordance with the requirements of (4) and (5) as appropriate.
- (c) The test specimen does not fail the criteria in (6).
- (d) The test is recorded in accordance with the requirements of (7).

(3) Test specimen: The test specimen must incorporate—
- (a) representative samples of openings and joints, including—
  - (i) vertical and horizontal control joints; and

NCC 2025:

H2V1 Weatherproofing

(1) Compliance with H2P2 for weatherproofing of an *external wall* is verified when—
- (a) a prototype passes the procedure described in (2); and
- (b) the *external wall*—
  - (i) has a risk score of 20 or less, when the sum of all risk factor scores are determined in accordance with Table H2V1a; and
  - (ii) includes only *windows* that comply with AS 2047.

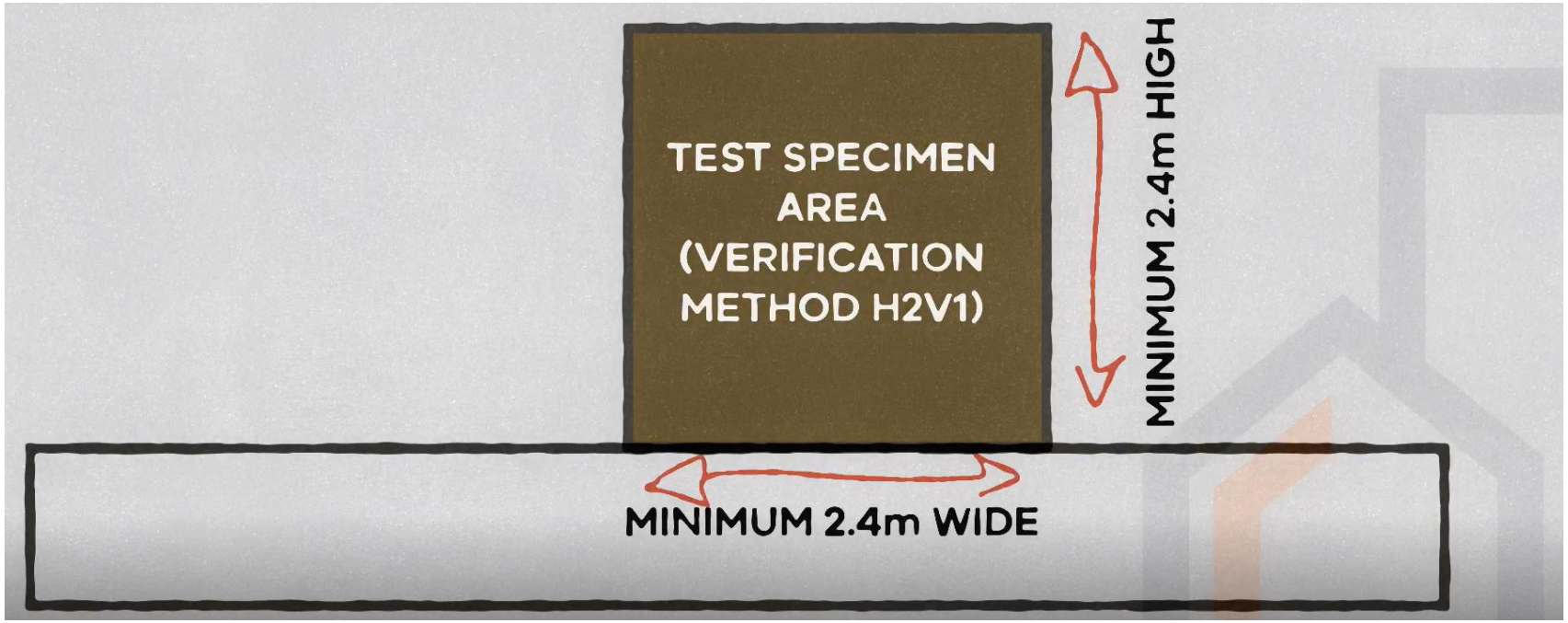
(2) The test procedure referred to in (1)(a) must be as follows:
- (a) The test specimen is in accordance with the requirements of (3).
- (b) The test procedure is in accordance with the requirements of (4) and (5) as appropriate.
- (c) The test specimen does not fail the criteria in (6).
- (d) The test is recorded in accordance with the requirements of (7).

(3) Test specimen: The test specimen must be a minimum of 2.4m high and 2.4m wide and incorporate—
- (a) representative samples of openings and joints, including—

DAMP and WEATHERPROOFING

H2V1: Weatherproofing

NCC 2025:



Clause H2D6 - Roof and Wall Cladding

DAMP and WEATHERPROOFING

H2D6: Roof and Wall Cladding

NCC 2022:

H2D6 Roof and wall cladding

[2019: 3.5.1-3.5.5]

VIC H2D6(1)

(1) *Performance Requirement* H2P1 is satisfied for gutters and downpipes if they are designed and constructed in accordance with one of the following:

(a) Subject to (2), AS/NZS 3500.3.

(b) Subject to (2) and (3), Part 7.4 of the ABCB Housing Provisions.

(2) The requirements of (1) do not apply to the removal of *surface water* from a storm having an *annual exceedance probability* of 1% for a Class 10 building where in the particular case there is no necessity for compliance.

VIC H2D6(3)

(3) Part 7.4 of the ABCB Housing Provisions—

(a) may only be used provided the roof drainage system is connected to a stormwater drainage system that complies with H2D2; and

(b) excludes box gutters.

(4) *Performance Requirement* H2P2 is satisfied for roof and wall cladding if it is in accordance with H1D7(2), (3), (4) or (5) as appropriate.

NCC 2025:

H2D6 Roof and wall cladding

VIC H2D6(1)

(1) *Performance Requirement* H2P1 is satisfied for gutters and downpipes if they are designed and constructed in accordance with one of the following:

NCC 2025 Volume Two - Building Code of Australia Page 117

Class 1 and 10 buildings

(a) Subject to (2), AS/NZS 3500.3.

(b) Subject to (2) and (3), Part 7.4 of the ABCB Housing Provisions.

(2) The requirements of (1) do not apply to the removal of *surface water* from a storm having an *annual exceedance probability* of 1% for a Class 10 building where in the particular case there is no necessity for compliance.

VIC H2D6(3)

(3) Part 7.4 of the ABCB Housing Provisions—

(a) may only be used provided the roof drainage system is connected to a stormwater drainage system that complies with H2D2; and

(b) excludes box gutters.

(4) *Performance Requirement* H2P2 is satisfied for roof and wall cladding if it is in accordance with H1D7(2), (3), (4), (5) or (6) as appropriate.

FIRE SAFETY

Clause H3D2 – Fire Hazard Properties and Non-Combustible Building Elements

FIRE SAFETY

H3D2: Fire Hazard Properties and non-combustible elements

NCC 2022:

(2) The *fire hazard properties* of materials used in a Class 1 building, including floor or ceiling spaces common with a Class 10 building, must comply with the following:

(a) *Sarking-type materials* used in the roof must have a *Flammability Index* not greater than 5.

(b) Flexible ductwork used for the transfer of products initiating from a heat source that contains a flame must comply with the *fire hazard properties* set out in AS 4254.1.

NCC 2025:

(2) The *fire hazard properties*, and determination thereof, of materials used in a Class 1 building, including floor or ceiling spaces common with a Class 10 building, must comply with the following:

(a) *Sarking-type materials* used in the roof must have a *Flammability Index* not greater than 5.

(b) Flexible ductwork used for the transfer of products initiating from a heat source that contains a flame must comply with the *fire hazard properties* set out in AS 4254.1.

(c) Where discovered by test, *fire hazard properties* must be determined by an *Accredited Testing Laboratory*.

Notes

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

FIRE SAFETY

H3D2: Fire Hazard Properties and non-combustible elements

NCC 2025:

(2) The *fire hazard properties*, and determination thereof, of materials used in a Class 1 building, including floor or ceiling spaces common with a Class 10 building, must comply with the following:

(a) *Sarking-type materials* used in the roof must have a *Flammability Index* not greater than 5.

(b) Flexible ductwork used for the transfer of products initiating from a heat source that contains a flame must comply with the *fire hazard properties* set out in AS 4254.1.

(c) Where discovered by test, *fire hazard properties* must be determined by an *Accredited Testing Laboratory*.

Notes

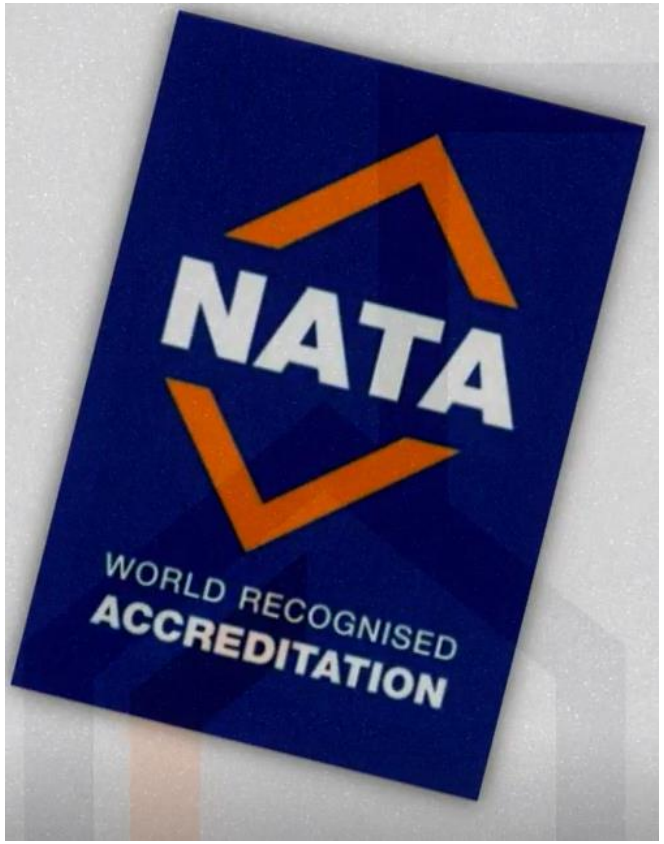
Until adoption of the next edition of the NCC determination need not be undertaken by an *Accredited Testing Laboratory*.

Accredited Testing Laboratory: One of the following:

(a) An organisation accredited by the National Association of Testing Authorities Australia (NATA) to undertake the relevant tests.

(b) An organisation outside Australia accredited to undertake the relevant tests by an authority recognised by NATA through a mutual recognition agreement.

(c) An organisation recognised as being an Accredited Testing Laboratory under legislation at the time the test was undertaken.



(Image from NATA, 2026)

FIRE SAFETY

Section 9 – Fire safety (Housing Provisions)

Housing Provision Clauses	NCC Volume 2 Reference	Type of Change	Key Details
9.2.8(b)	H3D3	Amendment	• Amended to clarify location of 'another building'. • Introduced new defined term 'allotment'.
9.2.9 9.2.9(3)	H3D3	Amendment	• Amended to utilise the new defined term 'allotment'. • Open carports introduced as an allowable encroachment.

FIRE SAFETY

Section 9 (HP): Fire Safety

NCC 2022:

9.2.8 Open carports

[2019: 3.7.2.6]

A Class 10a carport is exempt from complying with 9.2.4(1) if—

(a) it has two or more sides open and not less than one third of its perimeter open; and

(b) for the purposes of (a), a side is considered to be open if the roof covering adjacent to that side is not less than 500 mm from another building or allotment boundary; and

9.2.9 Allowable encroachments

[2019: 3.7.2.7]

(1) An encroachment is any construction—

(a) between the *external wall* of the building and the allotment boundary other than a boundary adjoining a road or other public space; or

(b) between the *external walls* of two buildings on the same allotment; or

(c) between the *external wall* of the building and the vertical projection of the *external wall* of another building on the same allotment; or

(d) that extends beyond the vertical projection of another building on the same allotment other than a building it is associated with.

(2) For the purposes of (1), an encroachment relates to any *external wall* of—

(a) a Class 10a building *required* to comply with 9.2.4; or

(b) a Class 1 building.

(3) Encroachments allowed within 900 mm of an allotment boundary or within 1.8 m of another building, or its vertical projection, on the same allotment are—

NCC 2025:

A Class 10a carport is exempt from complying with 9.2.4(1) if—

(a) it has two or more sides open and not less than one third of its perimeter open; and

(b) for the purposes of (a), a side is considered to be open if the roof covering adjacent to that side is not less than 500 mm from another building on the same *allotment* or allotment boundary; and

9.2.9 Allowable encroachments

(1) An encroachment is any construction—

(a) between the *external wall* of the building and the *allotment* boundary other than a boundary adjoining a road or other public space; or

(b) between the *external walls* of two buildings on the same *allotment*; or

(c) between the *external wall* of the building and the vertical projection of the *external wall* of another building on the same *allotment*; or

(d) that extends beyond the vertical projection of another building on the same *allotment* other than a building it is associated with.

(2) For the purposes of (1), an encroachment relates to any *external wall* of—

(a) a Class 10a building *required* to comply with 9.2.4; or

(b) a Class 1 building.

(3) Encroachments allowed within 900 mm of an *allotment* boundary or within 1.8 m of another building, or its vertical projection, on the same *allotment* are—

Allotment: An area of land shown on an approved plan of subdivision for which a separate title is held or issued.

FIRE SAFETY

Part 9.2 (HP): Fire Separation of External Walls

NCC 2022:

Clause 9.2.9 of the Housing Provisions:

9.2.9 Allowable encroachments

[2019: 3.7.2.7]

(1) An encroachment is any construction—

(a) between the *external wall* of the building and the allotment boundary other than a boundary adjoining a road or other public space; or

(b) between the *external walls* of two buildings on the same allotment; or

(c) between the *external wall* of the building and the vertical projection of the *external wall* of another building on the same allotment; or

(d) that extends beyond the vertical projection of another building on the same allotment other than a building it is associated with.

(2) For the purposes of (1), an encroachment relates to any *external wall* of—

(a) a Class 10a building *required* to comply with 9.2.4; or

(b) a Class 1 building.

(3) Encroachments allowed within 900 mm of an allotment boundary or within 1.8 m of another building, or its vertical projection, on the same allotment are—

(a) *non-combustible* fascias, gutters and downpipes; and

(b) light fittings, electricity or gas meters, aerials or antennas; and

(c) pergolas, sun blinds or water tanks (see Figure 9.2.9a); and

(d) unroofed terraces, landings, steps and ramps, not more than 1 m in height.

NCC 2025:

Clause 9.2.9 of the Housing Provisions:

9.2.9 Allowable encroachments

(1) An encroachment is any construction—

(a) between the *external wall* of the building and the *allotment* boundary other than a boundary adjoining a road or other public space; or

(b) between the *external walls* of two buildings on the same *allotment*; or

(c) between the *external wall* of the building and the vertical projection of the *external wall* of another building on the same *allotment*; or

(d) that extends beyond the vertical projection of another building on the same *allotment* other than a building it is associated with.

(2) For the purposes of (1), an encroachment relates to any *external wall* of—

(a) a Class 10a building *required* to comply with 9.2.4; or

(b) a Class 1 building.

(3) Encroachments allowed within 900 mm of an *allotment* boundary or within 1.8 m of another building, or its vertical projection, on the same *allotment* are—

(a) *non-combustible* fascias, gutters and downpipes; and

(b) light fittings, electricity or gas meters, aerials or antennas; and

(c) pergolas, sun blinds or water tanks (see Figure 9.2.9a); and

(d) unroofed terraces, landings, steps and ramps, not more than 1 m in height; and

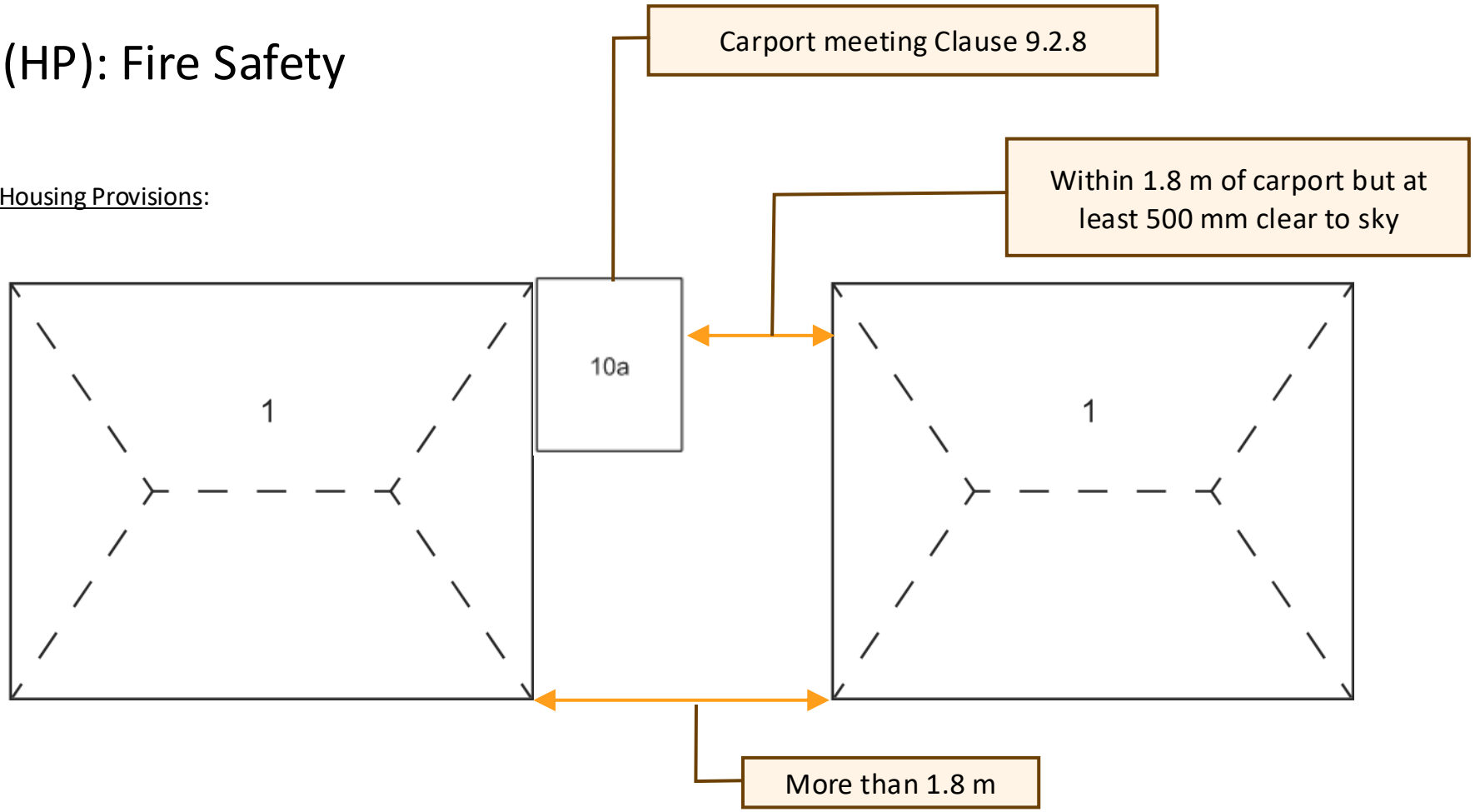
(e) open carports that comply with 9.2.8.

FIRE SAFETY

Section 9 (HP): Fire Safety

NCC 2025:

Clause 9.2.9 of the Housing Provisions:



HEALTH AND AMENITY

Clause H4D7(2) – Ventilation

HEALTH AND AMENITY

H4D7: Ventilation

NCC 2022:

H4D7 Ventilation

[2019: 3.8.5]]

(1) Except for an exhaust fan from a *sanitary compartment*, laundry, kitchen or bathroom, *Performance Requirement* H4P5 is satisfied for a mechanical ventilation system if it is installed in accordance with AS 1668.2.

(2) Compliance with Part 10.6 of the ABCB Housing Provisions satisfies *Performance Requirement* H4P5 for ventilation.

NCC 2025:

H4D7 Ventilation

(1) Except for an exhaust fan from a *sanitary compartment*, laundry, kitchen or bathroom, *Performance Requirement* H4P5 is satisfied for a mechanical ventilation system if it is installed in accordance with AS 1668.2.

(2) *Performance Requirement* H4P5 is satisfied for ventilation by compliance with—

(a) Part 10.6 of the ABCB Housing Provisions; or

(b) for natural ventilation, AS 1668.4.

HEALTH AND AMENITY

H4D7: Ventilation

NCC 2025:

H4D7 Ventilation

(1) Except for an exhaust fan from a *sanitary compartment*, laundry, kitchen or bathroom, *Performance Requirement* H4P5 is satisfied for a mechanical ventilation system if it is installed in accordance with AS 1668.2.

(2) *Performance Requirement* H4P5 is satisfied for ventilation by compliance with—

(a) Part 10.6 of the ABCB Housing Provisions; or

(b) for natural ventilation, AS 1668.4.

(Image from Standards Australia, 2026)

HEALTH AND AMENITY

Section 10 – Health and amenity (Housing Provisions)

Housing Provision Clauses	NCC Volume 2 Reference	Type of Change	Key Details
10.2.9	H4D3(b)(ii)	Clarification	• Clarify provisions regarding fibre cement sheeting
10.2.14	H4D3(b)(ii)	Clarification	• Clarify requirements for shower areas (enclosed and unenclosed shower areas)
10.3.1(f)	H4D4	Clarification	• Clarify that the provision does not apply to threshold ramps
10.6.2	H4D7(2)(a)	Amendment	• New exemption on ventilation requirement for specialised rooms and spaces that are occupied neither frequently nor for extended periods
10.8.1	H4D9	Amendment	• Provide further specifications on membrane vapour permeance (dependent on wall construction) • Provide further details for cavity construction.
10.8.3 10.8.4	H4D9	Amendment	• In NCC 2022, 10.8.3 applied to all roof spaces. In NCC 2025, 10.8.3 is amended and applies to roof spaces where the primary insulation layer is not parallel to the roof plane • Added to specify requirements for roof spaces where the primary insulation layer is parallel to the roof plane.

HEALTH AND AMENITY

Part 10.2 (HP) – Wet area waterproofing

NCC 2022:

10.2.9 Materials — water resistant substrates

[New for 2022]

The following materials are deemed to be *water resistant*:

(a) For walls:
- (i) Concrete complying with AS 3600, treated to resist moisture movement.
- (ii) Cement render, treated to resist moisture movement.
- (iii) Compressed fibre-cement sheeting manufactured in accordance with AS/NZS 2908.2.
- (iv) *Water resistant* plasterboard sheeting.
- (v) Masonry in accordance with AS 3700, treated to resist moisture movement.

(b) For floors:
- (i) Concrete complying with AS 3600.
- (ii) Concrete slabs complying with AS 2870.
- (iii) Compressed fibre-cement sheeting manufactured in accordance with AS/NZS 2908.2 and supported on a structural floor.

NCC 2025:

10.2.9 Materials — water resistant substrates

The following materials are deemed to be *water resistant*:

(a) For walls:
- (i) Concrete complying with AS 3600, treated to resist moisture movement.
- (ii) ~~Cement render,~~ treated to resist moisture movement.
- (iii) Fibre-cement sheeting manufactured in accordance with AS/NZS 2908.2.
- (iv) *Water resistant* plasterboard sheeting.
- (v) Masonry in accordance with AS 3700, treated to resist moisture movement.

(b) For floors:
- (i) Concrete complying with AS 3600.
- (ii) Concrete slabs complying with AS 2870.
- (iii) Fibre-cement sheeting manufactured in accordance with AS/NZS 2908.2.

HEALTH AND AMENITY

Part 10.2 (HP) – Wet area waterproofing

NCC 2022:

10.2.14 Shower area requirements

[New for 2022]

Shower areas must be designed as either *enclosed* or *unenclosed*—

(a) to include a *floor waste* with falls complying with 10.2.12; and

(b) with a—

(i) stepdown complying with 10.2.15; or

(ii) *hob* complying with 10.2.16; or

(iii) level threshold complying with 10.2.17.

NCC 2025:

10.2.14 Shower area requirements

(1) *Shower areas* must be designed as either *enclosed* or *unenclosed*.

(2) *Shower areas* must incorporate a *floor waste* with falls complying with 10.2.12.

(3) *Enclosed shower areas* must incorporate—

(a) stepdown complying with 10.2.15; or

(b) *hob* complying with 10.2.16; or

(c) level threshold complying with 10.2.17; or

(d) *preformed shower base* complying with 10.2.19.

(4) Unenclosed shower areas must be constructed in accordance with 10.2.15 or 10.2.18.

HEALTH AND AMENITY

Part 10.3 (HP) – Room Heights

NCC 2022:

10.3.1 Height of rooms and other spaces

[2019: 3.8.2.2]

(1) Heights of rooms and other spaces (see Figure 10.3.1) must be not less than—

- (a) in a *habitable room* excluding a kitchen — 2.4 m; and
- (b) in a kitchen — 2.1 m; and
- (c) in a corridor, passageway or the like — 2.1 m; and
- (d) in a bathroom, shower room, laundry, *sanitary compartment*, airlock, pantry, storeroom, garage, car parking area or the like — 2.1 m; and
- (e) in a room or space with a sloping ceiling or projections below the ceiling line within—
  - (i) a *habitable room*—
    - (A) in an attic — a height of not less than 2.2 m for at least two-thirds of the *floor area* of the room or space; and
    - (B) in other rooms — a height of not less than 2.4 m over two-thirds of the *floor area* of the room or space; and
  - (ii) a non-*habitable room* — a height of not less than 2.1 m for at least two-thirds of the *floor area* of the room or space; and
- (f) in a stairway, ramp, *landing*, or the like — 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, *landing* or the like.

NCC 2025:

10.3.1 Height of rooms and other spaces

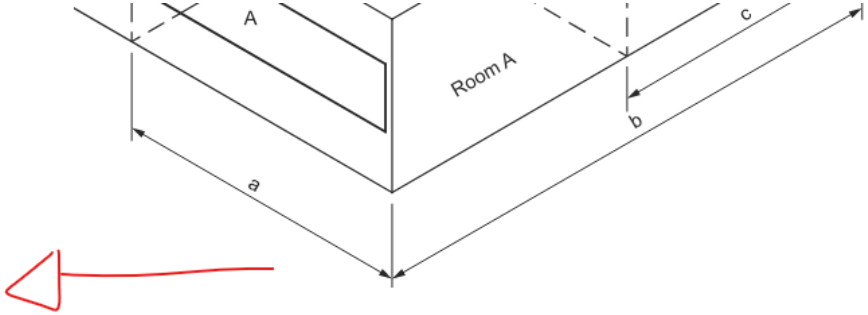
(1) Heights of rooms and other spaces (see Figure 10.3.1) must be not less than—

- (a) in a *habitable room* excluding a kitchen — 2.4 m; and
- (b) in a kitchen — 2.1 m; and
- (c) in a corridor, passageway or the like — 2.1 m; and
- (d) in a bathroom, shower room, laundry, *sanitary compartment*, airlock, pantry, storeroom, garage, car parking area or the like — 2.1 m; and
- (e) in a room or space with a sloping ceiling or projections below the ceiling line within—
  - (i) a *habitable room*—
    - (A) in an attic — a height of not less than 2.2 m for at least two-thirds of the *floor area* of the room or space; and
    - (B) in other rooms — a height of not less than 2.4 m over two-thirds of the *floor area* of the room or space; and
  - (ii) a non-*habitable room* — a height of not less than 2.1 m for at least two-thirds of the *floor area* of the room or space; and
- (f) in a stairway, ramp (other than a *threshold ramp*), *landing*, or the like — 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, *landing* or the like.

Part 10.6 (HP) – Ventilation

NCC 2022:

10.6.2 - Ventilation Requirements:



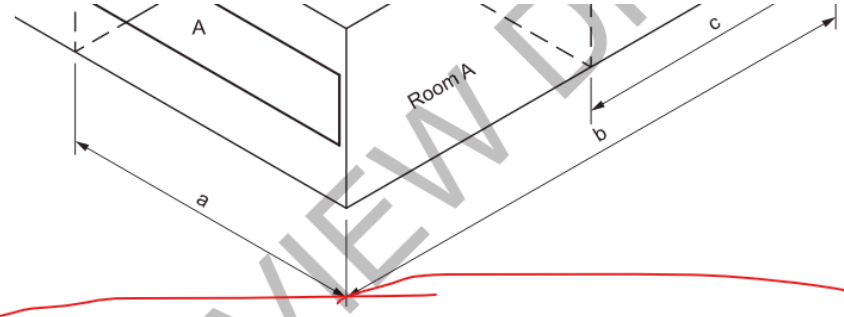
Explanatory Information

The ventilating area of a *window* is measured as the size of the openable sash of the *window*. This is the case regardless of the type of *window*, i.e. whether it is an awning, casement or sliding *window* and irrespective of the restrictions on the openable sash.

10.6.2(b) permits a room's *required* ventilation to be 'borrowed' from an adjoining room, i.e. an adjoining room's

NCC 2025:

10.6.2 - Ventilation Requirements:



Exemptions

10.6.2 does not apply to rooms or spaces of a specialised nature occupied neither frequently nor for extended periods.

Explanatory Information

The ventilating area of a *window* is measured as the size of the openable sash of the *window*. This is the case regardless of the type of *window*, i.e. whether it is an awning, casement or sliding *window* and irrespective of the restrictions on

(Images from ABCB, 2026)

HEALTH AND AMENITY

Part 10.8 (HP) – Condensation Management

NCC 2022:

10.8.1 External wall construction

[2019: 3.8.7.2]

(1) Where a *pliable building membrane* is installed in an *external wall*, it must—
  (a) comply with AS 4200.1; and
  (b) be installed in accordance with AS 4200.2; and
  (c) be located on the exterior side of the *primary insulation layer* of wall assemblies that form the external envelope of a building.

(2) Where a *pliable building membrane*, *sarking-type material* or insulation layer is installed on the exterior side of the *primary insulation layer* of an *external wall* it must have a *vapour permeance* of not less than—
  (a) in *climate zones* 4 and 5, 0.143 µg/N.s; and
  (b) in *climate zones* 6, 7 and 8, 1.14 µg/N.s.

(3) Except for single skin masonry or single skin concrete, where a *pliable building membrane* is not installed in an *external wall*, the primary *water control layer* must be separated from *water sensitive materials* by a drained cavity.

NCC 2025:

10.8.1 External wall construction

(1) Where a *pliable building membrane* or a *sarking-type material* is installed as a *control layer* in an *external wall*, it must—
  (a) comply with AS 4200.1; and
  (b) be installed in accordance with AS 4200.2.

(2) Subject to (5), any *control layer* incorporated between the cladding and the exterior side of the *primary insulation layer* in an *external wall* must achieve the *vapour permeance* specified in Table 10.8.1.

(3) Subject to (4) and (5), an *external wall* without a *pliable building membrane* or a water barrier between the cladding and the exterior side of the *primary insulation layer*, must incorporate a drained and ventilated *cavity*.

(4) Subject to (5), for the purposes of (2) and (3), a drained and ventilated *cavity* must—
  (a) be located between the cladding and the external side of the *primary insulation layer*, or the outermost *control layer*; and
  (b) be constructed from cavity battens, spacers or the like where applicable with a depth of at least 12 mm; and
  (c) be unobstructed by any *control layer*; and
  (d) be drained to the exterior, including where *cavities* are vertically compartmentalised in a multi-*storey* building; and
  (e) have openings with a free area of no less than 1,000 mm^2/m of wall provided at—
    (i) the base and top of the cavity; or
    (ii) each *storey* or level to where the cavity is closed.

(5) The requirements of (2), (3) and (4) do not apply to a—
  (a) single skin masonry wall; or
  (b) single skin concrete wall; or
  (c) wall constructed from insulated sandwich panels for the full extent of the *external wall*; or
  (d) wall that does not form part of the building *envelope*; or
  (e) portion of the *external wall* below natural ground level.

HEALTH AND AMENITY

Part 10.8 (HP) – Condensation Management

NCC 2022:

10.8.3 Ventilation of roof spaces

[2019: 3.8.7.4]

(1) In *climate zones* 6, 7 and 8, a roof must have a roof space that—

- (a) is located—
  - (i) immediately above the *primary insulation layer*; or
  - (ii) immediately above sarking with a *vapour permeance* of not less than 1.14 µg/N.s, which is immediately above the *primary insulation layer*; or
  - (iii) immediately above ceiling insulation that meets the requirements of 13.2.3(3) and 13.2.3(4); and
- (b) has a height of not less than 20 mm; and
- (c) is either—
  - (i) ventilated to *outdoor air* through evenly distributed openings in accordance with Table 10.8.3; or
  - (ii) located immediately underneath the roof tiles of an unsarked tiled roof.

(2) The requirements of (1) do not apply to a—

- (a) concrete roof; or
- (b) roof that is made of structural insulated panels; or
- (c) roof that is subject to Bushfire Attack Level FZ requirements in accordance with AS 3959.

NCC 2025:

10.8.3 Ventilation of a roof space with the primary insulation layer not parallel to the roof plane

(1) In *climate zones* 6, 7 and 8, a roof with the *primary insulation layer* not parallel to the roof plane must have a roof space that—

- (a) has a height of not less than 18 mm at any point between the *primary insulation layer* and the underside of the roof or a *control layer*; and
- (b) is located immediately above the *primary insulation layer*; and
- (c) is ventilated to *outdoor air* in accordance with Table 10.8.3.

(2) The requirements of (1) do not apply to a—

- (a) concrete roof; or
- (b) roof that is made of insulated sandwich panels; or
- (c) roof that is subject to Bushfire Attack Level FZ requirements in accordance with AS 3959; or
- (d) tiled roof without a *control layer* located above the *primary insulation layer*.

HEALTH AND AMENITY

Part 10.8 (HP) – Condensation Management

NCC 2025:

10.8.4 Ventilation of a roof space with the primary insulation layer parallel to the roof plane

(1) In *climate zones* 6, 7 and 8, a roof system with the *primary insulation layer* installed parallel to the roof plane must have a roof space that—

- (a) is located immediately above—
  - (i) the *primary insulation layer*; or
  - (ii) any *control layer* installed immediately above the *primary insulation layer*; and
- (b) is not obstructed by insulation; and
- (c) has a height not less than 18 mm as measured perpendicular to the plane of the roof; and
- (d) for roofs less than 10 m^2, is ventilated to *outdoor air* through openings not less than—
  - (i) 7,000 mm^2/m provided at eaves or low level; and
  - (ii) 5,000 mm^2/m at the high level or ridge; and
- (e) for all other roofs, is ventilated to *outdoor air* through openings not less than—
  - (i) 20,000 mm^2/m provided at the eaves or low level; and
  - (ii) 5,000 mm^2/m at the high level or ridge.

(2) Where a *control layer* is installed immediately above the *primary insulation layer* in *climate zones* 6, 7 and 8, it must have a *vapour permeance* of not less than 1.14 µg/N.s.

(3) The requirements of (1) do not apply to a—

- (a) concrete roof; or

SAFE MOVEMENT AND ACCESS

Clause H5P1 – Movement to and within a building

SAFE MOVEMENT AND ACCESS

H5P1: Movement to and within a building

NCC 2022:

H5P1 **Movement to and within a building**

[2019: P2.5.1]

So that people can move safely to and within a building—

(a) walking surfaces must have safe gradients; and

(b) any stairway or ramp must—

(i) have suitable handrails where necessary to assist and provide stability to people using the stairway or ramp; and

(ii) have suitable landings to avoid undue fatigue of users; and

(iii) be suitable for safe passage in relation to the nature, volume and frequency of likely usage; and

(iv) have slip-resistant walking surfaces on ramps, and on stairway treads or near the edge of the nosing.

NCC 2025:

H5P1 **Movement to and within a building**

So that people can move safely to and within a building—

(a) walking surfaces must have safe gradients; and

(b) any stairway or ramp (other than a *threshold ramp*) must—

(i) have suitable handrails where necessary to assist and provide stability to people using the stairway or ramp; and

(ii) have suitable landings to avoid undue fatigue of users; and

(iii) be suitable for safe passage in relation to the nature, volume and frequency of likely usage; and

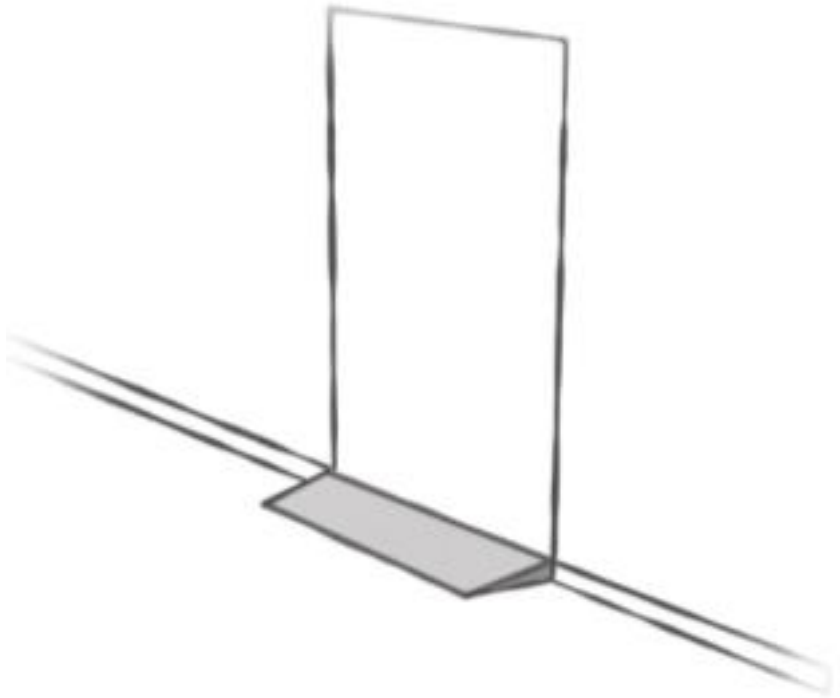
(iv) have slip-resistant walking surfaces on ramps, and on stairway treads or near the edge of the nosing.

SAFE MOVEMENT AND ACCESS

H5P1: Movement to and within a building

NCC 2025:

Threshold ramp: A ramp located within or at a threshold.



Housing Provisions 2025

Section 11 – Safe Movement and Access

Housing Provision Clauses	NCC Volume 2 Reference	Type of Change	Key Details
11.2.3(c)	H5D2	Amendment (new concession)	• Concession introduced for threshold ramps, step ramps and kerb ramps
11.2.4(3)	H5D2	Amendment (new concession)	• Concession for threshold ramps
11.2.7, 11.3.3(2)(c) 11.3.5(2)(d)	H5D2 H5D3	Amendment & New	• New provision permitting fixed platforms, walkways, stairways and ladders for Class 10b structures to comply with AS1657 in lieu of Part 11.2. • Associated barriers and handrails may also comply with AS1657.

ENERGY EFFICIENCY

Specification S42C2(3)(b) – Heating and Cooling Loads

ENERGY EFFICIENCY

S42C2 – Heating and Cooling Loads

NCC 2022:

(3) An outdoor living area in (1)(b) and (1)(c) is a space that—

(a) is directly adjoining, and directly accessible from, a general purpose living area of a Class 1 building such as a lounge, kitchen, dining or family room, which is not a room for sleeping or specialist tasks such as a study or home theatre; and

(b) has a *floor area* greater than or equal to 12.0 m^2; and

(c) has length and width dimensions greater than or equal to 2.5 m each; and

(d) has an opening height above floor level greater than or equal to 2.1 m; and

(e) has one side permanently open with a second side either—

(i) permanently open; or

(ii) readily openable.

NCC 2025:

(3) An outdoor living area in (1)(b) and (1)(c) is a space that—

(a) is directly adjoining, and directly accessible from, a general purpose living area of a Class 1 building such as a lounge, kitchen, dining or family room, which is not a room for sleeping or specialist tasks such as a study or home theatre; and

(b) has a floor area greater than or equal to 12.0 m^2; and

(c) has length and width dimensions greater than or equal to 2.5 m each; and

(d) has an opening height above floor level greater than or equal to 2.1 m; and

(e) has one side permanently open with a second side either—

(i) permanently open; or

(ii) readily openable.

ENERGY EFFICIENCY

S42C2 – Heating and Cooling Loads

NCC 2025:

(3) An outdoor living area in (1)(b) and (1)(c) is a space that—

(a) is directly adjoining, and directly accessible from, a general purpose living area of a Class 1 building such as a lounge, kitchen, dining or family room, which is not a room for sleeping or specialist tasks such as a study or home theatre; and

(b) has a floor area greater than or equal to 12.0 m^2; and

(c) has length and width dimensions greater than or equal to 2.5 m each; and

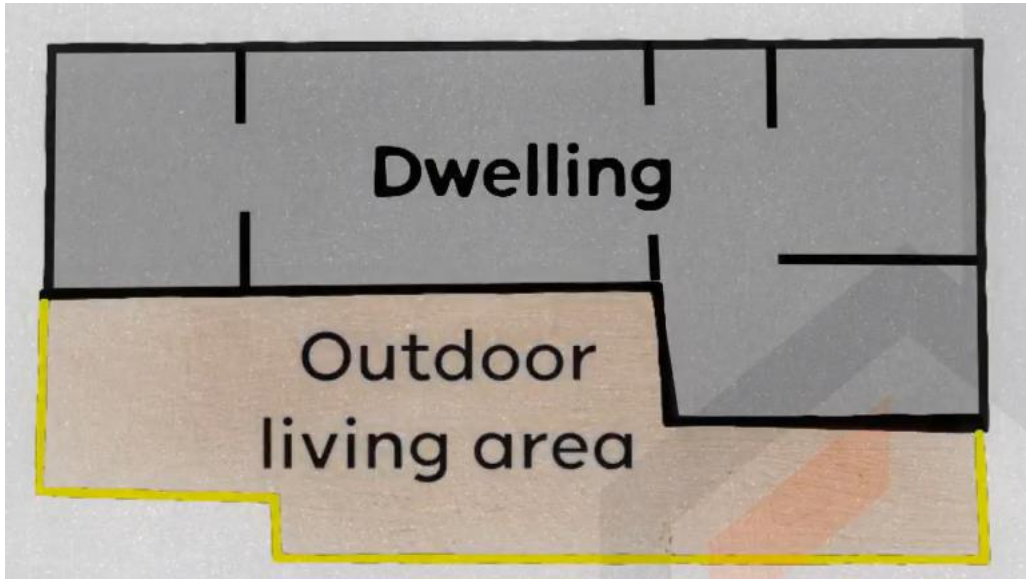
(d) has an opening height above floor level greater than or equal to 2.1 m; and

(e) has one side permanently open with a second side either—

(i) permanently open; or

(ii) readily openable.

(2) Volume Two and the ABCB Housing Provisions, in relation to a room, the area of the room measured within the finished surfaces of the walls, and includes the area occupied by any cupboard or other built-in furniture, fixture or fitting (see Figure 4).



Specification S42C4(1) – Additional Deemed-to-Satisfy Provisions (House Energy Rating Software)

ENERGY EFFICIENCY

PART S42C4(1) – Additional Deemed-to-Satisfy Provisions (House Energy Rating Software)

NCC 2022:

S42C4 Additional Deemed-to-Satisfy Provisions when using house energy rating software

[3.12.0]

(1) To comply with H6P1, in addition to S42C2, a building must comply with Section 13 of the ABCB Housing Provisions clauses—

(a) 13.2.2, for building *fabric* thermal insulation; and

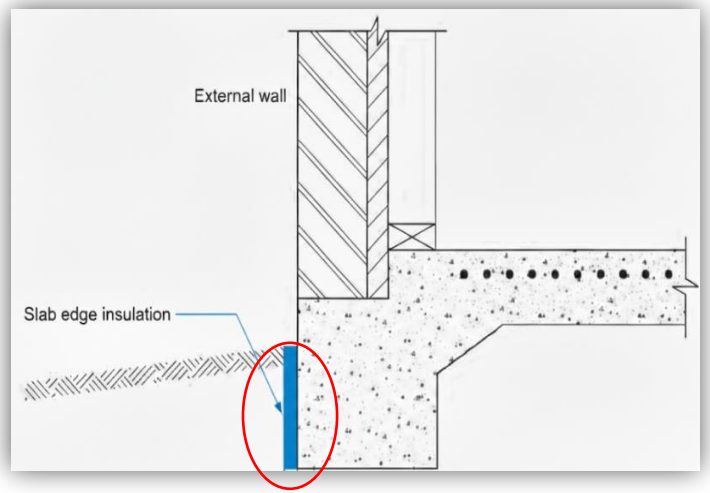
(b) 13.2.3(7) and 13.2.5(5), for thermal breaks; and

(c) 13.2.3(5), for compensating for a loss of ceiling insulation, other than where the *house energy rating software* has compensated for a loss of ceiling insulation; and

(d) 13.2.6(4), 13.2.6(5) and 13.2.6(6) for floor edge insulation; and

(e) Part 13.4, for building sealing.

(2) To comply with H6P2, in addition to S42C3, a building must comply with Part 13.7 of the ABCB Housing Provisions.



NCC 2025:

S42C4 Additional Deemed-to-Satisfy Provisions when using house energy rating software

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(b) 13.2.3(7) and 13.2.5(5), for thermal breaks; and

(c) 13.2.3(5), for compensating for a loss of ceiling insulation, other than where the *house energy rating software* has compensated for a loss of ceiling insulation; and

(d) 13.2.6(4), 13.2.6(5)(a)(i), 13.2.6(5)(b)(i) and 13.2.6(6) for slab edge insulation; and

(e) Part 13.4, for building sealing.

(2) To comply with H6P2, in addition to S42C3, a building must comply with Part 13.7 of the ABCB Housing Provisions.

ENERGY EFFICIENCY

PART S42C4(1) – Additional Deemed-to-Satisfy Provisions (House Energy Rating Software)

NCC 2022:

S42C4 Additional Deemed-to-Satisfy Provisions when using house energy rating software

[3.12.0]

(1) To comply with H6P1, in addition to S42C2, a building must comply with Section 13 of the ABCB Housing Provisions clauses—

(a) 13.2.2, for building *fabric* thermal insulation; and

(b) 13.2.3(7) and 13.2.5(5), for thermal breaks; and

(c) 13.2.3(5), for compensating for a loss of ceiling insulation, other than where the *house energy rating software* has compensated for a loss of ceiling insulation; and

(d) 13.2.6(4), 13.2.6(5) and 13.2.6(6) for floor edge insulation; and

(e) Part 13.4, for building sealing.

(2) To comply with H6P2, in addition to S42C3, a building must comply with Part 13.7 of the ABCB Housing Provisions.

(5) Except for a waffle-pod slab—

(a) in *climate zones* 6 and 7—

(i) insulation with *R-Value* greater than or equal to 0.64 must be installed around the vertical edge of its perimeter; and

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13.2.6

Energy efficiency

(ii) insulation with an *R-Value* greater than or equal to 0.64 must be installed underneath the slab; and

(b) in *climate zone* 8—

(i) insulation with an *R-Value* greater than or equal to 1.0 must be installed around the vertical edge of its perimeter; and

(ii) insulation with an *R-Value* greater than or equal to 2.0 must be installed underneath the slab.

NCC 2025:

S42C4 Additional Deemed-to-Satisfy Provisions when using house energy rating software

(1) To comply with H6P1, in addition to S42C2, a building must comply with Section 13 of the ABCB Housing Provisions clauses—

(a) 13.2.2, for building *fabric* thermal insulation; and

(b) 13.2.3(7) and 13.2.5(5), for thermal breaks; and

(c) 13.2.3(5), for compensating for a loss of ceiling insulation, other than where the *house energy rating software* has compensated for a loss of ceiling insulation; and

(d) 13.2.6(4), 13.2.6(5)(a)(i), 13.2.6(5)(b)(i) and 13.2.6(6) for slab edge insulation; and

(e) Part 13.4, for building sealing.

(2) To comply with H6P2, in addition to S42C3, a building must comply with Part 13.7 of the ABCB Housing Provisions.

(5) A concrete slab-on-ground or the like, other than a waffle pod slab, must be insulated in accordance with the following:

(a) In *climate zones* 6 and 7—

(i) insulation with *R-Value* greater than or equal to 0.64 must be installed around the vertical edge of its perimeter; and

(ii) insulation with an *R-Value* greater than or equal to 0.64 must be installed underneath the slab.

(b) In *climate zone* 8—

(i) insulation with an *R-Value* greater than or equal to 1.0 must be installed around the vertical edge of its perimeter; and

(ii) insulation with an *R-Value* greater than or equal to 2.0 must be installed underneath the slab.

ENERGY EFFICIENCY

Section 13 (HP) – Energy Efficiency

Housing Provision Clauses	NCC Volume 2 Reference	Type of Change	Key Details
13.2.5,	H6D6(1)(b)(i)	Amendment	• Extended the application of DTS clauses to cover greater overhangs ranges. Please refer to individual tables and table notes.
13.2.6	H6D6(1)(b)(i)	Amendment	• Clarified DTS application to waffle pod slabs

ANCILLARY PROVISIONS AND ADDITIONAL CONSTRUCTION REQUIREMENTS

Clause H7D2 – SWIMMING POOL

ANCILLARY PROVISIONS AND ADDITIONAL CONSTRUCTION REQUIREMENTS

H7D2: Swimming Pools

NCC 2022:

H7D2 Swimming pools

[2019: 3.10.1]

NT H7D2(1)

QLD H7D2(1)

(1) *Performance Requirement* H7P1 is satisfied for a *swimming pool* with a depth of water more than 300 mm and which is associated with a Class 1 building, if it has safety barriers installed in accordance with AS 1926.1 and AS 1926.2.

2.3.1 Features and objects near a barrier

In addition to the provisions of Clause 2.2, steps, retaining walls, objects, or level changes that would otherwise reduce the minimum required barrier height within the property shall not be located within 500 mm of the barrier [see Figure 2.1(a)].
This clause shall not apply to boundary barriers.

NCC 2025:

H7D2 Swimming pools

NT H7D2(1)

QLD H7D2(1)

WA H7D2(1)

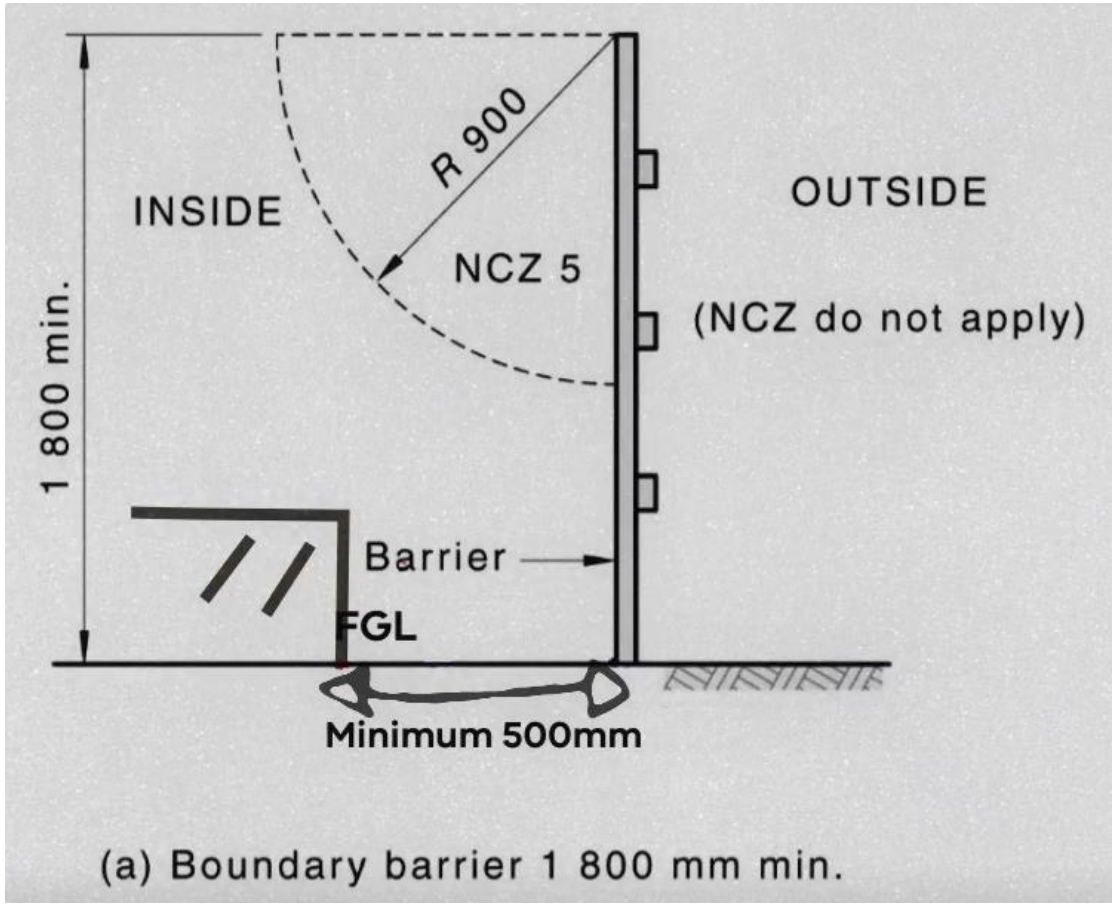
(1) *Performance Requirement* H7P1 is satisfied for a *swimming pool* with a depth of water more than 300 mm and which is associated with a Class 1 building, if it has safety barriers installed in accordance with—

(a) AS 1926.1, except 'This clause shall not apply to boundary barriers.' in clause 2.3.1 is replaced with 'This cause shall apply to boundary barriers.'; and

(b) AS 1926.2.

ANCILLARY PROVISIONS AND ADDITIONAL CONSTRUCTION REQUIREMENTS

H7D2: Swimming Pools



(Re-iteration of Image from Standards Australia, 2026)

LIVABLE HOUSING DESIGN

Clause H8D2(2)(b)(iii) – Livable Housing Design

Livable Housing Design

H8D2: Livable Housing Design

NCC 2022:

H8D2 **Livable housing design**

[New for 2022]

(1) A Class 1a dwelling must comply with the ABCB Standard for Livable Housing Design.

(2) Clause 1.1 of the ABCB Standard for Livable Housing Design need not be complied with if—

(a) step-free access via an appurtenant garage, carport or parking space in accordance with Clause 1.1(1)(b) or (c) is not provided; and

(b) one or more of the following conditions exist:

(i) The average slope of the ground on which the access path would be constructed exceeds a gradient of 1:14.

(ii) To provide an external step-free access path would necessitate construction of ramping that exceeds the length and gradient allowed by Clause 1.1(4).

(iii) There is insufficient space available on the *site* on which to construct a step-free access path complying with Clause 1.1.

(iv) Subject to (3), the difference in level, measured vertically from the pedestrian entry at the allotment boundary or parking space to the floor level at the entrance door on the nearest floor containing *habitable rooms*, would necessitate construction of ramping that exceeds the length and gradient allowed under Clause 1.1(4).

NCC 2025:

H8D2 **Livable housing design**

(1) A Class 1a dwelling must comply with the ABCB Standard for Livable Housing Design.

(2) Clause 1.1 of the ABCB Standard for Livable Housing Design need not be complied with if—

(a) step-free access via an appurtenant garage, carport or parking space in accordance with Clause 1.1(1)(b) or (c) is not provided; and

(b) one or more of the following conditions exist:

(i) The average slope of the ground on which the access path would be constructed exceeds a gradient of 1:14.

(ii) To provide an external step-free access path would necessitate construction of ramping that exceeds the length and gradient allowed by Clause 1.1(4).

(iii) There is insufficient space available on the *allotment* on which to construct a step-free access path complying with Clause 1.1.

(iv) Subject to (3), the difference in level, measured vertically from the pedestrian entry at the allotment boundary or parking space to the floor level at the entrance door on the nearest floor containing *habitable rooms*, would necessitate construction of ramping that exceeds the length and gradient allowed under Clause

Livable Housing Design

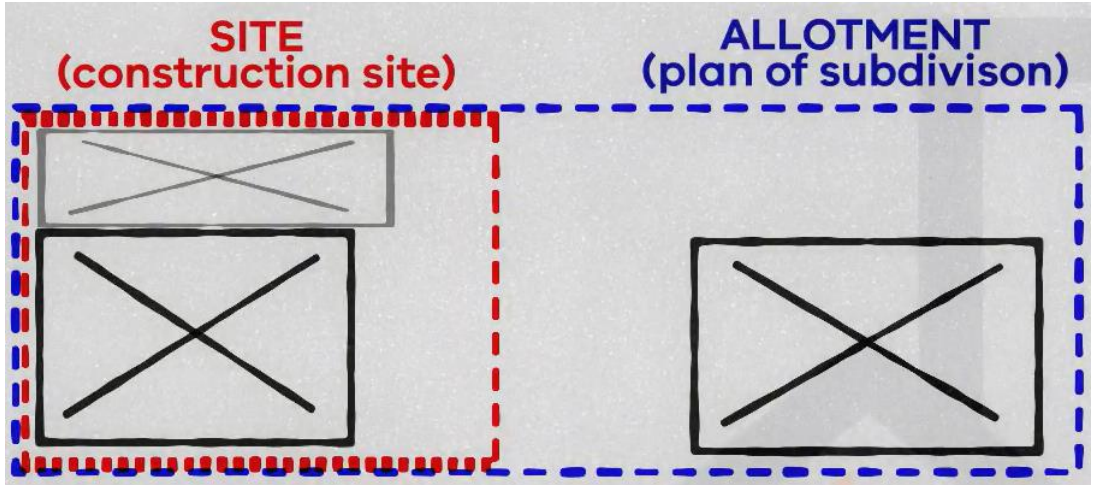
H8D2: Livable Housing Design

Site: *"Means part of the allotment of land on which a building stands or is to erected"*.

I.e. Construction site, demolition site, etc.

Allotment: *"An area of land shown on an approved plan of subdivision for which a separate title is held or issued"*.

I.e. Plan of subdivision associated with a separate certificate of title.



Clause H8D2(1) – Livable Housing Design (ABCB Standard for Livable Housing Design)

Livable Housing Design 2025 Preview Changes

Clause H8D2(1) – Livable Housing Design:

NCC 2025:

Relevant Clauses	Type of Change	Key Details
1.1(2)(iii), 1.1(4)(c)(iii), 1.2(1)(b), 2.3(b), 2.4(c)	Clarification	• It is clear now the gradient stipulated in the Standard is the steepest permitted.
2.3 Applications 2.4 Applications	Clarification	• Improved readability
Figure 4.2 Information	Amendment	• Towel rail may encroach into sanitary compartment circulation space
6.2(2)(b)	Clarification	• Confirms reinforcing only need to be provided where possible if a window is in the way.
6.2(3)(c), Figure 6.2a, Figure 6.2c, Figure 6.2f	Amendment & Clarification	• Changed wordings from “timber noggings” to “timber framing”
Figure Notes for: Figure 6.2a, Figure 6.2b, Figure 6.2c, Figure 6.2d	Amendment	• Clarifies bathroom niches may be located within the positions designated for wall reinforcing, not just bath niches.

Thank you

Office of the
State Building Surveyor