

NCC 2025 Proposed Amendments

NCC Volume One

Note: Grey reflect major proposed changes

NCC Provision(s)	Proposed amendment description	ABCB's intended effect of change
A2G2	Assessment methods applicable to structural and fire safety Performance Solutions.	Removal of expert judgment where quantitative analysis should occur.
A5G6	Acceptance of reports for products which require fire hazard properties.	Require provision of an assessment (extended application) additional compliance option.
B1D3, B1D4 & S4C1	Include wind region B2 among those classed as cyclonic regions.	Increases stringency of NCC via relevant Australian Standards. This would also apply for NCC Volume Two.
C4D3	Clarification of provisions relating to fire protection of external walls.	Improved practitioner understanding and, as a result, improved NCC compliance.
S5C9	Clarification of concession relating to ancillary uses for residential apartment buildings.	Improved practitioner understanding and, as a result, improved NCC compliance.
S5C11	Inclusion of fire-protected steel alongside fire-protected timber as an accepted form of construction for certain elements.	Provides additional compliance options.
S5C1, E1D5, E1D9 and S17C2	Increases to the fire safety for carparking in buildings by: <ul style="list-style-type: none"> including further sprinkler requirements and requiring higher fire-resistance levels. 	Increase fire safety to keep pace with characteristics of modern vehicles
S11	Clarification of construction specifications for smoke walls and refinement of provisions relating to smoke-spread.	Improved practitioner understanding and, as a result, improved NCC compliance. Reduced smoke-spread between compartments.
D2D8	Clarification and improvement of provisions relating to aggregate egress width.	Improved practitioner understanding and, as a result, improved NCC compliance.
D3D16 & D3D22	Clarification of provisions pertaining to threshold ramps and handrails.	Improved practitioner understanding and, as a result, improved NCC compliance.
D3D27	Removal of concession that allows prevention of entry to floor plate from a fire-isolated exit.	Mandatory re-entry from all fire- isolated exits (currently, only necessary where egress strategy necessitates re-entry).
D3D31	New provision which requires installation of signage to assist with fire brigade operations.	Improved fire brigade awareness and, therefore, effectiveness.

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E1D3	A proposed concession from the provision of fire hose reels for small spaces provided with appropriate mitigation.	Being a common Performance Solution, this amendment reduces burden and cost for building development.
E2D19 & E2D20	Clarification of provisions relating to fire compartments in public assembly buildings.	Improved practitioner understanding and, as a result, improved NCC compliance.
E3D4	Mandated contrast for signs warning against use of lifts during an emergency.	Improved awareness for occupants seeking egress.
E3D5	Clarification and improvement of provisions relating to emergency lifts.	Improved practitioner understanding and, as a result, improved NCC compliance.
E3D7	Removal of small sized low speed automatic lifts.	Improved safety and alignment with relevant Australian Standards.
E3D11, E3D12	Clarification and improvement of provisions relating to fire service operation of lifts.	Improved practitioner understanding and, as a result, improved NCC compliance.
E4D8 & S25C1	Proposed adoption of a technical specification for hybrid photoluminescent exit signs.	Hybrid photoluminescent signs are already permitted by the NCC so the market effect is status quo. Align NCC provisions with modern technology.
S19C10	Update fire control centre communications provisions to reflect modern technology.	Align NCC provisions with modern technology.
S20C6	Clarification of installation requirements for smoke detection for smoke control systems.	Improved practitioner understanding and, as a result, improved NCC compliance.
S24C6	Alignment of NCC with Australian Standard for emergency access to lift shafts.	Alignment between NCC and Work Health Safety standards.
F1 Performance Requirements and Deemed to Satisfy Provisions	<p>Significant amendments to requirements for waterproofing in commercial and multi-residential buildings including:</p> <ul style="list-style-type: none"> Consolidation and restructure of Performance Requirements for waterproofing and weatherproofing; DTS amendments including increases in detail and stringency for balconies, expansion of the sources of water which need to be addressed, mandatory falls in substrates; and Removal of existing 	Enhanced amenity and health outcomes and increased protection from the likelihood of future rectification

NCC Provision(s)	Proposed amendment description	ABC's intended effect of change
	concession from weatherproofing of certain storage, carpark and factory (Class 7 & 8).	
Part F4	Additional explanatory information alerting Volume One users of relevant plumbing requirements of Volume Three.	Improved practitioner understanding and, as a result, improved NCC compliance.
F4D4(6)	Provision of sanitary product dispensers in public sanitary facilities.	Improved access to sanitary products for females.
Table F4D4i	Increased closet pans for females for theatres and venues subject to peak demand.	Reduced queuing times for females to equal queuing times for males.
F6D6	Clarification of provision relating to provision of ventilation.	Improved practitioner understanding and, as a result, improved NCC compliance.
F8D3 and F8D5	Changes to condensation solutions for external walls and roofs including mandatory cavities in cooler climates and more stringent vapour permeability requirements and expansion to Climate zones 1-4.	Reduce the likelihood of condensation in walls of commercial buildings
G1D5	New provision proposed to provide a Deemed-to-Satisfy pathway for discharge of swimming pool drainage.	Reduced need for Performance Solutions.
Section J Performance Requirements and Deemed to Satisfy Provisions	<p>Three stringency levels will be tested with varying amendments to:</p> <ul style="list-style-type: none"> air-conditioning system efficiency requirements for building sealing insulation glazing space heating artificial lighting control; and pump and fan efficiency. <p>New provisions require where gas appliances are installed that physical space and spare electrical capacity to enable retrofitting with electrical appliances in future.</p> <p>Energy efficiency modelling verification methods have been amended to align with stringency increases for elemental provisions.</p>	<p>Changes are aimed at enhancing envelope performance and reducing energy consumption in commercial buildings at three levels:</p> <ul style="list-style-type: none"> cost-effective energy efficiency stringency changes excluding onsite (PV); a stringency including mandatory onsite PV to maximise energy reduction; and zero regulated energy and zero carbon-ready assuming a decarbonised grid building.
J3D14	A Deemed-to-Satisfy pathway for centralised water heating equipment in apartment buildings.	To increase the compliance options available for this type of system in the multi-residential building sector.

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J9D4	Electric vehicle charging equipment for car parking spaces associated with commercial buildings.	Improve access to electric vehicle charging equipment in the community.
J9D5	Requiring the installation of photovoltaic systems for commercial buildings	Contribute to a reduction in greenhouse gas emissions
Schedule 1	Clarification of definition for mezzanine.	Improved practitioner understanding and, as a result, improved NCC compliance.

NCC Volume Two and Housing Provisions

Note: Grey reflect major proposed changes

NCC Provision(s)	Proposed amendment description	ABCB's intended effect of amendment
A2G2	Assessment method applicable to structural and fire safety Performance Solutions.	Removal of expert judgement where quantitative analysis should occur.
A6G11	Clarification of definition for Class 10.	Improved practitioner understanding and, as a result, improved NCC compliance.
H2D2 & H7D2	New provision proposed to provide a Deemed-to-Satisfy pathway for discharge of swimming pool drainage.	Reduced need for Performance Solutions.
HP 2.2.4	Include wind region B2 among those classed as cyclonic regions.	Align the NCC with relevant Australian Standards and contemporary research.
HP 9.2	Concessions for certain patios, verandahs and the like from fire separation requirements.	Reduced need for Performance Solutions.
HP 10.2.9	Clarify terminology regarding fibre cement used as a substrate for waterproofing membranes.	Improved practitioner understanding and, as a result, improved NCC compliance.
HP 10.6.2	Clarification of provision relating to provision of ventilation.	Improved practitioner understanding and, as a result, improved NCC compliance.
HP 10.8	Increase in stringency for external walls and roofs including: <ul style="list-style-type: none"> Mandatory cavities in cooler climates and more stringent vapour permeability requirements Expanding provisions to Climate zones 1-4 Clarification of methods of measurement for required ventilation Restructure of provisions to clarify requirements for roofs parallel to a ceiling 	Reduce the likelihood of condensation in walls and roofs of dwellings.
HP 11.2.7 & HP 11.3.3	Provision of concession allowing AS 1657 compliant stairs and ladders for Class 10 structures.	Reduced need for Performance Solutions.
HP 13.2.3	Proposed re-wording of to clarify the scenarios where the thermal breaks are required for roofs and align the thermal break requirements for walls.	These amendments clarify the number of wall construction scenarios where a thermal break is required. For builders that hold the view that the existing requirements can be interpreted in a narrow way this will be perceived as an increase in stringency.

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HP 13.2.5	Proposed re-wording of to clarify the scenarios where the thermal breaks are required for walls and align the thermal break requirements for walls with roofs. An additional compliance option, use of Australian Standard 4859.2 to calculate if a thermal break is required, has also been introduced to expand compliance options.	These amendments clarify the number of wall construction scenarios where a thermal break is required. For builders that hold the view that the existing requirements can be interpreted in a narrow way this will be perceived as an increase in stringency.
HP 13.7.10	New provisions to support dwelling electrification are proposed, requiring the provision of switchboard capacity to residential dwellings whose design incorporates gas appliances.	These changes support the electrification of dwellings by ensuring sufficient switchboard capacity to replace a gas appliance (e.g. cooktop) with an electric one.
HP 13.7.11	New provisions are proposed requiring the installation of infrastructure to support electric vehicle charging equipment for residential houses.	These changes enable the uptake of electric vehicles by making charging equipment more readily available.

NCC Volume Three

Note: Grey reflect major proposed changes

NCC Provision(s)	Proposed amendment description	ABCB's Intended effect of amendment
Various	Quantification of Performance Requirements covering the topics of access, isolation, swimming pool drainage, disposal, uncontrolled discharge, identification, flow rate and pressure, contamination and damage.	Greater clarity is provided for practitioners seeking to understand the Performance Requirements.
B5D3	Clarification of existing provisions relating to cross-connection control.	Greater clarity is provided for practitioners seeking to understand cross-connection control.
B5D7	Consolidation of backflow and cross-connection provisions.	Greater usability and clarity.
Parts B6 & B7	Clarification of existing provisions relating to rainwater.	Greater clarity is provided for practitioners seeking to understand rainwater requirements.
C2V3	Improvement of existing Verification Method for sanitary drainage pipe sizing.	Greater usability and clarity.
C2D4	Extend the length of pipework allowed under 3500.2 to connect to a floor waste.	Enable more bathroom configurations to take advantage of a shower waste as an inspection point for a untrapped bath waste.