National Construction Code

Volume Three
Plumbing Code of Australia



Australian Building Codes Board

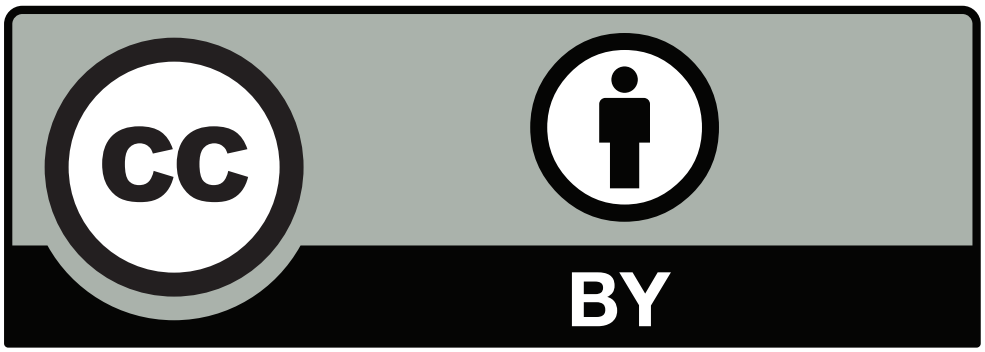
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The Australian Building Codes Board acknowledges First Nations peoples as the Traditional Custodians and Lore Keepers of the oldest living culture. We recognise First Nations peoples as the first builders on this land and acknowledge their continuing connection to country. We pay respects to their Elders past and present and extend that respect to all First Nations peoples.

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Introduction to the National Construction Code (NCC)

About the NCC

The NCC is Australia's primary set of technical design and construction provisions for buildings. As a performance-based code, it sets the minimum required level for the safety, health, amenity, accessibility and sustainability of certain buildings. It primarily applies to the design and construction of new buildings, and plumbing and drainage systems in new and existing buildings. In some cases it may also apply to structures associated with buildings and new building work or new plumbing and drainage work in existing buildings.

The Australian Building Codes Board (ABCB), on behalf of the Australian Government and each State and Territory government, produces and maintains the NCC. When determining the content of the NCC, the ABCB seeks to—

- ensure requirements have a rigorously tested rationale; and
- effectively and proportionally address applicable issues; and
- create benefits to society that outweigh costs; and
- consider non-regulatory alternatives; and
- consider the competitive effects of regulation; and
- not be unnecessarily restrictive.

The primary users of the NCC include architects, builders, plumbers, building surveyors, hydraulic consultants, engineers and other building and plumbing related professions and trades.

Format of the NCC

The NCC is published in three volumes. The Building Code of Australia (BCA) is Volumes One and Two of the NCC and the Plumbing Code of Australia (PCA) is Volume Three of the NCC.

Components of the NCC

The NCC provides the technical provisions for the design and construction of buildings and other structures, and plumbing and drainage systems.

NCC Volume One primarily covers the design and construction of multi-residential, commercial, industrial and public assembly buildings and some associated structures.

NCC Volume Two primarily covers the design and construction of smaller scale buildings including houses, small sheds, carports and some associated structures.

NCC Volume Three covers the design, construction and maintenance of plumbing and drainage systems in new and existing buildings.

Each volume contains—

- Governing Requirements; and
- Performance Requirements; and
- compliance options to meet the NCC requirements; and
- State and Territory variations and additions.

The NCC uses building classifications to identify requirements for different intended purposes of buildings or parts of buildings. A building classification relates to the characteristics and the intended use of the building. Information on building classifications is found in Part A6 of the Governing Requirements.

Legislative arrangements and the NCC

The NCC is given legal effect through State and Territory, or other statutory authority, building and plumbing legislation. These Acts and Regulations set out the legal framework and administration mechanisms for the NCC to support the design and construction of buildings.

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The dates of adoption of the NCC are determined by State and Territory building and plumbing administrations.

How to use the NCC

Each volume of the NCC is split into two main sections:

- Administrative requirements contained within the Governing Requirements.
- Technical requirements contained within the remaining sections of the NCC.

The Governing Requirements provide the rules and instructions for using and complying with the NCC. They are vital in understanding how the technical requirements of the NCC should be applied to any particular situation. The Governing Requirements are also important in understanding how the NCC fits with the building and plumbing regulatory framework within Australia.

NCC clause numbering system

The NCC uses a uniform clause numbering system across each of its three volumes. This system is called Section-Part-Type-Clause (SPTC). In each clause number—

- The first letter indicates which NCC Section sits within, or if the letter S is used, that the clause is part of a Specification. The letter S is used in place of a Section indicator because the same Specification may be called up in several different Sections of the NCC.
- The first number indicates the number of each Part within a Section, or the number of a Specification. Parts are numbered sequentially within each Section, starting at 1. Specifications are numbered sequentially across all three volumes, also starting at 1.
- The second letter indicates the clause Type. It will be G, O, F, P, V, D or C and these are explained below.
- The second number is the clause number within each Part or Specification.

The clause Types used in the NCC are as follows:

- G = Governing requirement (mandatory)
- O = Objective (guidance)
- F = Functional Statement (guidance)
- P = Performance Requirement (mandatory)
- V = Verification Method (optional)
- D = Deemed-to-Satisfy Provision (optional)
- C = Clause in a Specification (clauses in Specifications may be mandatory or optional, depending on how the Specification is called up by the NCC).

Informative parts of the NCC (e.g. Introduction to the NCC) are not numbered and do not have numbered paragraphs. This helps make it easy to see that their content is information only and does not contain any regulatory requirements.

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Introduction to NCC Volume Three

About NCC Volume Three

NCC Volume Three contains technical requirements for the design and construction for plumbing and drainage systems in new and existing buildings. Volume Three applies to these systems in all classes of buildings whenever plumbing work is carried out. Volume Three additionally applies to sites where water services are constructed independent of buildings.

Components of NCC Volume Three

NCC Volume Three contains the following Sections:

- Section A – Governing Requirements, common across the NCC
- Section B – Water services
- Section C – Sanitary plumbing and drainage systems
- Section D – Excessive noise
- Section E – Facilities
- Schedules –
  - Abbreviations and symbols
  - NCC defined terms
  - Referenced documents
  - State and Territory variations and additions

Section A contains the mandatory Governing Requirements for the NCC. Sections B to E contain mandatory Performance Requirements and the compliance options to satisfy compliance with the NCC.

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List of NCC Specifications

Table 1 sets out the number and title of each NCC Specification, along with the clauses in each NCC Volume that refer to the Specification.

Table 1: List of NCC Specifications

Spec no.	Title	References	
		Vols. One, Two and Housing Provisions	Vol. Three
1	Fire resistance of building elements	A5G5; A5G6; C4D15; S2C1; S9C2	A5G5; A5G6
2	Description of materials referred to in Specification 1	A5G5; A5G6; C4D15; S1C2; S9C2	A5G5; A5G6
3	Fire hazard properties (determination)	A5G6	A5G6
4	Design of buildings in cyclonic areas	B1D3	-
5	Fire-resisting construction	C2D2; C2D10; C3D6; C3D8; C3D9; C3D10; C3D11; C3D13; C4D6; C4D8; C4D13; C4D15; D2D13; E1D5; G3D6; S17C11; S18C4; S31C3	-
6	Structural tests for lightweight construction	B1D4; C2D9; S5C23; S14C2; S32C2; S32C3; Housing Provisions 9.3.1	-
7	Fire hazard properties (requirements)	C2D11; C2D14; S3C2; S14C2; S19C7; S32C6	-
8	Performance of external walls in fire	C2D12	-
9	Cavity barriers for fire-protected timber	C2D13; C4D16; S5C11; S5C20	-
10	Fire-protected timber	S1C2	-
11	Smoke-proof walls in health-care and residential care buildings	C3D6; C3D15; C4D12; E2D11	-
12	Fire doors, smoke doors, fire windows and shutters	C4D5; G3D4; S11C2; S11C3	-
13	Penetration of walls, floors and ceilings by services	C4D15	-
14	Non-required stairways, ramps and escalators	C2D11; D2D17	-
15	Braille and tactile signs	D4D7; S27C10	-
16	Accessible water entry/exit for swimming pools	D4D11	-
17	Fire sprinkler systems	C1V3; C2D6; C2D13; C3D2; C3D4; C3D7; C3D8; C4D6; C4D7; C4D8; C4D9; C4D12; D2D4; D2D17; E1D4; E2D8; E2D9; E2D10; E2D11; E2D13; E2D14; E2D15; E2D16; E2D17; E2D19; E2D20; G3D1; G3D6; G6D6; I1D2; S5C10; S5C11; S5C14; S5C18; S5C19; S5C20; S5C21; S5C22; S5C24; S7C3; S7C4; S19C11; S20C3; S20C4; S20C5; S31C2	-

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Spec no.	Title	References	
		Vols. One, Two and Housing Provisions	Vol. Three
18	Class 2 and 3 buildings not more than 25 m in effective height	E1D4; S17C2; S23C1; S23C3	-
19	Fire control centres	E1D14	-
20	Smoke detection and alarm systems	E2D3; E2D5; E2D7; E2D8; E2D9; E2D11; E2D13; E2D14; E2D15; E2D16; E2D17; E2D18; E2D19; E2D20; S5C19; S5C22; S17C8; S18C3; S21C7; S21C8; S22C3	-
21	Smoke exhaust systems	C3D13; E2D10; E2D14; E2D15; E2D16; E2D17; E2D18; E2D19; E2D20; S20C6; S20C8	-
22	Smoke-and-heat vents	E2D10; E2D14; E2D15; E2D16; E2D17; E2D18; E2D19; E2D20; S20C8	-
23	Residential fire safety systems	S18C3; S18C4	-
24	Lift installations	E3D2	-
25	Passive photoluminescent exit signs	E4D8	-
26	Waterproofing and water resistance requirements for building elements in wet areas	F1D6	-
27	Accessible adult change facilities	F4D12; S15C1	-
28	Sound insulation for building elements	F7D3; F7D4	-
29	Impact sound — Test of equivalence	F5D4; S28C2	-
30	Installation of boilers and pressure vessels	G2D2	-
31	Fire and smoke control in buildings containing atriums	G3D4; G3D8; S14C2	-
32	Construction of proscenium walls	C2D11; I1D3	-
33	Additional requirements	J1V1; J1V2; J1V3	-
34	Modelling parameters	J1V3; S35C1	-
35	Modelling profiles	S34C3	-
36	Material properties	J4D3	-
37	Calculation of U-Value and solar admittance	J3D9; J3D13; J4D3; J4D6	-
38	Spandrel panel thermal performance	S37C3; S37C4	-
39	Sub-floor and soil thermal performance	J4D3	-
40	Lighting and power control devices	J7D3; J7D4; J7D5; J7D6; J7D7	-
42	House energy rating software	H6D2	-
43	Bushfire protection for certain Class 9 buildings	G5D4	-
44	Calculation of heating load limit, cooling load limit and thermal energy load limit	J1P2; H6P1	-

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History of adoption of NCC Volume Three

The history of adoption of NCC Volume Three is outlined in Table 1.

Table 1: History of adoption of NCC Volume Three

Edition	Common wealth	ACT	NSW	NT	QLD	SA	TAS	VIC	WA
NCC 2011	1 May 2011	1 May 2011	Not adopted	Not adopted	5 May 2011	11 Jul 2011	1 May 2011	1 May 2011	Not adopted
NCC 2012	1 May 2012	Not adopted	1 Jul 2012	3 Aug 2012	1 May 2012	1 May 2012	1 May 2012	1 May 2012	Not adopted
NCC 2013	1 May 2013	1 Sep 2013	1 May 2013	1 May 2013	1 May 2013	1 May 2013	1 May 2013	1 May 2013	Not adopted
NCC 2014	1 May 2014	1 May 2014	1 May 2014	1 May 2014	1 May 2014	1 May 2014	1 May 2014	1 May 2014	Not adopted1
NCC 2015	1 May 2015	1 May 2015	1 May 2015	1 May 2015	1 May 2015	1 May 2015	1 May 2015	1 May 2015	1 May 2015
NCC 2016	1 May 2016	1 May 2016	1 May 2016	1 May 2016	1 May 2016	1 May 2016	1 May 2016	1 May 2016	1 May 2016
NCC 2019	1 May 2019	1 Jun 2019	1 May 2019	1 May 2019	1 May 2019	1 May 2019	1 May 2019	1 May 2019	1 May 2019
NCC 2019 Amdt 1	1 Jul 2020	1 Jul 2020	1 Jul 2020	1 Jul 2020	1 Jul 2020	1 Jul 2020	1 Jul 2020	1 Jul 2020	1 Jul 2020
NCC 2022	1 May 2023	1 May 2023	1 May 2023	1 May 2023	1 May 2023	1 May 2023	1 May 2023	1 May 2023	1 May 2023
NCC 2022 Amdt 1	1 May 2025	1 May 2025	1 May 2025	1 May 2025	1 May 2025	1 May 2025	1 May 2025	1 May 2025	1 May 2025
NCC Amdt 2	29 Jul 2025	29 Jul 2025	29 Jul 2025	29 Jul 2025	29 Jul 2025	29 Jul 2025	29 Jul 2025	29 Jul 2025	29 Jul 2025
NCC 2025	1 May 2026	1 May 2026	1 May 2027	Not adopted	1 May 2027	1 May 2026	1 May 2026	1 May 2026	1 May 2026

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List of amendments - NCC 2025 Volume Three

This list has been prepared by the Australian Building Codes Board to assist National Construction Code (NCC) users in identifying changes incorporated in the 2025 edition of NCC Volume Three.

The notes provide a description of major changes made from the previous edition of Volume Three.

While the Australian Building Codes Board has attempted to include all major changes made from the previous edition of Volume Three, the Board does not give any warranty nor accept any liability in relation to the contents of this list of amendments.

Table 1: List of amendments - NCC 2025 Volume Three

Reference	Changes and commentary
Section A—Governing requirements	
A2G2	A new sub-clause added to specify that Performance Solutions for the structural reliability of components must be at least equivalent to solutions developed using the Deemed-to-Satisfy Provisions. A Note has been included to outline transitional arrangements.
A2G2	A limitations statement has been added that prohibits the use of A2G2(2)(c)—Expert Judgement—in Performance Solutions for certain Performance Requirements, to the extent these Performance Requirements relate to structural or fire safety.
A4G1	Multiple amendments, including new Notes and Exemptions, to permit the use of an edition of a document edition found on the register of alternative referenced documents as an alternative to the edition listed in Schedule 2.
A5G6(1) & (3)	Multiple amendments to allow a building material, component or assembly to be deemed to have a fire hazard property where it differs in a minor degree to a tested prototype, as confirmed by an Accredited Testing Laboratory.
A5G6(2)	A new sub-clause has been added to specify methods for determining combustibility.
Part B1—Cold water services	
B1P2	Clarification amendments.
B1P3	Clarification amendments, including separation of isolation requirements into a new Performance Requirement, B1P4.
B1P4	Isolation requirements of B1P3 of NCC 2022 have been clarified and relocated to B1P4.
B1P5	Clarification amendments.
B1P7	Clarification amendments.
B1V1	A new Verification Method, Determination of velocity, has been inserted to provide an option for verification of compliance with B1P2.
B1D3(2)	A new sub-clause has been added to require that above-ground pipes and fittings in combined sprinkler and hydrant systems meet certain material requirements.
Part B2—Heated water services	

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Reference	Changes and commentary
B2P3	Clarification amendments. Also, updated flow velocity for non-copper circulatory systems.
B2P4	Clarification amendments, including separation of isolation requirements into a new Performance Requirement, B2P5.
B2P5	Isolation requirements of B2P4 of NCC 2022 have been clarified and relocated to B2P5.
B2P9	Clarification amendments.
B2P11	Clarification amendments.
B2D2	Minimum Small-scale Technology Certificates values have been updated. Also, a limitation has been introduced to allow compliance with relevant Volume Two provisions in lieu of B2D2 in certain circumstances.
Part B3—Non-drinking water services	
B3P3	Clarification amendments.
B3P4	Clarification amendments, including separation of isolation requirements into a new Performance Requirement, B3P5.
B3P5	Isolation requirements of B3P4 of NCC 2022 have been clarified and relocated to B3P5.
B3P7	Clarification amendments.
B3P8	Clarification amendments.
Part B4—Fire-fighting water services	
B4P1	Clarification amendments.
B4P2	Clarification amendments, including separation of isolation requirements into a new Performance Requirement, B4P3.
B4P3	Isolation requirements of B4P2 of NCC 2022 have been clarified and relocated to B4P3.
B4P4	Clarification amendments.
B4D3(3)	A new sub-clause has been added to require that above-ground pipes and fittings in combined sprinkler and hydrant systems meet certain material requirements. Part B5—Cross-connection control
B5V1(2)	The circumstances that represent a hazard have been updated.
B5V1(3)	Amended to include general reference to AS/NZS 3500.1.
B5D3	The circumstances that represent a hazard have been updated. Amended to include general reference to AS/NZS 3500.1. A new exemption has been included for independent, non-drinking water services used for agriculture.
B5D4(b)	Amended to include general reference to AS/NZS 3500.1.
B5D7	Cross-connection hazard provisions contained in Specification 41 of NCC 2022 have been relocated to a new clause, B5D7.
Specification 41	The requirements of Specification 41 of NCC 2022 have been relocated to B5D7.
Part B6—Rainwater services	
B6P2	Clarification amendments.

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Reference	Changes and commentary
B6P3	Clarification amendments.
B6P4	Clarification amendments, including separation of isolation requirements into a new Performance Requirement, B6P5.
B6P5	Isolation requirements of B6P4 of NCC 2022 have been clarified and relocated to B6P5.
B6P7	Clarification amendments.
B6D3	Clarification amendments.
B6D5	Isolation requirements of B6D5 of NCC 2022 have been relocated to B6D6.
B6D6	New provision for isolation created as a consequence of removing isolation requirements from B6D5 of NCC 2022.
Part B7—Rainwater storage	
B7P1	Clarification amendments. Inclusion of exemption for sites not connected to a Network Utility Operator drinking water supply.
B7P2	Clarification amendments. Inclusion of exemption for sites not connected to a Network Utility Operator drinking water supply.
B7P3	Clarification amendments, including separation of isolation requirements into a new Performance Requirement, B7P4. Inclusion of exemption for sites not connected to a Network Utility Operator drinking water supply.
B7P4	Isolation requirements of B7P3 of NCC 2022 have been clarified and relocated to B7P4. Inclusion of exemption for sites not connected to a Network Utility Operator drinking water supply.
B7P5	Inclusion of exemption for sites not connected to a Network Utility Operator drinking water supply.
B7D2	An application provision is included to provide exemption for sites not connected to a Network Utility Operator drinking water supply.
B7D3	Clarification amendments.
Part C1—Sanitary plumbing systems	
C1P1	Clarification amendments.
C1P2	Clarification amendments.
C1P4	Clarification amendments.
C1P6	Clarification amendments.
C1P7	Clarification amendments.
Table C1V1a and Table C1V1b	Frequency factors and discharge unit values have been updated.
C1V2	Verification Methods C1V2 of C1V5 of NCC 2022 for pipe sizing have been replaced with a new Verification Method, C1V2.
C1V3	C1V3 of NCC 2022 has been deleted.
C1V4	C1V4 of NCC 2022 has been deleted.
C1V5	C1V5 of NCC 2022 has been deleted.
Part C2—Sanitary drainage systems	
C2P1	Clarification amendments.

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Reference	Changes and commentary
C2P2	Clarification amendments.
C2P3	Clarification amendments.
C2P5	Clarification amendments and incorporation of quantified requirements for trap seals.
C2P6	Clarification amendments.
C2P7	Clarification amendments.
C2V2	Amended to include general reference to AS/NZS 3500.2.
C2V3	Frequency factors and discharge unit values have been updated.
C2V4	A new Verification Method, Sanitary drainage design, has been included as an option to verify compliance with C2P1.
C2D3	Clarification amendments.
Schedule 1—Definitions	
Abbreviations	Diameter Nominal (DN) has been added to Abbreviations.
Symbols	Carbon dioxide equivalent per square metre hour (CO_2-e/m^2.hr) has been added to Symbols.
Symbols	Watt peak per meter squared output of a solar photovoltaic panel (Wp/m2) has been added to Symbols.
Allotment	A new defined term, ‘allotment’, has been added.
Ancillary components	A new defined term, ‘ancillary components’, has been added.
Cavity	The defined term ‘cavity’ has been amended to cover additional wall types.
Climate specific part load value	A new defined term, ‘climate specific part load value’, has been added.
Figure 2	Figure 2 has been updated.
Collected	A new defined term, ‘collected’, has been added.
Combustible	The defined term ‘combustible’ has been amended to require that determination using AS 1530.1 is to be undertaken by an Accredited Testing Laboratory. A transition period has been included for this amendment.
Condensation	The defined term ‘condensation’ has been amended to replace ‘moisture’ with ‘liquid water’.
Control layer	A new defined term, ‘control layer’, has been added.
Critical radiant flux	The defined term ‘critical radiant flux’ has been amended to require that determination using AS ISO 9239.1 is to be undertaken by an Accredited Testing Laboratory. A transition period has been included for this amendment.
Table 4	Amended to reflect updated wind classes B1 and B2.
Drainage system	A new defined term, ‘drainage system’, has been added.
Drained	A new defined term, ‘drained’, has been added.
Embodied carbon emissions	A defined term, ‘embodied carbon emissions’, has been added.
Envelope	The defined term ‘envelope’ has been amended.
Fire hazard properties	The defined term ‘fire hazard properties’ has been amended to align methods of determination.
Fire protected steel	A new defined term, ‘fire-protected steel’ has been added.

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Reference	Changes and commentary
Fire-source feature	The defined term 'fire-source feature' has been amended to include the construction edge or perimeter of another building on the allotment, which is not a Class 10 building, which has a use that constitutes a fire load.
Flammability index	The defined term 'flammability Index' has been amended to require that determination using AS 1530.2 is to be made by an Accredited Testing Laboratory. A transition period until the adoption of the next edition of the NCC has been included for this amendment.
House energy rating software	The defined term 'house energy rating software' has been amended to include reference to relevant Volume One provisions.
Kerb ramp	A new defined term, 'kerb ramp', has been added.
Mezzanine	The defined term 'mezzanine' has been amended for clarity.
NABERS Embodied Carbon	A new defined term, 'NABERS Embodied Carbon', has been added.
Non-combustible	The defined term 'non-combustible' has been amended to require that determination using AS 1530.1 is to be made by an Accredited Testing Laboratory. A transition period has been included for this amendment.
Occupiable outdoor area	Explanatory information has been provided to assist with interpretation.
Point of connection	The defined term, 'Point of connection', has been amended to incorporate rainwater storage.
Rainwater	A new defined term, 'rainwater', has been added.
Redirected	A new defined term, 'redirected', has been added.
Rising damp	A new defined term, 'rising damp', has been added.
Self-draining	A new defined term, 'self-draining', has been added.
Small sized, low-speed automatic lift	The defined term 'small sized, low-speed automatic lift' has been deleted.
Smoke-Developed Index	The defined term 'Smoke-Developed Index' has been amended to require that determination using AS/NZS 1530.3 is to be made by an Accredited Testing Laboratory. A transition period until the adoption of the next edition of the NCC has been included for this amendment.
Smoke development rate	The defined term 'smoke development rate' has been amended to require that determination using AS ISO 9239.1 is to be made by an Accredited Testing Laboratory. A transition period has been included for this amendment.
Solar Reflectance Index	A new defined term, 'Solar Reflectance Index', has been added.
Spread-of-Flame Index	The defined term 'Spread-of-Flame Index' has been amended to require that determination using AS 1530.3 is to be made by an Accredited Testing Laboratory. A transition period has been included for this amendment.
Step ramp	A new defined term, 'step ramp', has been added.
Stormwater	A new defined term, 'stormwater', has been added.
Structural substrate	A new defined term, 'structural substrate', has been added.
Sub-surface water	A new defined term, 'sub-surface water' has been added.

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Reference	Changes and commentary
Surface finish	A new defined term, ‘surface finish’, has been added.
Surface water	The defined term ‘surface water’ has been amended for clarity.
Surface water seepage	A new defined term, ‘surface water seepage’, has been added.
Threshold ramp	A new defined term, ‘threshold ramp’, has been added.
Total Solar Reflectance	A new defined term, ‘Total Solar Reflectance (TSR)’, has been added.
Upfront embodied carbon	A new defined term, ‘upfront embodied carbon’, has been added.
Water	A new defined term, ‘water’, has been added.
Water services overflow	A new defined term, ‘water services overflow’, has been added.
Schedule 2—Referenced documents	
AS ISO 717 Part 1	The 2024 edition of AS ISO 717 Part 1 ‘Acoustics — Rating of sound insulation in buildings and of building elements — Airborne sound insulation’ has been referenced. The associated note (Note 1) has been updated accordingly.
AS ISO 717 Part 2	The 2024 edition of AS ISO 717 Part 2 ‘Acoustics — Rating of sound insulation in buildings and of building elements — Impact sound insulation’ has been referenced.
AS/NZS 1170 Part 2	Amdts 1 and 2 of the 2021 edition of AS/NZS 1170 Part 2 ‘Structural design actions — Wind actions’ have been referenced.
AS 1170 Part 4	The 2024 edition of AS 1170 Part 4 ‘Structural design actions — Earthquake actions in Australia’ has been referenced.
AS 1530 Part 1	The 2024 edition of AS/NZS 1530 Part 1 ‘Methods for fire tests on building materials, components and structures — Combustibility test for materials (ISO 1182:2020, NEQ)’ has been referenced. A note concerning existing tests (Note 2) has been incorporated accordingly.
AS 1530 Part 8.1	Amdt 1 of the 2018 edition of AS 1530 Part 8.1 ‘Methods for fire tests on building materials, components and structures — Tests on elements of construction for buildings exposed to simulated bushfire attack — Radiant heat and small flaming sources’ has been referenced. A note concerning existing tests (Note 3) has been incorporated accordingly.
AS 1668 Part 2	The 2024 edition of AS 1668 Part 2 ‘The use of ventilation and air conditioning in buildings — Mechanical ventilation in buildings’ has been referenced.
AS 1668 Part 4	The 2024 edition of AS 1668 Part 4 ‘The use of ventilation and air conditioning in buildings — Natural ventilation of buildings’ has been referenced.
AS 1670 Part 1	The 2024 edition of AS 1670 Part 1 ‘Fire detection, warning, control and intercom systems — System design, installation and commissioning — Fire’ has been referenced.

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Reference	Changes and commentary
AS 1670 Part 3	The 2024 edition of AS 1670 Part 3 'Fire detection, warning, control and intercom systems — System design, installation and commissioning — Fire alarm monitoring' has been referenced.
AS 1670 Part 4	The 2024 edition of AS 1670 Part 4 'Fire detection, warning, control and intercom systems — System design, installation and commissioning — Emergency warning and intercom systems' has been referenced.
AS 1684 Part 2	Amdt 1 of the 2021 edition of AS 1684 Part 2 'Residential timber-framed construction — Non-cyclonic areas' has been referenced.
AS 1684 Part 3	Amdt 1 of the 2021 edition of AS 1684 Part 3 'Residential timber-framed construction — Cyclonic areas' has been referenced.
AS 1684 Part 4	The 2024 edition of AS 1684 Part 4 'Residential timber-framed construction — Simplified — Non-cyclonic areas' has been referenced.
AS 1926 Part 1	The 2024 edition of AS 1926 Part 1 'Swimming pool safety — Safety barriers for swimming pools' has been referenced.
AS 2118 Part 6	The 2026 edition of AS 2118 Part 6 'Automatic fire sprinkler systems — Combined sprinkler and hydrant systems in multistorey buildings' has been referenced.
AS 2200	The 2006 edition of AS 2200 'Design charts for water supply and sewerage (incorporating amendment 1)' has been referenced.
AS/NZS 3500 Part 1	The 2025 edition of AS/NZS 3500 Part 1 'Plumbing and drainage — Water services' has been referenced.
AS/NZS 3500 Part 2	The 2025 edition of AS/NZS 3500 Part 2 'Plumbing and drainage — Sanitary plumbing and drainage' has been referenced.
AS/NZS 3500 Part 3	The 2025 edition of AS/NZS 3500 Part 3 'Plumbing and drainage — Stormwater drainage' has been referenced.
AS/NZS 3500 Part 4	The 2025 edition of AS/NZS 3500 Part 4 'Plumbing and drainage — Heated water services' has been referenced.
AS 3786	The 2023 edition of AS 3786 'Smoke alarms using scattered light, transmitted light or ionization' has been referenced. The note regarding existing tests (Note 7) has been updated accordingly.
AS/NZS 4020	Amdt 1 of the 2018 edition of AS/NZS 4020 'Testing of products for use in contact with drinking water' has been referenced.
AS 4055	Amdt 1 of the 2021 edition of AS 4055 'Wind loads for housing' has been referenced.
AS/NZS 4859 Part 1	Amdt 1 of the 2018 edition of AS/NZS 4859 Part 1 'Thermal insulation materials for buildings — General criteria and technical provisions' has been referenced.
AS 5346	The 2023 edition of AS 5346 'Exterior insulation and finish cladding systems' has been referenced.
AS/NZS 5601 Part 1	The 2022 edition of AS/NZS 5601 Part 1 'Gas installations — General installations (incorporating amendments 1 and 2)' has been referenced.

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Reference	Changes and commentary
AS/NZS ISO 5151	The 2023 edition of AS/NZS ISO 5151 'Non-ducted air conditioners and heat pumps — Testing and rating for performance' has been referenced.
AS/NZS ISO 13256.1	The 2023 edition of AS/NZS ISO 13256.1 'Water source heat pumps — Testing and rating for performance — Water-to-air and brine-to-air heat pumps' has been referenced.
ASTM-E1980-11	The 2019 edition of ASTM-E1980-11 'Standard Practice for Calculating Solar Reflectance Index of Horizontal and Low Sloped Opaque Surfaces' has been referenced.
EN14511-2	The 2022 edition of EN14511-2 'Air-conditioners, liquid chilling packages and heat pumps for space heating and cooling and process chillers, with electricity driven compressors — Test conditions' has been referenced.
EN14825	The 2022 edition of EN14825 'Air conditioners, liquid chilling packages and heat pumps, with electrically driven compressors, for space heating and cooling, commercial and process cooling — Testing and rating at part load conditions and calculation of seasonal performance' has been referenced.
NSF/ANSI/CAN 372	The 2024 edition of NSF/ANSI/CAN 372 'Drinking Water System Components — Lead Content' has been referenced. A note regarding existing tests (Note 10) has been incorporated.
SA TS 5367	The 2021 edition of SA TS 5367 'Photoluminescent exit signage — Product specification, installation and operation' has been referenced.

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Section A Governing requirements

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	A6G11	Class 10 buildings and structures
	A6G12	Multiple classifications
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		crete and poured gypsum
	S2C26	Reinforcing for column and beam protection — gypsum-perlite or gypsum-vermiculite plaster sprayed to contour
	S2C27	Measurement of thickness of column and beam protection
Specification 3	**Fire hazard properties**	
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Part A1 Interpreting the NCC

Introduction to this Part

This Part explains important concepts on how the NCC must be interpreted and applied. There are certain conventions and approaches that need to be taken into account when using the NCC. This includes interpreting specific language and terms. This is critical to understanding the intended technical and legal meaning of the NCC. This Part also explains the difference between the mandatory Parts of the NCC and the Parts that are only explanatory or guidance in nature.

Governing Requirements

A1G1 Scope of NCC Volume One

NCC Volume One contains the requirements for—

(a) all Class 2 to 9 buildings; and

(b) access requirements for people with a disability in Class 1b and 10a buildings; and

(c) certain Class 10b structures including access requirements for people with a disability in Class 10b *swimming pools*.

A1G2 Scope of NCC Volume Two

NCC Volume Two contains the requirements for—

(a) Class 1 and 10a buildings (other than access requirements for people with a disability in Class 1b and 10a buildings); and

(b) certain Class 10b structures (other than access requirements for people with a disability in Class 10b *swimming pools*); and

(c) Class 10c *private bushfire shelters*.

A1G3 Scope of NCC Volume Three

(1) NCC Volume Three contains technical requirements for the design, construction, installation, replacement, repair, alteration and maintenance for *plumbing* and *drainage* systems in new and existing buildings.

(2) NCC Volume Three applies to these systems in all classes of buildings whenever *plumbing* and *drainage* work is carried out.

(3) NCC Volume Three additionally applies to *sites* where services are designed, constructed, installed, replaced, repaired, altered and maintained independently of buildings.

(4) NCC Volume Three applies from the *point of connection* to the point of discharge.

A1G4 Interpretation

(1) The following components of the NCC are non-mandatory and informative:

(a) Content identified as “explanatory information”.

(b) The “Introduction” information, located at the beginning of each Volume, Section or Part.

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(2) Words in italics must be interpreted in accordance with—

(a) definitions provided in Schedule 1, unless the contrary intention appears; and

(b) additional definitions in State or Territory appendices, as appropriate.

(3) The NCC must be interpreted and applied in accordance with the following:

(a) A reference to a building is a reference to an entire building or part of a building (as the case requires).

(b) A reference to *plumbing or drainage solution*, or *product* in Volume Three is a reference to an entire installation, system or *product*, or part of an installation, system or *product* (as the case requires).

(c) A reference in a *Performance Requirement* to "the degree necessary" means—

(i) that consideration of all the criteria referred to in the *Performance Requirement* will determine the outcome appropriate to the circumstances; and

(ii) that in certain cases it may not be necessary to incorporate any specific measures to meet the relevant *Performance Requirement*.

(d) An "Application" statement is mandatory and is provided to specify where and when a requirement or provision applies.

(e) A "Limitation" statement is mandatory and is provided to specify where and when the application of a requirement or provision is limited to a certain circumstance.

(f) An "Exemption" statement is mandatory and is provided to specify where or when a requirement or provision does not need to be complied with.

(g) A "Note" is part of a provision or requirement and provides additional mandatory instructions.

(h) Figures in the NCC—

(i) are used to illustrate specific issues referenced in the associated text; and

(ii) are not to be construed as containing all design information that is *required* for that particular building element or situation.

(i) The definitions, symbols and abbreviations listed in Schedule 1.

(4) A reference to a building class is a reference to all the sub-classifications of that class.

(5) The following sub-classifications apply:

(a) Classes 1a and 1b are sub-classifications of Class 1.

(b) Classes 7a and 7b are sub-classifications of Class 7.

(c) Classes 9a, 9b and 9c are sub-classifications of Class 9.

(d) Classes 10a, 10b and 10c are sub-classifications of Class 10.

(6) A reference to a sub-classification is solely to that sub-classification.

TAS A1G4(7)

Notes

For Volume Three, if a word is not defined in Schedule 1, the meaning (if any) attributed to it under AS/NZS 3500.0 should be used unless the contrary intention appears.

Explanatory Information

Explanatory information and Introduction information contained in the NCC is non-mandatory and is provided for guidance purposes only. This informative material should be read in conjunction with the technical provisions of the NCC. Any statements made in the informative and guidance components of the NCC should not be taken to override the NCC. Unlike the NCC, which is adopted by legislation, the informative and guidance components are not called up into legislation and they do not cover State and Territory variations and additions. Because informative and guidance components of the NCC do not have regulatory force, the ABCB accepts no responsibility for its contents when applied to specific buildings or any liability which may result from its use.

Defined words provide the precise meaning and expressions of key words used for understanding and complying with the NCC. Where a word is not defined in the NCC, the relevant common meaning of the word should be used.

Generally, a reference to a building is a reference to the whole building, regardless of classification. However, when a

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provision is applicable to a specific class or classes of building, that reference to a building may be a reference to the whole building or part of the building depending on how the building is classified.

Classes 1a and 1b, 7a and 7b, 9a, 9b and 9c, and 10a, 10b and 10c are separate classifications. In the NCC, when the designation ‘a’, ‘b’ or ‘c’ is not applied, the reference is to all buildings of the general class. For example, ‘Class 9b’ refers only to Class 9b buildings, but ‘Class 9’ refers to Classes 9a, 9b and 9c.

Whether a provision applies or not depends on the circumstances of the case and the circumstances in which the reference is made. For example, where a building has a single classification, a reference to a building in the NCC is understandably a reference to a whole building. However, where a building has parts of different classification, unless the contrary intention appears (i.e. there is a specific reference to the whole building), a reference to a building in the NCC is a reference to the relevant part of the building. This means that each part of the building must comply with the relevant provisions for its classification.

A number of the *Performance Requirements* of the NCC use the expression “to the degree necessary” or “appropriate to”. These expressions provide flexibility by allowing appropriate authorities to determine the degree of compliance necessary in a particular case. Therefore, any part of the NCC that uses these expressions should be referenced against the requirements of the *appropriate authority*. For example, an *appropriate authority* might judge that an item need not be installed, or a particular level of performance be achieved.

Application, Limitation, and Exemption statements are used to identify provisions that may or may not apply in certain situations, to varying degrees.

Figures are used to explain the requirements of a particular clause. To ensure the context of the requirement is clearly understood, adjacent construction elements of the building that would normally be required in that particular situation are not always shown. Accordingly, aspects of figures that are not shown should not be interpreted as meaning these construction details are not *required*. Therefore a figure must not be used as an indication of the full construction requirements in a given situation, as the only available option, or a substitute for referencing appropriate construction requirements (in other sources) for a given clause.

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Part A2 Compliance with the NCC

Introduction to this Part

This Part explains the possible methods of demonstrating compliance with the NCC. It explains the various compliance pathways within the NCC and the appropriate steps that must be taken for each of these pathways.

Governing Requirements

A2G1 Compliance

(1) Compliance with the NCC is achieved by complying with—

(a) the Governing Requirements of the NCC; and

(b) the *Performance Requirements*.

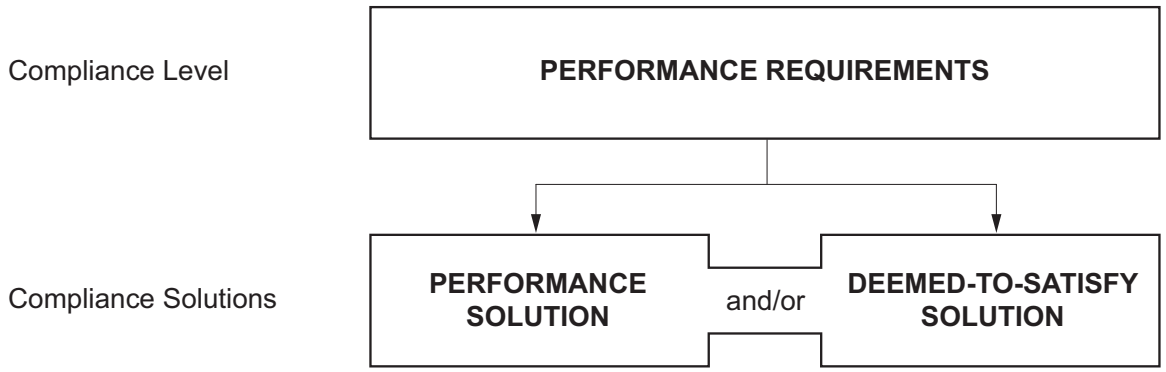
(2) *Performance Requirements* are satisfied by one of the following, as shown in Figure A2G1:

(a) *Performance Solution*.

(b) *Deemed-to-Satisfy Solution*.

(c) A combination of (a) and (b).

Figure A2G1: NCC compliance structure



NSW A2G2

VIC A2G2

A2G2 Performance Solution

(1) Subject to (5), a *Performance Solution* is achieved by demonstrating—

(a) compliance with all relevant *Performance Requirements*; or

(b) the solution is at least *equivalent* to the *Deemed-to-Satisfy Provisions*.

(2) Subject to (5), a *Performance Solution* must be shown to comply with the relevant *Performance Requirements* through one or a combination of the following *Assessment Methods*:

(a) Evidence of suitability in accordance with Part A5 that shows the use of a material, product, *plumbing* and *drainage product*, form of construction or design meets the relevant *Performance Requirements*.

(b) A *Verification Method* including the following:

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(i) The *Verification Methods* provided in the NCC.

(ii) Other *Verification Methods*, accepted by the *appropriate authority* that show compliance with the relevant *Performance Requirements*.

(c) *Expert Judgement*.

(d) Comparison with the *Deemed-to-Satisfy Provisions*.

(3) Where a *Performance Requirement* is satisfied entirely by a *Performance Solution*, in order to comply with (1) the following method must be used to determine the *Performance Requirement* or *Performance Requirements* relevant to the *Performance Solution*:

(a) Identify the relevant *Performance Requirements* from the Section or Part to which the *Performance Solution* applies.

(b) Identify *Performance Requirements* from other Sections or Parts that are relevant to any aspects of the *Performance Solution* proposed or that are affected by the application of the *Performance Solution*.

(4) Where a *Performance Requirement* is proposed to be satisfied by a *Performance Solution*, the following steps must be undertaken:

(a) Prepare a *performance-based design brief* in consultation with relevant stakeholders.

(b) Carry out analysis, as proposed by the *performance-based design brief*.

(c) Evaluate results from (4)(b) against the acceptance criteria in the *performance-based design brief*.

(d) Prepare a final report that includes—

(i) all *Performance Requirements* and/or *Deemed-to-Satisfy Provisions* identified through A2G2(3) or A2G4(3) as applicable; and

(ii) identification of all *Assessment Methods* used; and

(iii) details of steps (4)(a) to (4)(c); and

(iv) confirmation that the *Performance Requirement* has been met; and

(v) details of conditions or limitations, if any exist, regarding the *Performance Solution*.

(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*.

Limitations

A2G2(2)(c) does not apply to demonstrating compliance with Volume One *Performance Requirements* B1P1(2), C1P1, C1P2, C1P3, C1P4, C1P5, C1P6, C1P7, C1P8, C1P9, D1P1, D1P2, D1P3, D1P4, D1P5, D1P6, D1P7, D1P8, D1P9, D1P10, E1P1, E1P2, E1P3, E1P4, E1P5, E1P6, E2P1, E2P2, E3P1, E3P2, E3P3, E3P4, E4P1, E4P2, E4P3 and Volume Two *Performance Requirement* H1P1(2), to the extent they relate to structural or fire safety.

Notes

A2G2(5) does not take effect until 1 year after the adoption date for NCC 2025.

A2G3 Deemed-to-Satisfy Solution

(1) A solution that complies with the *Deemed-to-Satisfy Provisions* is deemed to have met the *Performance Requirements*.

(2) A *Deemed-to-Satisfy Solution* can show compliance with the *Deemed-to-Satisfy Provisions* through one or more of the following *Assessment Methods*:

(a) Evidence of suitability in accordance with Part A5 that shows the use of a material, product, *plumbing* and *drainage product*, form of construction or design meets a *Deemed-to-Satisfy Provision*.

(b) *Expert Judgement*.

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A2G4 A combination of solutions

(1) *Performance Requirements* may be satisfied by using a combination of *Performance Solutions* and *Deemed-to-Satisfy Solutions*.

(2) When using a combination of solutions, compliance can be shown through the following, as appropriate:

  (a) A2G2 for assessment against the relevant *Performance Requirements*.

  (b) A2G3 for assessment against the relevant *Deemed-to-Satisfy Provisions*.

(3) Where a *Performance Requirement* is satisfied by a *Performance Solution* in combination with a *Deemed-to-Satisfy Solution*, in order to comply with (1), the following method must be used to determine the *Performance Requirement* or *Performance Requirements* relevant to the *Performance Solution*:

  (a) Identify the relevant *Deemed-to-Satisfy Provisions* of each Section or Part that are to be the subject of the *Performance Solution*.

  (b) Identify the *Performance Requirements* from the same Sections or Parts that are relevant to the identified *Deemed-to-Satisfy Provisions*.

  (c) Identify *Performance Requirements* from other Sections or Parts that are relevant to any aspects of any *Performance Solution* proposed or that are affected by the application of the *Deemed-to-Satisfy Provisions* that are the subject of the *Performance Solution*.

Explanatory Information

To comply with the NCC, a solution must achieve compliance with the Governing Requirements and the *Performance Requirements*. The Governing Requirements contain requirements about how the *Performance Requirements* must be met.

Performance Requirements outline the minimum necessary standards different buildings or building elements must attain. The *Performance Requirements* are the only NCC technical provisions that must be satisfied.

In some instances, State and Territory variations and additions may also be applicable to certain *Performance Requirements*.

A solution may be partly a *Performance Solution* and partly a *Deemed-to-Satisfy Solution*. However, no matter what method is chosen, building proponents need to always meet the *Performance Requirements* of the NCC.

A2G2(2)(b)(ii) provides for the use of *Verification Methods* that are not listed in the NCC. A *Verification Method* may include—

- a calculation, using analytical methods or mathematical models; or
- a test, using a technical procedure, either on-site or in a laboratory, to directly measure the extent to which the *Performance Requirements* have been met; or
- an inspection (and inspection report); or
- any other acceptable form of certification.

Any *Verification Method* used must be acceptable to the *appropriate authority*.

A *Performance Solution* must comply with all applicable *Performance Requirements* of the NCC. A *Performance Solution* provides a tailored solution to meet the intended objective of the *Performance Requirements*. A *Performance Solution* must comply with all relevant *Performance Requirements* and must be verified using one or a combination of the following *Assessment Methods*:

- Evidence of suitability.
- *Verification Method*.
- *Expert Judgement*.
- Comparison with the *Deemed-to-Satisfy Provisions*.

For example, building proponents who wish to know what has to be done to satisfy the fire safety *Performance Requirements* for a particular building can either follow the *Deemed-to-Satisfy Provisions* or develop a *Performance Solution*. Guidance on how to develop *Performance Solutions* can be found on the ABCB website at: www.abcb.gov.au. The ABCB Resource Library contains information on the development of *Performance Solutions* for both building and plumbing.

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A *Deemed-to-Satisfy Solution* is achieved by following all appropriate *Deemed-to-Satisfy Provisions* in the NCC. The *Deemed-to-Satisfy Provisions* are prescriptive (i.e. like a recipe book, they tell you how, what and in which location things must be done). They include materials, components, design factors, and construction methods that, if used, are deemed to meet the *Performance Requirements*, hence the term "Deemed-to-Satisfy".

A *Deemed-to-Satisfy Solution* may be verified using one or a combination of the following *Assessment Methods*:

- Evidence of suitability.
- *Expert Judgement*.

Some *Performance Requirements* are without *Deemed-to-Satisfy Solutions*. Compliance with these *Performance Requirements* must be achieved by using a *Performance Solution*.

When designing a building or *plumbing* or *drainage* system, both *Performance Solutions* and *Deemed-to-Satisfy Solutions* can be used to achieve compliance with *Performance Requirements*. A combination of solutions may be used to satisfy a single *Performance Requirement*. This may include occasions where a specific *Performance Requirement* covers a number of elements of a building or *plumbing* or *drainage* system.

No NCC provision can be considered in isolation. Any departure from the *Deemed-to-Satisfy Provisions* for a *Performance Solution* needs to be assessed against the relevant *Performance Requirements* within the relevant NCC Section or Part. Additionally, the proposed *Performance Solution* may also impact on other *Performance Requirements* in other Sections or Parts. Thus, these additional *Performance Requirements* need to be considered in relation to the subject *Performance Solution*. A2G2(3) and A2G4(3) set out the methods for determining which *Performance Requirements* are relevant.

It is important that a holistic approach is used when determining the appropriate *Performance Requirements*.

A2G4(2)(a) references A2G2. Therefore, when using a combination of *Performance Solutions* and *Deemed-to-Satisfy Solutions* it is necessary to comply with A2G2(4) where a *Performance Requirement* is proposed to be satisfied by a *Performance Solution*.

More information on NCC compliance methods is located at www.abcb.gov.au.

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Part A3 Application of the NCC in States and Territories

Introduction to this Part

This Part explains applying the NCC in accordance with State or Territory legislation. The NCC has legal effect through references in relevant State or Territory building and plumbing legislation.

Although the NCC is a nationally consistent code, there are some situations where a State or Territory enforces a variation, addition or deletion to it. This Part also explains how these variations, additions and deletions apply.

Governing Requirements

A3G1 State and Territory compliance

(1) For application within a particular State or Territory, the volumes of the NCC comprise inclusively of—
  (a) Sections A to G, I and J and associated schedules of Volume One; and
  (b) Sections A and H and associated schedules of Volume Two; and
  (c) Sections A to E and associated schedules of Volume Three.

(2) State and Territory variations, additions and deletions must be complied with in conjunction with the NCC.

(3) The NCC is subject to, and may be overridden by, State or Territory legislation.

(4) State and Territory variations, additions and deletions are contained in the following Schedules:
  (a) Schedule 3: Commonwealth of Australia.
  (b) Schedule 4: Australian Capital Territory.
  (c) Schedule 5: New South Wales.
  (d) Schedule 6: Northern Territory.
  (e) Schedule 7: Queensland.
  (f) Schedule 8: South Australia.
  (g) Schedule 9: Tasmania.
  (h) Schedule 10: Victoria.
  (i) Schedule 11: Western Australia.

(5) State and Territory variations and deletions are identified throughout the NCC.

Explanatory Information

The NCC is given legal effect by building regulatory legislation in each State and Territory. This legislation consists of an Act of Parliament and subordinate legislation which empowers the regulation of certain aspects of building and plumbing, and contains the administrative provisions necessary to give effect to the legislation.

Although the NCC is a national code, in some instances it is necessary for a State or Territory to vary or apply additional requirements specific to their jurisdiction. A3G1(2) highlights that these variations, additions or deletions must be applied in conjunction with the NCC provisions. Typically, these variations, additions or deletions override the requirements contained within the NCC.

Any provision of the NCC may be overridden by, or subject to, State or Territory legislation. The NCC must therefore be read in conjunction with that legislation. Any queries on such matters should be referred to the State or Territory authority responsible for building and plumbing regulatory matters.

Where a requirement or provision of the NCC is subject to a State or Territory variation, addition, or deletion, a reference to the appropriate provision in the applicable State or Territory schedule is included with that requirement or provision.

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Part A4 Referenced documents

Introduction to this Part

This Part explains how documents referenced in the NCC are adopted and applied. The NCC itself does not contain details of every design and construction requirement for a building or *plumbing* or *drainage* system. As such, the NCC calls upon or "references" other documents with this information. These are called NCC referenced documents. Examples of such documents are Australian Standards, ABCB protocols, ABCB standards and other publications.

There are multiple types of referenced documents. A primary referenced document is one referenced in Schedule 2 of the NCC or included in the Register of Alternative Referenced Documents on the ABCB website. A secondary referenced document is one referenced in a primary referenced document. Other referenced documents are referenced by secondary and subsequently referenced documents.

Governing Requirements

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.

(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.

TAS A4G1(7)

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.

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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.

A4G2 Differences between referenced documents and the NCC

The NCC overrules any difference between the NCC (including the ABCB Housing Provisions) and a primary referenced document, including any secondary referenced document.

Applications

A4G2 applies to documents referenced in the ABCB Housing Provisions in the same way as for other documents referenced by Volumes One, Two or Three of the NCC.

A4G3 Adoption of referenced documents

The NCC does not require compliance with requirements in relation to the following matters where they are prescribed in a referenced document:

(a) The rights, responsibilities or obligations between the manufacturer, supplier or purchaser.

(b) The responsibilities of any tradesperson or other building operative, architect, engineer, authority, or other person or body.

(c) The submission for approval of any material, building component, form or method of construction, to any person, authority or body other than those empowered under State or Territory legislation to give that approval.

(d) The submission of a material, product, form of construction or design to any person, authority or body for opinion.

(e) Any departure from the NCC, rule, specification or provision at the sole discretion of the manufacturer or purchaser, or by arrangement or agreement between the manufacturer and purchaser.

Applications

A4G3 applies to documents referenced in the ABCB Housing Provisions in the same way as for documents referenced within Volumes One, Two or Three of the NCC.

Explanatory Information

Schedule 2 is only mandatory to *Deemed-to-Satisfy Provisions*, Specifications and *Verification Methods*. Where the register of alternative referenced documents is used, the documents listed are only mandatory to *Deemed-to-Satisfy Provisions*, Specifications and *Verification Methods* in lieu of editions included in Schedule 2. However, referenced documents are only applicable to the NCC provision that references that document.

A proponent undertaking a *Performance Solution* can use any element or edition of any document, if they help satisfy the *Performance Requirements*. They do not need to use the documents listed in Schedule 2 or the register of alternative referenced documents.

Schedule 2 and the register of alternative referenced documents list the specific edition (or editions) of the Standard or

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other document adopted, including any amendments considered appropriate for Schedule 2, the register of alternative referenced documents, the *Deemed-to-Satisfy Provisions*, Specifications or *Verification Methods*. Other editions of (or amendments to) the referenced document are not adopted and have no standing under the NCC.

A primary referenced document may refer to a secondary referenced document. A4G1(6) stipulates that the secondary referenced document is the edition of the document that existed at the time of publication of the primary referenced document. When another edition of (or amendment to) a secondary referenced document is released, subject to the exemption to A4G1, that edition (or amendment) is not adopted for the purposes of the primary referenced document.

A4G3 means that contractual matters or clauses defining responsibilities of various parties, and matters not appropriate for adoption in the NCC are not included when a document is called up in the NCC.

Note 2 to A4G1 prevents simultaneous use of various editions of a referenced document for a given project under a *Deemed-to-Satisfy Solution* or a *Performance Solution* using a *Verification Method* found in the NCC. Never-the-less, it is possible to use various editions of a referenced document under a different *Performance Solution* where it is demonstrated that the relevant *Performance Requirements* are met.

Note 3 to A4G1 prevents the use of a document included in the register of alternative referenced documents for a State or Territory variation to the NCC.

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Part A5 Documentation of design and construction

Introduction to this Part

This Part explains the evidence needed to show that the NCC requirements are met and the solution is "fit for purpose". It covers the use of materials, products, forms of construction and designs. It details separate requirements for the BCA and PCA.

Examples of evidence to be prepared and retained include certificates, reports, calculations and any other documents or information showing compliance with the NCC requirements.

Governing Requirements

A5G1 Suitability

(1) A building and *plumbing* or *drainage* installation must be constructed using materials, products, *plumbing products*, forms of construction and designs fit for their intended purpose to achieve the relevant requirements of the NCC.

(2) For the purposes of (1), a material, product, *plumbing product*, form of construction or design is fit for purpose if it is—

(a) supported by evidence of suitability in accordance with—

(i) A5G2; and

(ii) A5G3 or A5G4 as appropriate; and

(b) constructed or installed in an appropriate manner.

Explanatory Information

A5G1 relates to the quality of work and materials needed to construct a building to meet NCC requirements.

This means that—

- all people involved with construction must work skillfully in accordance with good trade practice; and
- all materials must be of a quality to fulfil their function/s within the building.

A5G1 only applies to matters normally covered by the NCC.

While A5G1 outlines quality of work and material demands, sometimes additional conditions may be required by—

- other Commonwealth, State or Territory legislation; and
- contracts that include either specific quality requirements, or requirements for specific materials and the like.

Explanatory Information: Example

Permit authorities would ordinarily not apply A5G1 to such matters as—

- plastering — other than for fire rating, waterproofing of *wet areas*, and sound insulation; or
- painting — other than that required for weatherproofing an *external wall*.

When determining which form of evidence will be used, it is important to consider the appropriateness of the evidence, as some forms of evidence may be more suitable to materials and products and others to designs and forms of construction. The requirement to consider appropriateness of the evidence is specified in A5G2(1).

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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.

Explanatory Information

For further guidance, refer to the ABCB Handbook for Evidence of Suitability.

All copies of documents provided as evidence must be unabridged copies of the originals. No part can be left incomplete.

NSW A5G3

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.

(e) A certificate or report from a *professional engineer* or other *appropriately qualified person* that—

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

(ii) sets out the basis on which it is given and the extent to which relevant standards, specifications, rules, codes of practice or other publications have been relied upon to demonstrate it fulfils specific requirements of the BCA.

(f) Another form of documentary evidence, such as but not limited to a *Product Technical Statement*, that—

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

(ii) sets out the basis on which it is given and the extent to which relevant standards, specifications, rules, codes of practice or other publications have been relied upon to demonstrate it fulfils specific requirements of the BCA.

(2) Evidence to support that a calculation method complies with an ABCB protocol may be in the form of any one, or any combination of the following:

(a) A certificate from a *professional engineer* or other *appropriately qualified person* that—

(i) certifies that the calculation method complies with a relevant ABCB protocol; and

(ii) sets out the basis on which it is given and the extent to which relevant standards, specifications, rules, codes of practice and other publications have been relied upon.

(b) Another form of documentary evidence that correctly describes how the calculation method complies with a relevant ABCB protocol.

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Applications

A5G3 is only applicable to NCC Volumes One and Two (BCA).

Notes

Current documentary evidence, such as a certificate or report, containing references to NCC 2019 provisions remains valid despite amended provision references in NCC 2022 and subsequent editions, subject to technical requirements remaining the same between editions.

Explanatory Information

A5G3 represents the minimum level of documentary evidence needed to show that a material, product, form of construction or design meets the relevant NCC requirements. The evidence can be required by:

- an *appropriate authority*;
- a party to a construction contract; or
- a person certifying compliance with the NCC.

If a building proponent does not produce exactly what is required, the evidence may be rejected.

It should be noted that 'design' may refer to engineering design, architectural design as well as product and material design.

A5G3(1)(f) allows for the use of alternative forms of documentary evidence to those included in A5G3(1)(a) to (e), as long as they comply with certain specified conditions.

An example of this arises when an authority carries out an inspection of a building site. The inspection alone would not be acceptable as evidence. However, if the authority compiled a written report detailing findings and conclusions from the inspection, then it may comply with the requirements of A5G3(1)(f).

A *Product Technical Statement* detailing the characteristics and merits of a particular product or system is also an example of another form of documentary evidence.

There is significant reliance by industry on the use of calculation methods, including software programs, for demonstrating compliance with the NCC. While there is no formal recognition of specific methods, A5G3(2) allows suitable evidence to be submitted to demonstrate that a calculation method (including a software program) complies with a relevant ABCB protocol that establishes the characteristics of a suitable calculation method.

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:

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

VIC A5G4

A5G4 Evidence of suitability — Volume Three (PCA)

(1) Any *product* that is intended for use in contact with *drinking water* must comply with the relevant requirements of AS/NZS 4020, verified in the form of either—

(a) a test report provided by an *Accredited Testing Laboratory*, in accordance with AS/NZS 4020; or

(b) a *WaterMark Licence* issued in accordance with (3), if it includes compliance with AS/NZS 4020.

(2) Any *product* that contains copper alloy and is intended for use in contact with *drinking water* must have a *weighted average* lead content of not more than 0.25% verified in the form of either—

(a) a test report provided by an *Accredited Testing Laboratory*, in accordance with NSF/ANSI/CAN 372; or

(b) a *WaterMark Licence* issued in accordance with (3), if it includes compliance with NSF/ANSI/CAN 372.

(3) A *product* of a type listed on the *WaterMark Schedule of Products* is deemed to be fit for its intended purpose if it has a *WaterMark Licence* issued in accordance with the WaterMark Scheme Rules.

(4) A *product* of a type listed on the *Watermark Schedule of Excluded Products* requires evidence of suitability in the form of—

(a) a current certificate issued by a *certification body* stating that the properties and performance of a *product* can meet the requirements of the PCA; or

(b) a report issued by an *Accredited Testing Laboratory* that—

(i) demonstrates that the *product* complies with the relevant requirements of the PCA; and

(ii) sets out the tests the *product* has been submitted to and the results of those tests and any other relevant information that has been relied upon to demonstrate suitability for use in a *plumbing* or *drainage* installation.

(5) Any *product* that is not covered by (3) or (4) must be subjected to a risk assessment in accordance with the WaterMark Scheme Rules.

(6) Evidence to support that a design or system meets the relevant PCA *Performance Requirements* must be in the form of any one or any combination of the following:

(a) The design or system complies with a *Deemed-to-Satisfy Provision*.

(b) The design or system is a *Performance Solution* from a *professional engineer* or a *recognised expert* that—

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(i) certifies that the design or system complies with the relevant requirements of the PCA; and

(ii) sets out the basis on which it is given and the extent to which relevant standards, specifications, rules, codes of practice or other publications have been relied upon.

(c) Any other form of documentary evidence that—

(i) demonstrates that a design or system complies with the relevant requirements of the PCA; and

(ii) sets out the basis on which it is given and the extent to which relevant standards, specifications, rules, codes of practice or other publications have been relied upon.

TAS A5G4(10)

TAS A5G4(7)

TAS A5G4(8)

TAS A5G4(9)

Notes

On-site wastewater management systems larger than covered by the standards are exempt and a *Performance Solution* is required.

Notes

(1) A5G4(2) does not take effect until the completion of the transition period specified by WaterMark Notice of Direction 2021/4.

(2) Note 1 does not prevent the use of *products* certified in accordance with A5G4(2) prior to the completion of the transition period specified by the WaterMark Notice of Direction 2021/4.

Applications

Products subject to the requirements of A5G4(2) are specifically nominated in the *WaterMark Schedule of Products* and the *WaterMark Schedule of Excluded Products*.

Exemptions

(1) *Products* that are used exclusively for non-drinking uses such as manufacturing, industrial processing, irrigation or any other uses where water is not anticipated to be used for human consumption are excluded from the requirements of A5G4(2).

Explanatory Information

Some examples of products subject to A5G4(2) include the following:

- Copper alloy fittings.
- Stainless-steel braided hoses.
- Valves (such as valves for isolation, backflow prevention, alteration of pressure and temperature).
- Taps and mixers.
- Water meters.
- Pumps (for use with cold and heated water services).
- Water heaters.
- Residential water filtration equipment.
- Water dispensers (such as boiling and cooling units, drinking fountains and bottle fillers).
- Fire sprinkler systems connected to the cold water service that are not isolated from fixtures and fittings intended to supply water for human consumption.

Some examples of products excluded from the requirements of A5G4(2) include the following:

- Shower heads for bathing.
- Emergency showers, eye wash and/or face wash equipment.

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