



INFORMATION SHEET

BUILDING SERVICES

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NEW ABCB ADVISORY NOTE – LOW-RISE CLASS 2 & CLASS 3 BUILDINGS

The Australian Building Codes Board (ABCB) has recently released a new National Advisory Note providing guidance on the application of the concessions contained in NCC Volume One, Specification C1.1, Clauses 3.10(a) and 4.3(a) that relate to the use of timber for low rise Class 2 and 3 buildings.

Multi-rise Timber Framing Concession (MRTFC)

Clauses 3.10(a) and 4.3(a) of Specification C1.1 contain a concession under the Deemed-to-Satisfy Provisions, that allow low rise Class 2 and Class 3 buildings required to be of Type A or Type B construction to be constructed with timber framing and/or non-combustible materials in circumstances where materials such as concrete or masonry would otherwise be required.

The ABCB Advisory Note provides information on the application of the concessions and outlines that its intent is to permit the use of timber framing and/or non-combustible materials for Class 2 and Class 3 buildings and it also permits combining timber framing with non-combustible components, such as steel framing, columns or beams.

The Advisory Note goes on to explain that although the clause as currently drafted could be interpreted to permit other elements such as the cladding to be exempt from the non-combustibility requirements, the ABCB have clarified that is not the intent of the concession and rather its application is intended to be limited to the framing.

HIA recommends that if you have a current project or a project in the approval process to discuss the application of the relevant clauses with the building surveyor/certifier for the project.

Class 1, Class 10 and Type C buildings

The concessions that are the subject of this Advisory Note apply to Class 2 and Class 3 buildings of Type A and Type B construction.

Single dwellings (Class 1) regardless of their height, and certain Class 2 or Class 3 buildings of 1 or 2 storeys in height, are not subject to the non-combustibility requirements and therefore, the concessions are not relevant to these buildings.

Performance Solutions

The concessions and relevant provisions discussed herein, only relate to the Deemed-to-Satisfy Provisions of the NCC. As such, the Deemed-to-Satisfy Provisions are only one means of satisfying the NCC and other designs or use of products not specified could be used as part of a Performance Solution, subject to acceptance by the approval authority (building surveyor/certifier).

Out of cycle NCC amendment

The Advisory Note outlines that in recognition that the current wording of the concessions can be interpreted differently, the ABCB has resolved to clarify the concessions so that they more clearly reflect their purpose.

This will occur through an out-of-cycle amendment where the proposed changes to the concessions will be released for review, during which time stakeholders will be invited to make submissions, which will be evaluated for consideration by the ABCB Board in making a final decision.

The proposed changes, when available for review, will be published on the ABCB's website: www.abcb.gov.au.

Further information

The ABCB Advisory Note can be accessed [here](#).

For further information on the Advisory Note contact HIA's Building Services team on 1300 650 620 or email hia_technical@hia.com.au

DISCLAIMER - The above is intended to provide general information in summary form. The contents do not constitute specific advice and should not be relied upon as such. Formal specific advice should be sought by members with respect to particular matters before taking action.

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