

Office of the State **Building** Surveyor

NCC 2025 Volume Two Victoria Appendix (Variations and Additions)





Purpose

To support Victorian practitioners in preparing for adoption of NCC 2025.

Learning Objectives

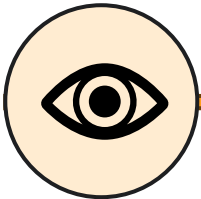


Summarise Victorian variations and additions in Volume Two, by identifying clauses that are;

- Deleted or
- Amended

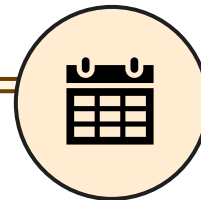


NCC 2025 Timeline



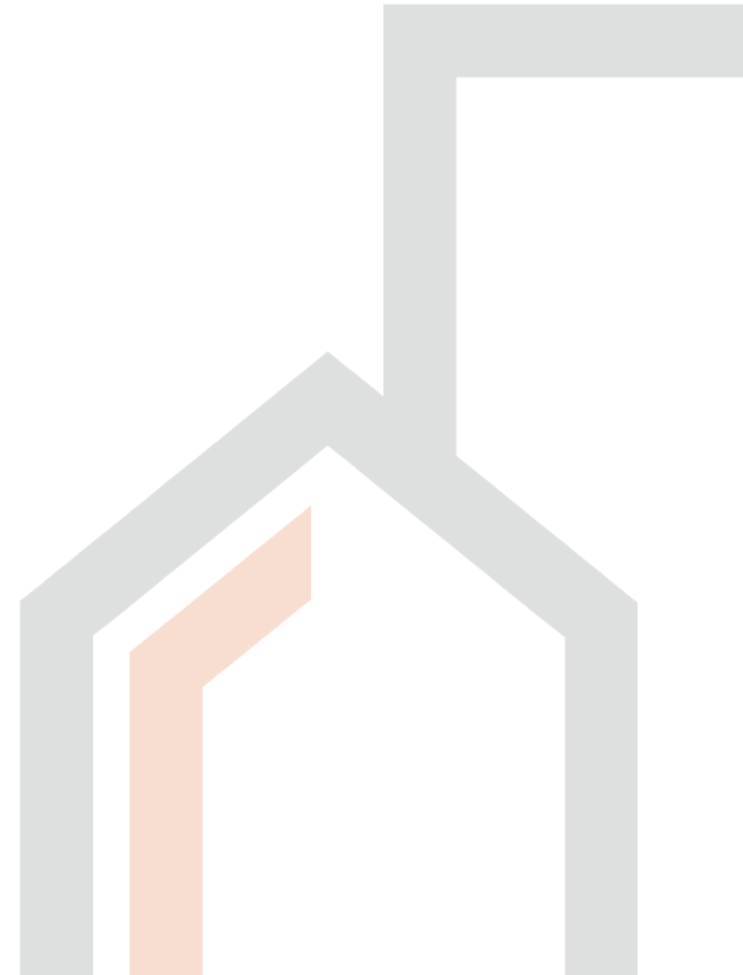
1st Feb 2026

NCC 2025 preview
released for public review
and industry preparation.



1st May 2026

Victoria to Adopt NCC 2025
(Note some provisions have a 1-
year transition period)



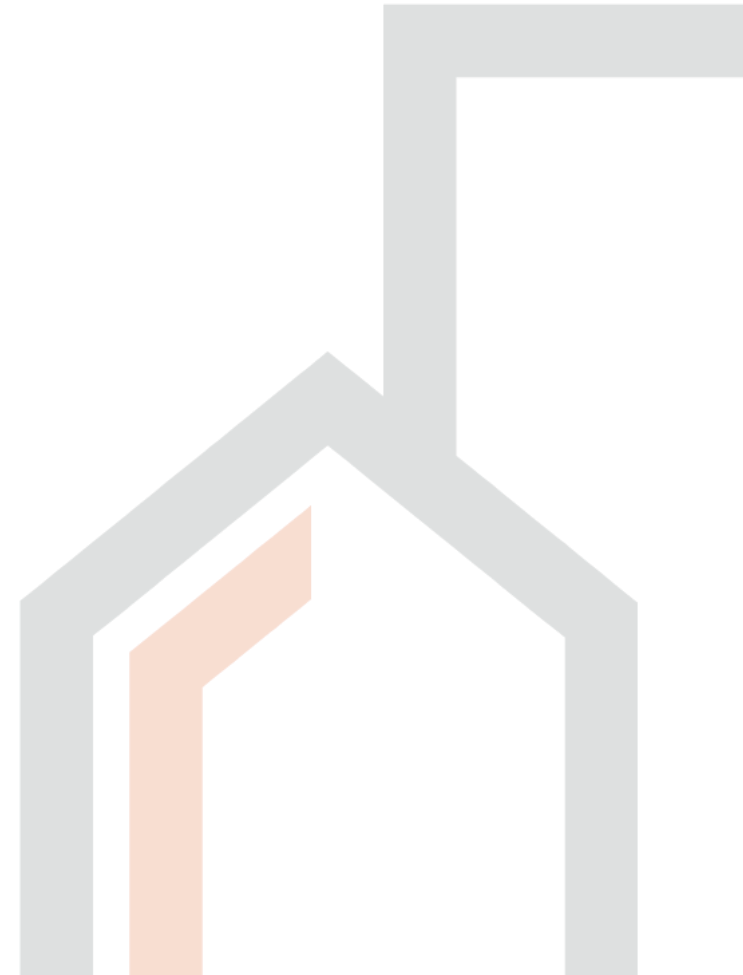


NCC 2025 Timeline

Section 10 – Building Act 1993

10 Application of new building regulations or binding determinations to building work

- (1) A building regulation or an amendment to a building regulation or a binding determination that applies to a building regulation, does not apply to the carrying out of any building work in accordance with a building permit existing immediately before the building regulation or amendment commences or the binding determination comes into effect.
- (2) A building regulation, or an amendment to a building regulation or a binding determination that applies to a building regulation, does not apply to the carrying out of building work if the relevant building surveyor is satisfied, and certifies in writing, that substantial progress was made on the design of the building before the building regulation or amendment commenced or the binding determination came into effect.
- (3) Subject to any determination of the Building Appeals Board, building work referred to in subsection (1) or (2) must be carried out in accordance with the provisions of any regulations, by-laws, local laws or enactments in force at the material times as if the building regulation or amendment or binding determination had not come into operation.
- (4) Despite subsections (1) to (3), the relevant building surveyor and the owner of the building or land concerned may agree that a building regulation, or an amendment to a building regulation, or a binding determination, is to apply to the carrying out of building work referred to in those subsections.





NCC 2025 Timeline

Minister's Guideline MG-13 Dated 18 May 2023

Building Act 1993

MINISTER'S GUIDELINE MG/13

Exercise of Discretion when Applying a New Building Regulation or an Amendment to a Building Regulation

This updates previous Minister's Guideline MG/13 issued May 2009.

Pursuant to section 188(1)(c) of the **Building Act 1993** (the Act) I hereby issue the following guideline concerning discretion under section 10 of the Act to apply to new building regulations or an amendment to a building regulation. Section 188(7) of the Act provides that municipal building surveyors and private building surveyors must have regard to a relevant guideline in carrying out a function under the Act.

[Minister Guideline MG-13](#)



Governing Requirements

Replaces national Clause A2G2 with state-specific Clause VIC A2G2 – Performance Solutions

<u>Clause</u>	<u>Change Type</u>	<u>Key Details</u>
VIC A2G2 (5)	No Change	Cladding Ban: Retains the ban on Performance Solutions for combustible cladding (Classes 2, 3, 5–9).
VIC A2G2 (Limitation)	New	<p>Structural Performance Solution: New national clause for the performance solution pathway for H1P1 (A2G2(5)) is now a Victorian limitation.</p> <p>For performance solutions relating to performance requirement H1P1(2), the assessment method must be via comparison with the deemed-to-satisfy provisions (A2G2(2)(d)).</p> <p>Expert Judgement: Victoria retains the ability to use this assessment method to assess against all performance requirements apart from H1P1 (2).</p> <p>Note: This limitation takes effect 1 year after the adoption date for NCC 2025.</p>



Volume Two — Clauses Updates

<u>Clause</u>	<u>Change Type</u>	<u>Key Details</u>
VIC H1D10	Retained	As per NCC 2022
VIC H2D6	Retained / Amended	Retained as this type of work is plumbing work in Victoria and maintains consistency with the PCA.
VIC H6V1	Deleted	Transition to National Energy Efficiency Framework - NCC 2022 energy efficiency provisions fully in effect
VIC H6D2	Deleted	Transition to National Energy Efficiency Framework - NCC 2022 energy efficiency provisions fully in effect



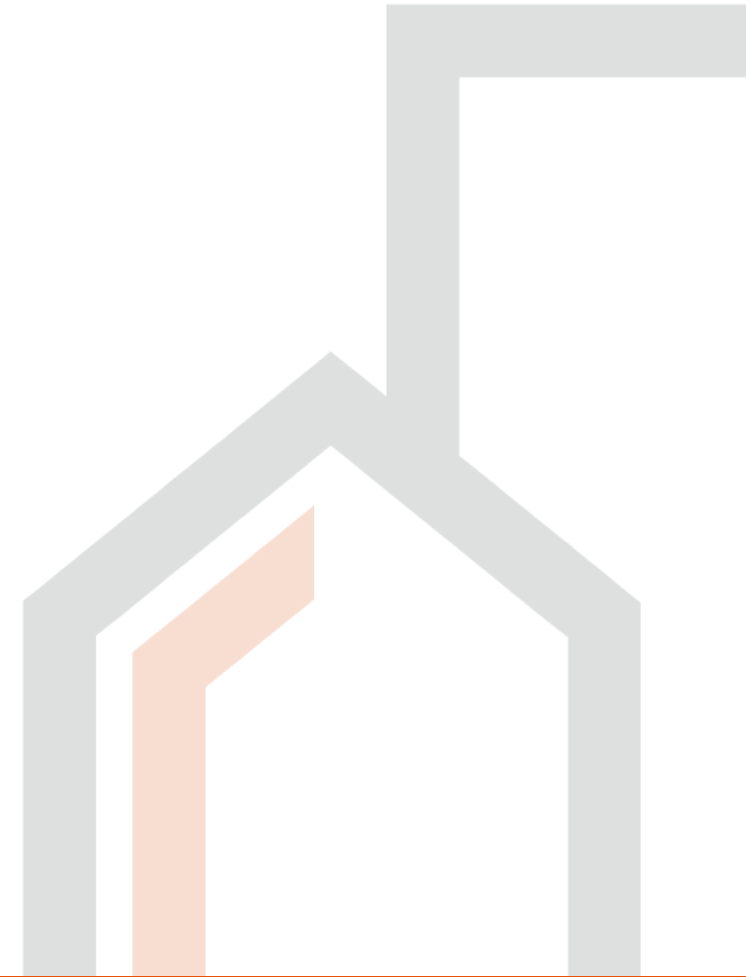
VIC H1D10

Retained

VIC H1D10 Flood hazard areas

[2019: VIC 3.10.3.0]

- (1) Performance Requirement **H1P2** for Class 1 buildings constructed in a *flood hazard area* is satisfied if the building is constructed in accordance with the ABCB Standard for Construction of Buildings in Flood Hazard Areas.
- (2) The definitions of *flood hazard area* and *freeboard* in the ABCB Standard for Construction of Buildings in Flood Hazard Areas are replaced with those in Vic Schedule 1.
- (3) The definition of *defined flood level* in the ABCB Standard for Construction of Buildings in Flood Hazard Areas is replaced with that in Schedule 1.



H2D6 Roof and wall cladding

Amended

(3) This subclause is deleted **and** does not apply in VIC.

H2D6 Roof and wall cladding

- (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.
- (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.

Clause	Change Type	Key Details
VIC H1D10	Retained	As per NCC 2022
VIC H2D6	Retained / Amended	Retained as this type of work is plumbing work in Victoria and maintains consistency with the PCA.
VIC H6V1	Deleted	Transition to National Energy Efficiency Framework - NCC 2022 energy efficiency provisions fully in effect
VIC H6D2	Deleted	Transition to National Energy Efficiency Framework - NCC 2022 energy efficiency provisions fully in effect



Part H6 Energy Efficiency

Deleted

Part H6 Energy efficiency

Delete H6V1 and insert VIC H6V1 as follows:

VIC H6V1 Application of H6V2 and H6V3

[2019: VIC V2.6.1]

The ~~Verification Methods~~ in this Part only apply to—

- (a) ~~a Class 1 building; and~~
- (b) ~~an enclosed Class 10a building attached to a Class 1 building.~~

Notes

~~The Victorian NCC 2019 rainwater tank variation (VIC V2.6.1 and V3.12.0 respectively) remains in effect until 30 September 2023 after which the following takes effect:~~

~~A rainwater tank must be installed in a Class 1 building in accordance with the regulations made under the Building Act 1993 (Victoria).~~

~~This Victorian rainwater tank requirement is now found in NCC 2022 Volume Three (Clauses VIC B6D2 and VIC B7D4).~~

Delete H6D2 and insert VIC H6D2 as follows:

VIC H6D2 Application of Part H6

[2019: 3.12.0]

- (1) ~~Performance Requirement H6P1 for the thermal performance of the building is satisfied by—~~

VIC H6D2 Application of Part H6

[2019: 3.12.0]

- (1) ~~Performance Requirement H6P1 for the thermal performance of the building is satisfied by—~~

- (a) ~~complying with S42C2, using house energy rating software and S42C4(1); or~~
- (b) ~~complying with the following parts of the ABCB Housing Provisions—~~
 - (ii) ~~Part 13.2, for the building fabric; and~~
 - (iii) ~~Part 13.3, for the external glazing and shading; and~~
 - (iii) ~~Part 13.4, for building sealing; and~~
 - (iv) ~~Part 13.5, for ceiling fans.~~

- (2) ~~Performance Requirement H6P2 for the energy usage of the building is satisfied by—~~

- (a) ~~complying with S42C3 using house energy rating software and S42C4(2); or~~
- (b) ~~complying with Parts 13.6 and 13.7 of the ABCB Housing Provisions for a building with a total floor area not greater than 500 m².~~

Notes: Victorian rainwater tank variation

~~The Victorian NCC 2019 rainwater tank variation (VIC V2.6.1 and V3.12.0 respectively) remains in effect until 30 September 2023 after which the following takes effect:~~

~~A rainwater tank must be installed in a Class 1 building in accordance with the regulations made under the Building Act 1993 (Victoria).~~

~~This Victorian rainwater tank requirement is now found in NCC 2022 Volume Three (Clauses VIC B6D2 and VIC B7D4).~~

Explanatory Information

~~There are two Deemed-to-Satisfy pathways for complying with the energy efficiency Performance Requirements:~~

- ~~Option 1 Energy Rating—applying Specification 42 to achieve the heating and cooling loads, net equivalent energy usage, and other energy saving features such as thermal breaks, compensation for a loss of ceiling insulation, floor edge insulation and building sealing.~~
- ~~Option 2 Elemental Provisions—using Section 13 of the ABCB Housing Provisions to satisfy all the detailed provisions including building fabric, external glazing, building sealing, ceiling fans, whole-of-home energy usage and services.~~



THANK YOU

NCC 2025 Education Series

