BCA transition periods for Western Australia

This information sheet provides an overview of the transitional provisions provided for the applicable building standards in Western Australia.

Building Code of Australia
The Building Regulations 2012 adopt the current version of the Building Code of Australia (BCA) as the applicable building standard in WA.

A transitional period of 12 months is provided, where both the current BCA and the one in effect 12 months prior can be used.

The edition selected must be used in its entirety. If a reference to a different edition of the BCA is intended to be used, a Performance Solution will need to be developed and approved.

Any transitional periods provided within the BCA run concurrently with the 12 month transition period.

Other references to the BCA
References to the BCA in legislation or policies other than building legislation may not be subject to a transition period.

For example, references in Planning legislation or State Planning Policies will be in force on the date of adoption of the BCA.

Further, State Planning Policy 3.7: Planning in Bushfire Prone Areas, along with the Planning and Development (Local Planning Schemes) Regulations 2015 identify that a BAL assessment be carried out in accordance with Australian Standard 3959: Construction of buildings in bushfire-prone areas (AS 3959), as referenced in the BCA.

Other National Construction Code documents
The National Construction Code (NCC) includes a series of documents, all of which are adopted on the same day.

Volumes 1 and 2 of the NCC make up the BCA. Volume 3 of the NCC is the Plumbing Code of Australia (PCA).

The PCA is adopted through plumbing legislation which do not have transitional provisions, and comes into effect on the day of adoption.

Example
The 2019 edition of the NCC was released on 1 May 2019.

The applicable building standards that could be used until 30 April 2020 include both the 2019 BCA and the 2016 BCA incorporating Amendment 1 versions (the previously released edition).

The 2019 PCA would be used from 1 May 2019.

Any reference to the BCA in planning policies are to the 2019 BCA from 1 May 2019. As the 2019 edition of the BCA references the 2018 version of AS 3959, all BAL assessments (including BAL contour maps) for planning applications should from 1 May 2019 be conducted in accordance with the 2018 version of AS 3959.
Further information

See [HIA’s information sheet](HIA’s information sheet) for a summary of the NCC 2019 changes.

For more information on WA [State Planning Policy 3.7: Planning in Bushfire Prone Areas](WA State Planning Policy 3.7: Planning in Bushfire Prone Areas) and the application of the applicable standard click [here](WA State Planning Policy 3.7: Planning in Bushfire Prone Areas).

For further clarification or information, HIA members can contact HIA’s Building Services team on 1300 650 620 or by contacting [hia_technical@hia.com.au](hia_technical@hia.com.au)