BCA Capability Statement

Australian Christian College CASEY
271-275 Pearcedale Road,
Cranbourne South, VIC 3977

Prepared for:
Christian Education Ministries

Revision 1
17 April 2026
Reference: N250189

bmplusg.com.au

+ Contents

BCA Capability Statement

+ To	Christian Education Ministries
+ Attention	Sophie Hoppe
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+ Project No.	N250189
+ Date	17 April 2026
+ Pages	33

This statement has been prepared to verify that BM PLUS G Pty Ltd have undertaken a review of the architectural documentation that will accompany the Planning Permit Application to Casey City Council for the proposed Education Centre (Primary and Secondary School) against the Building Code of Australia 2022, Amendment 2 (BCA).

1.1 Proposed Development

The proposed masterplan for the development includes the construction of a new combined primary and secondary school including ancillary buildings and recreational facilities located at 271-275 Pearcedale Road, Cranbourne South VIC 3977.

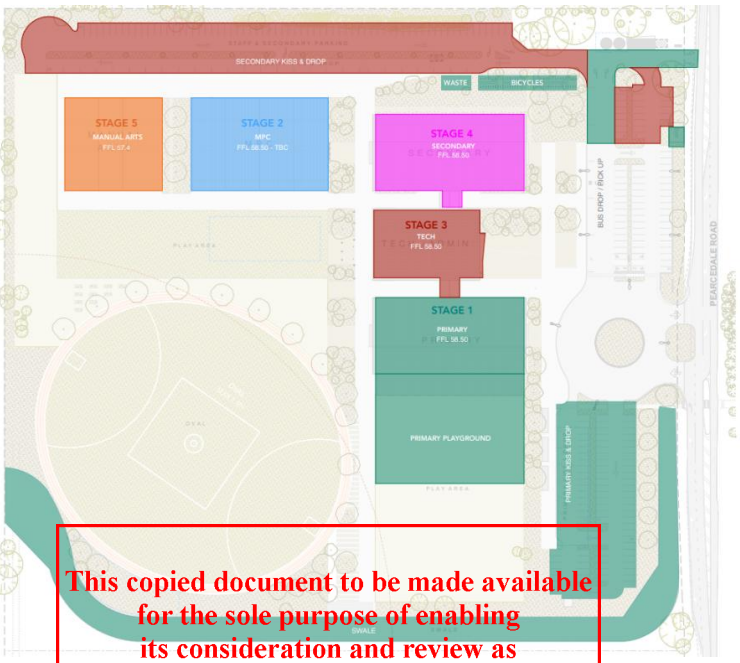


Figure 1: Proposed Staging Plan

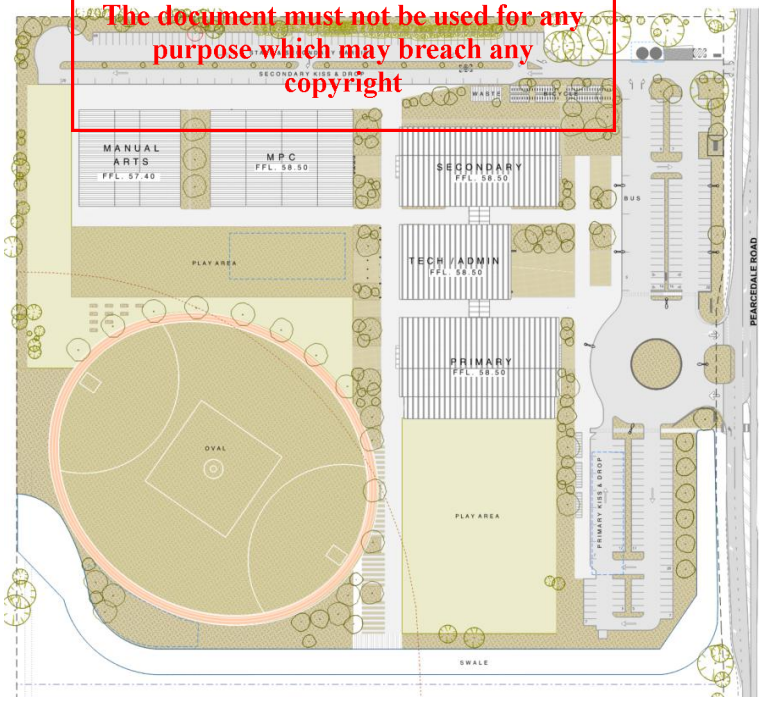


Figure 2: Proposed Site Plan (All Stages)

1.2 Capability Statement Objectives

The objectives of this statement are to:

- Confirm that the DA architectural documentation has been reviewed by an appropriately qualified Building Surveyor and Accredited Certifier.
- Confirm that the proposed new building works can readily achieve compliance with the BCA pursuant to to Regulation 10 (2) of the Building Regulations 2018 (VIC), building works must comply with the relevant version of the BCA determined at the time the Building Permit is issued, not at the time of development consent or planning approval.
- Accompany the Development Application submission to enable the Consent Authority to be satisfied that subsequent compliance with the fire & life safety and health & amenity requirements of the BCA, will not necessarily give rise to design changes to the building which may necessitate the submission of a modified application.

It should be noted that it is not the intent of this statement to identify all BCA provisions that apply to the subject development. The development will be subject to further assessment following receipt of more detailed documentation at building permit stage.

1.3 Relevant Version of the BCA

The current version of the BCA is BCA 2022 (Amendment 2), which is in force as of 29 July 2025.

Note: The adoption date of BCA 2025 has been delayed until 01 May, 2027 If the application for the building permit is lodged after that date reassessment will be required – refer to a summary of proposed changes in Appendix A.

1.4 Referenced Documentation

This report has been prepared based on a review of the Masterplan and Stage 1 architectural plans prepared by Christian Education Ministries, Dated: 08/04/26

DRAWING LIST

000	Cover Page
001	Site location
002	Masterplan
003	Masterplan Staging
004	Masterplan Bird's View
005	Masterplan Street Views
006	Stage 1 Site Analysis
007	Existing Development Plan
008	Stage 1 Demolition Plan
009	Stage 1 Proposed Site Plan
010	Stage 1 Development Area Plan
100	Stage 1 Ground Floor Plan
101	Stage 1 First Floor Plan
102	Stage 1 Second Floor Plan
103	Stage 1 Roof Plan
200	Stage 1 Elevations
201	Stage 1 Elevations
202	Stage 1 Signage Details
300	Stage 1 Sections
400	Stage 1 Materials Palette

1.5 Building Classification

The Stage 1-Primary School building has been classified as follows:

BCA Classifications:	Class 9b (Primary School) Class 9b (COLA) *Note*
Rise in Storeys:	Three (3)
Storeys Contained:	Three (3)
Type of Construction:	TYPE A Construction
Importance Level (Structural)	IL3 (*To be confirmed by the project structural engineer*)
Sprinkler Protected Throughout	Yes
Effective Height	7.2m (RL 65.700 – RL 58.500)
Floor Area (Approx.)	Ground Floor – 2.371m2 First Floor – 1,678m2 Second Floor – 1678m2 TOTAL – 5,727m2
Max Fire Compartment Size	Class 9b - 8,000m^2 / 48,000m^3
Climate Zone	Zone 6

Note: The ground floor and first floor contains Class 5 parts which accounts for less than 10% of the storey, therefor, Class 9b applies throughout.

Figure 3: Stage 1 – Primary School Building (K-6)

1.6 Distance to Fire Source Features

Based upon a review of the plans and available spatial information, it is noted that each elevation of each building is located within the following distances from fire source features.

+ Elevation	+ Fire Source Feature	+ Distance
North	Building located on the same allotment	>6m
East	Far side of the Pearcedale Road	>6m
West	Rear Boundary	>6m
South	Side Boundary	>6m

Note: As part of the masterplan the Primary School building is to be connected to the adjacent Tech and Secondary School buildings in Stages 3 and 4, creating a Large Isolated Building – no other buildings are to be constructed as part of Stage 1.

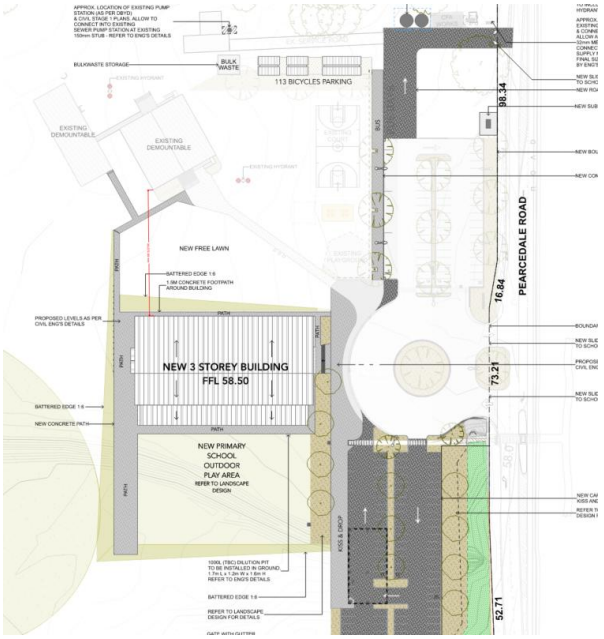


Figure 4: Stage 1 – Distances to existing buildings.

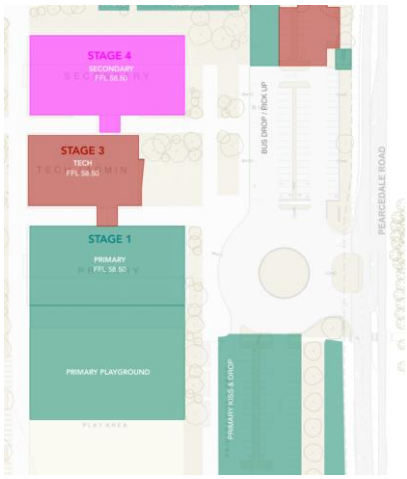


Figure 5: Connections to other building as part of future staging.

2.0 BCA Assessment – Key Issues

We note the following BCA compliance matters with relation to proposed building works are capable of complying with the BCA. Please note that this is not a full list of BCA clauses, they are the key requirements that relate to the proposed work and the below should be read in conjunction with the BCA.

2.1 Section B – Structure

Part B1

- New building works are to comply with the structural provisions of the BCA 2022 and referenced standards including AS 1170 Parts.
- The Importance Level provisions of BCA (Section B) are to be acknowledged by the Structural Engineer and addressed to the degree necessary.

Comment: Note.

All new works will need to comply with current BCA, and reference Australian Standards requirements, where the number of students and staff exceeds 250 people for a building Importance Level 3 would apply.

Compliance readily achieved, design certification and associated drawings to be provided along with the application for building permit.

2.2 Section C – Fire Resistance

C2D10 / C2D14

Non-Combustible Building Elements: All materials and/or components incorporated in an external wall must be non-combustible. This includes but not limited to:

- Any external wall claddings.
- Any framing or integral formwork systems, i.e. timber framing, sacrificial formwork, etc.
- Any external linings or trims, i.e. external UPVC window linings, timber window blades, etc.
- Any sarking or insulation contained within the wall assembly.

This is not an exhaustive list, and any element incorporated within any external wall assembly must be identified and approved prior to the issue of a Construction Certificate

Ancillary Elements: An ancillary element must not be fixed, installed, or attached to the internal parts or external face of an external wall that is required to be non-combustible, unless it is in accordance with this clause.

Comment: Further information required.

Based on the building characteristics noted in the report above, the primary school building is of TYPE A construction required to comply with this clause, as per below:

Building element	Type A construction
External wall	Non-combustible
Common wall	Non-combustible
Floor and floorframing of liftpit	Non-combustible
All loadbearing internal walls (including thoseof shafts)	Concrete, masonry or fire-protected timber
Loadbearing fire walls	Concrete, masonry or fire-protected timber
Non-loadbearing walls required to be fire-resistant	Non-combustible
Non-loadbearing lift, ventilation, pipe, garbage and like shafts which do not discharge hot products of combustion	Non-combustible

Where signage proposed to be attached to the external wall does not comprise of non-combustible material, or achieves a Group Number of 1 or 2, there may a basis to address the non-compliance under a fire engineered Performance Solution.

Figure 6: Signage proposed to be attached to the external wall

C2D11 & Spec. 7

Fire Hazard Properties: A schedule of all wall, floor, and ceiling linings along with associated test reports are to be provided for review to ensure compliance with the fire hazard property requirements of the BCA. Noting:

+ Minimum Group Numbers apply to wall and ceiling linings. AS 5637 test reports must be provided to determine compliance.
+ Minimum Critical Radiant Flux values apply to floor linings. AS ISO 9239.1 test reports must be provided to determine compliance.

Comment: Architect to note and ensure compliance in the design. Test certificates to be provided along with the application for Occupation Permit.

TABLE S7C3 OF SPECIFICATION 7 – CRITICAL RADIANT FLUX OF FLOOR LININGS AND FLOOR COVERINGS

+ Class of building	+ Building not fitted with a sprinkler system	+ Building fitted with a sprinkler system (other than a FPAA101D or FPAA101H system)	+ Fire-isolated exits and fire control rooms
Class 2, 3, 5, 6, 7, 8 or 9b, excluding— Class 3 accommodation for the aged; and Class 9b as specified below	2.2 kW/m^2	1.2 kW/m^2	2.2 kW/m^2

TABLE S7C4 OF SPECIFICATION 7 – WALL AND CEILING LINING MATERIALS (MATERIALS GROUPS PERMITTED)

+ Class of building	+ Fire-isolated exits and fire control rooms	+ Public corridors	+ Specific areas	+ Other areas
Class 5, 6, 7, 8 or 9b schools, Unsprinklered	Walls: 1 Ceilings: 1	Walls: 1, 2 Ceilings: 1, 2	Walls: 1, 2, 3 Ceilings: 1, 2	Walls: 1, 2, 3 Ceilings: 1, 2, 3
Class 5, 6, 7, 8 or 9b schools, Sprinklered	Walls: 1 Ceilings: 1	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1 ,2, 3
Class 9b other than schools, Unsprinklered	Walls: 1 Ceilings: 1	Walls: 1 Ceilings: 1	Walls: 1, 2 Ceilings: 1, 2	Walls: 1, 2, 3 Ceilings: 1, 2, 3
Class 9b other than schools, Sprinklered	Walls: 1 Ceilings: 1	Walls: 1, 2 Ceilings: 1, 2	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3

C3D3	**General Floor Area and Volume Limitations:** The building is to achieve fire compartment sizes not in excess of the DtS requirements of this clause. The following maximum fire compartment sizes apply to the building based on the TYPE A Construction: + Class 5 / 9b: 8,000m^2 & 48,000m^3 **Comment:** Architect to note and include floor area and volume calculations on the architectural documentation demonstrating compliance with the requirements above. For the purpose of the current BCA assessment, we note that all buildings proposed in the masterplan may be deemed separate united buildings where connected via a linkway pending design refinement and buildings being separated by 6m or more. Based on a review of the documentation to date we note that compliance will be achieved with all buildings shown to be below the maximum compartment sizes under this clause.

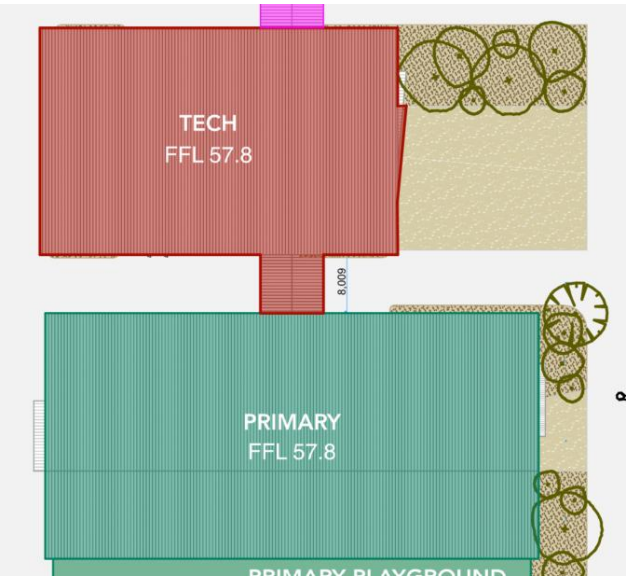
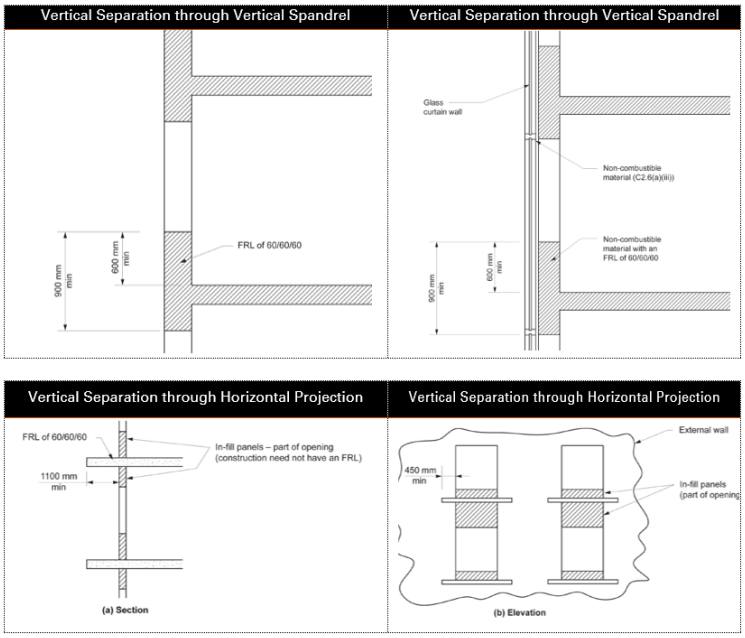


Figure 7: Distance between buildings

C3D4	**Large Isolated Buildings:** Where the size of a fire compartment exceeds the limitations specified in C3D3, the buildings is considered a 'Large Isolated Building' on the basis the Class 9b building does not exceed 18,000m2 or 108,000m3. **Comment:** The buildings may be fire separated where connected via walkways to considered progressively through the staging of the development, on this basis each respective building is capable of remaining within the limitations of Type A construction for the maximum size of a fire compartment.
C3D7	**Vertical Separation of Openings in External Walls:** In a building of Type A construction, any part of a window or other opening in an external wall is above another opening in the storey next below and its vertical projection falls no further than 450 mm outside the lower opening (measured horizontally), the openings must be separated by a fire-rated spandrel, or a horizontal fire-rated extension.



Comment: Further information required.

The building is proposed to be protected with a AS2118 Part sprinkler system, therefore spandrel separation is not required under this clause.

C3D8

Separation by Fire Walls:

Separation of buildings- A part of a building may be considered separate from the remainder of the building if separated by a fire wall in accordance with the following:

+ The fire wall extends through all storeys and is carried through to the underside of the roof covering.
  - Where roofs of separate buildings are at different heights, the fire wall must extend to the underside of:
  - The higher roof, or >6m above the lower roof.
  - The lower roof if it has an FRL not less than that of the fire wall and no openings closer than 3m to any wall above the lower roof.
  - The lower roof if its covering is non-combustible and the lower part is sprinkler protected.

Comment: Not applicable.

The current design for stage 1 does not require any fire walls, with the future connection to other buildings to be assessed as a single Large Isolated building under the BCA.

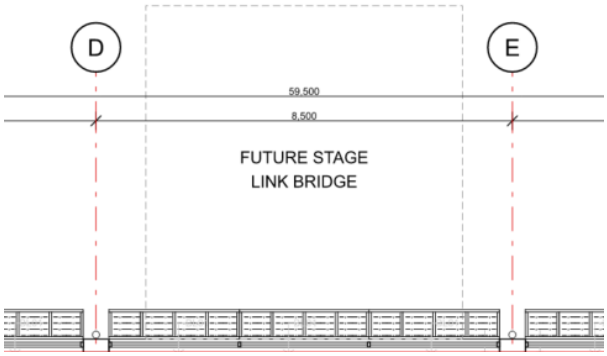


Figure 8: Future link bridge connections

C3D9 & C3D10	**Separation of Classifications:** Separate classifications will either need to be separated by a fire wall achieving the higher FRL requirement between the two classes, or alternatively the higher FRL must apply to both areas subject to Spec 5. **Comment:** Compliance readily achieved. There is no need for additional fire separation to address separation between classifications within the primary school building, for the benefit of the BCA Class 9b applies throughout with Class 5 parts comprising of less than 10% of the ground and first floor.
C3D11	**Separation of Lift Shafts:** For Type A construction, lifts that connect more than two storeys (or more than three storeys where the building is sprinklered), other than lifts wholly within an atrium, must be separated from the remainder of the building by a dedicated lift shaft. The enclosing shaft walls are required to achieve the fire-resistance level (FRL) of 120/120/120 as prescribed by Specification 5, with all lift landing doors and associated services openings are required to be protected in accordance with the Deemed-to-Satisfy Provisions of Part C4. **Comment:** Compliance readily achievable. The lift shaft is not required to be fire separated from the building as it is proposed to be sprinkler protected and connect not more than 3 storeys.
C3D13/ C3D14	**Separation of Equipment / Electricity Supply Systems:** Dependent on plant and equipment to be housed or installed within the building, fire separation may be required to separate these areas from the building. The following equipment required FRL120/120/120 fire separation from the building where located within the storage areas of the building: + Main switch rooms / boards; or + Electricity substations; or + Light motors and lift control panels; or + Emergency generators used to sustain emergency equipment operating in the emergency mode; or + Central smoke control plant; or + Boilers; + A battery or batteries installed in the building have a voltage exceeding 12 volts and a capacity exceeding 200kWh. **Comment:** Compliance readily achieved. The documentation does not show any areas which this clause would apply. Further coordination between the services consultants will be required in this regard to identify any areas where fire separation will be required to comply with this clause. Final details to be included in the architectural documentation to be provided along with the application for building permit.
C4D3 & C4D5	Protection of Openings in External Walls: Openings that are less than 3m from the allotment boundary are required to be protected in accordance with BCA Clause C4D5. It is noted that there are currently no openings within 3m from the allotment boundary or 6m from an otherwise considered fire source feature. **Comment:** Not applicable. The new building constructed as part of Stage 1 is to be positioned approximately 44m from existing buildings on the site, with no exposure requiring protection under this clause. This to be reviewed as part of future staging.

Spec. 5

Fire-Resisting Construction: As noted under Section 1.4 of this report based on the building characteristics, we note that all buildings are of TYPE A construction based on the information provided to date. This will be subject to further review as part of the design development.

Refer appendix of this report for a summary of requirements with respect of fire resistance levels.

Type A Construction:
+ Load-bearing external walls and columns must achieve an FRL regardless of distance from boundary / separate building.
+ Non load-bearing external walls (and columns incorporated within) need not achieve an FRL if >3m from a boundary or separate building.
+ Floors must achieve a 2-hour FRL.
+ Roof must be of non-combustible construction.
+ Internal columns on the floor immediately below the roof need not achieve an FRL.

Comment: Further information required / Performance Solution.

We note the design is progressing on the basis that the buildings will progressively be connected by linkway structures to form a Large Isolated Building to achieve Type A construction based on the rise of storeys.

The slab edge construction serving floors separating storeys is to terminate into the façade covering to mitigate the spread of fire between storeys – where compliance cannot be achieved this may be addressed under fire engineered Performance Solution.

The site plan indicates buildings are to be contained on a single allotment with no inter allotment boundaries which would constitute a fire source feature under this clause. Architect to review and confirm otherwise.

Attention should also be paid to any additional fire rating requirements that may apply as a result of bushfire protection, or any fire engineering strategies refer comments later in this report and document prepared by others.

Further design finalisation will be required in consultation with the project team - details demonstrating compliance to be included in the architectural documentation to be provided along with the application for the building permit.

Spec. 12

Fire Doors, Smoke Doors, Fire Windows and Shutters: Fire doors and smoke doors must comply with the requirements of this specification.

Comment: Note.

Architect to note and ensure compliance with details to be shown on architectural documentation as applicable.

2.3 Section D – Access and Egress

D2D3	**Number of exits required:** Not less than two (2) exits will need to be provided from each storey containing a class 9b use where there are more than 50 persons accommodated, or any storey used as an early childhood centre. For a single storey, class 5 building a single exit only is required Comment: Complies. For the purpose of this clause, we have assumed that all of the class 9b buildings will accommodate not more than 120 persons and as such not less than two (2) exits will be required.

Figure 9: Number of Exits - First and Second Floor

D2D4	**When Fire-Isolated Stairways and Ramps are Required:** This clause sets out the requirements for stairways and ramps to be fire isolated in buildings. Comment: Compliance readily achievable. The non-fire isolated stairways connects three storeys which is permitted where the building is sprinkler protected throughout.

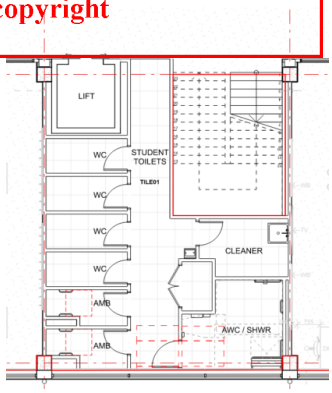


Figure 10: Non-fire isolated stairway connecting three (3) storeys

D2D5/ D2D6	**Exit Travel Distances:** Exit travel distances within the building are required to be not more than 20m to a point of choice between alternative exits and 40m to the nearest one from Class 5 / 6 / 7 / 8 / 9 areas. Distances between alterative exits in class 5/ 6/ 7/ 8/ 9 areas is not to exceed 60m when measured back through the point of choice and alternative egress paths must not result in convergence of egress paths where they become less than 6m. **Comment:** Does not comply / Performance Solution. Based on the locations of available exits, egress on the ground floor is more than 40m to the nearest of two exits, with 58m between alternate exits where able to pass through GLA's from the common FLA area.

Where relying on egress via the main east and west entrances travel distances between alternate exits is 65m in lieu of 60m, as the distance is measured from where open space is reached beyond the awnings/roof coverings.

Shortfalls may be addressed under a fire engineering strategy with consideration of installing an automatic fire detection and alarm system is installed throughout the building.

Refer to egress markups in Appendix A of this report.

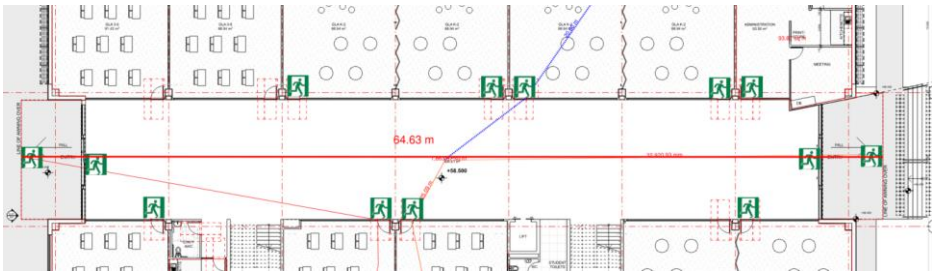


Figure 11: Ground Floor - Distance between alternate exits

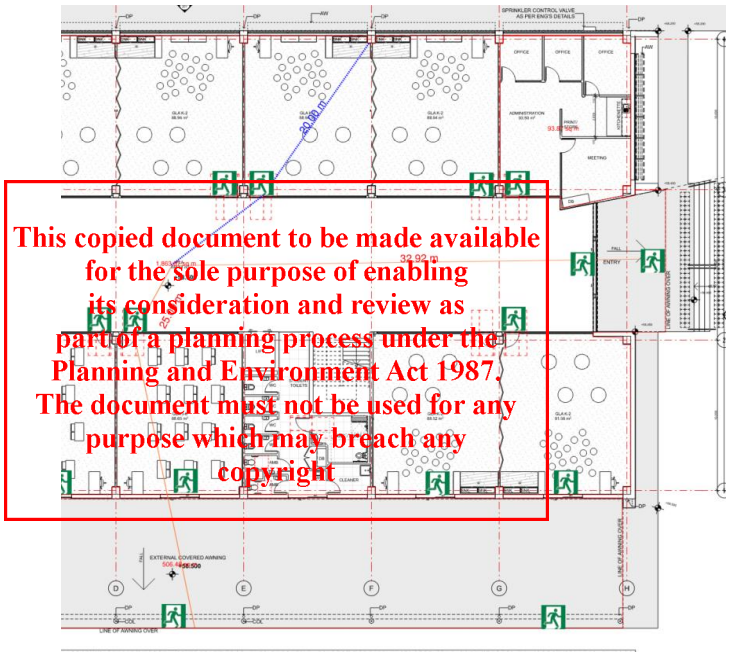


Figure 12: Ground Floor – Egress via GLA's

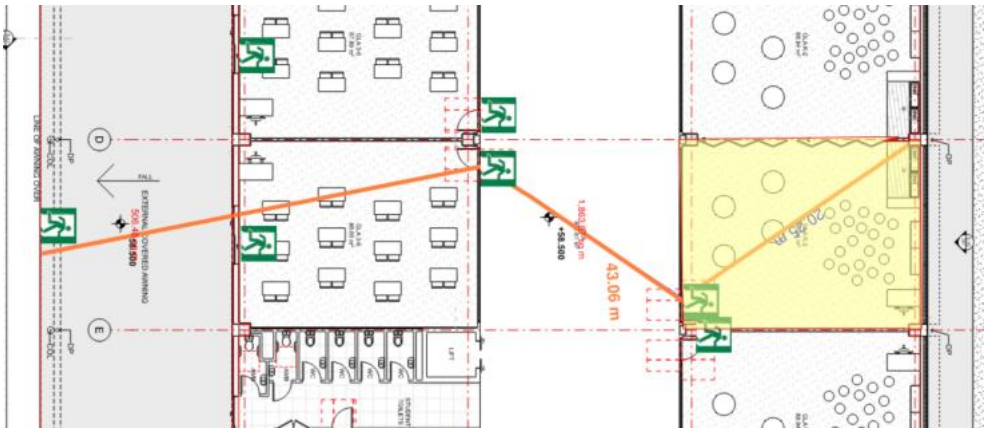
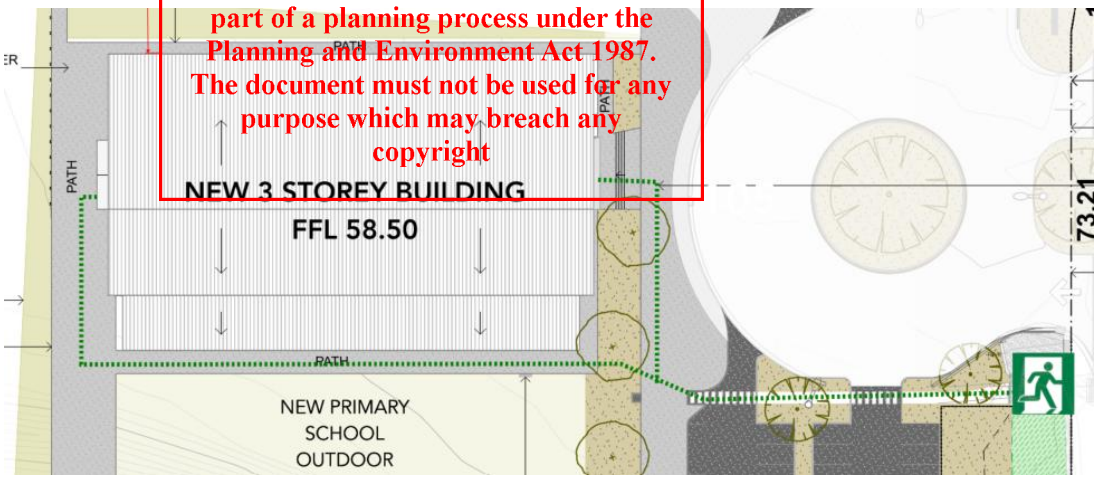


Figure 13: Ground Floor – GLA's with excessive travel to the nearest of two exits.

D2D7/ D2D8/ D2D9/ D2D10/ D2D11	**Dimensions of Paths of Travel to an Exit:** The minimum clear height through all egress paths is required to be no less than 2m, and a minimum of 1m wide (this width dimension is measured clear of any obstructions such as handrails and joinery) Aggregate exit widths must be achieved which are driven by occupancy numbers of each floor. **Comment:** Compliance readily achieved. Minimum unobstructed widths and heights are shown to be capable of complying, where furniture, fixtures and equipment is to permanently fixed or not readily capable of being moved a minimum clearance of 1m is to be maintained throughout. Total number of building occupants will need to be confirmed in order to confirm compliance with respect of aggregate egress width, each level can generally accommodate a maximum of 200 students which can be served by the two exits currently provided.
D2D15	**Discharge from Exits:** The path of travel to the road from a required exit leading to open space must have an unobstructed exit width of that of the required exit, or if larger, 1m. Where exits are located at a different level to the adjoining road the path of travel must be via a stairway or a ramp having a gradient of not more than 1:8 and 1:14 where required to be an accessible path of travel. **Comment:** Compliance readily achieved. The design is to incorporate and document compliant paths of travel from the building to the adjoining public road. Details to be included on documentation to be submitted with building permit. Where ramps or walkways are proposed along the paths of travel to the road compliance is to be achieved with AS1428.1-2021 where serving an accessible path.  *Figure 14: Egress path to the road from open space.* External egress paths must be open to the sky for its length, from the point of discharge, to without necessitating passing underneath another structure – such as a covered walkway or building, where proposed this will need to be addressed under a fire engineered Performance Solution strategy.
D3D8	**Installations in exits and paths of travel** Electrical meters, distribution boards or equipment, central telecommunications distribution boards or equipment must be enclosed in non-combustible construction and sealed against the passage of smoke. **Comment:** Compliance readily achieved. Where electrical distribution boards of communication rooms are proposed they must be located within enclosures with smoke sealing to internal walls and associated openings. Details are to be provided on the plans for building permit stage.

D3D14/ D3D15/ D3D16/ D3D22

Stairways, Balustrades, Thresholds and Handrails:

Stairways:

- A stairway must have no more than 18, nor less than 2, risers in each flight.
- Landings must be not less than 750mm in length.
- In a Class 9b building, not more than 36 risers in consecutive flights without a change in direction of at least 30°.

Balustrades:

- All balustrades must achieve a minimum height of 1m above finished floor level.
- Balustrades (except for fire-isolated stairs) must not permit a 125mm sphere to pass through any opening.
- Balustrades in fire-isolated exits must comprise no gap larger than 150mm between nosing line (or landing) and bottom rail. Other openings in the balustrade must not exceed 460mm. If the fire-isolated exit also functions as a circulation stair, the 125mm gap requirement applies in lieu of these reduced provisions.
- Where fire-isolated stairs are also intended to be used as circulation stairs, they must be designed to comply with the 125mm sphere balustrade requirements.

Handrails:

- Handrails must be located on both sides of all stairways and ramps except for fire-isolated stairs. Handrails must comply with AS 1428.1 as relevant.
- Where fire-isolated stairs are also intended to be used as circulation stairs, they must be designed to comply fully with AS 1428.1 – 2009 with respect to handrails.
- Any building or part used as an early childhood centre have one handrail fixed at a height between 665mm and 750mm and one at 865mm from FFL.

Landings:

- Landings are to have a maximum gradient of 1:50,
- Landings are to have a minimum dimension of 750mm,
- Landings must have a slip resistance in accordance with D3D15.

Comment: Compliance readily achieved.

As part of the design finalisation stairway, balustrade and handrails details are to be submitted for review and comment along with the application for building permit.

Particular attention needs to be paid to any of the primary school parts or areas where the primary school users will have access, where dual handrails will be required.

The stairway is to be provided with a staggered flights to achieve compliance with AS1428.1-2021, with regards to handrail transitions at mid-landings.

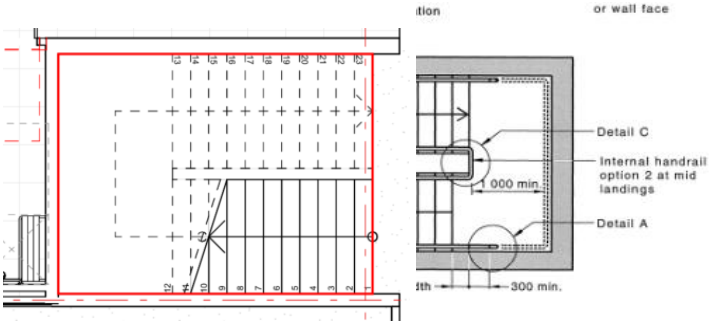


Figure 14: Non-fire isolated stairways without staggered flights

D3D25/ D3D26	**Doors and Latching:** All egress doorways must swing in the direction of egress and must be readily openable without a key from the side that faces a person seeking egress, by a single handed downward or pushing action on a single device which is located between 900mm and 1100mm from the floor. **Comment:** Further information required. Door schedule demonstrating compliance with the requirements of this clause will need to be provided along with the application for the building permit. Where the operation of latch hardware on the side seeking egress of any doorway along a path of travel is not single action, for security or operational purposes, the doorways may be fitted with a fail-safe device that automatically unlocks the door. Doorways serving a path of travel to an exit are power-operated door they must be able to be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source. With regards to both abovementioned scenarios the doorways must unlock or open in fire mode upon activation of a smoke detection system installed throughout the building – details are to be provided in the developed design stage to confirm compliance, or whether to be addressed under a fire engineering strategy.
Part D4	**Access for People with a Disability:** The extent of access required depends on the classification of the building. Buildings and parts of buildings must be accessible as set out in Clause D4D2 unless exempted by Clause D4D5. The building is required to comply with AS1428.1-2009. **Comment**: Note. We understand an access consultant has been engaged to provide advice in this regard. A copy of the Access report is to be provided along with the application for building permit.

2.4 Section E – Services and Equipment

E1D2	**Fire Hydrants:** Fire hydrant coverage is required to be provided to the proposed buildings where having a floor area >500m2 in accordance with AS2419.1 – 2021. Note: The below comprises a limited summary of requirements under AS 2419.1 – 2021. Refer to the full standard for all applicable requirements. Fire Brigade Booster Assemblies: A fire brigade booster assembly shall be located (including but not limited to) - + within or affixed to the facade of the building containing the principal pedestrian entrance and not more than 20 m from the principal pedestrian entrance. + within or affixed to the facade of the building containing the principal pedestrian entrance and identified by a visual alarm device (VAD) in accordance with Clause 7.3.2; or + remote from the building and within sight of the principal pedestrian entrance to the building - - adjacent to the site boundary and the principal vehicle access for the fire brigade pumping appliance to the building or site; or - not more than 20 m from the facade of the building containing the principal pedestrian entrance and not more than 20 m from the main pedestrian entrance. In addition, a fire brigade booster assembly shall be (including but not limited to): + Not more than 10m from a hardstand + Not less than 10m from:

- Any high voltage electrical distribution equipment such as transformers and distribution boards
- Any electric vehicle charging station regardless of voltage
- Any stored quantity of dangerous goods
- Any external combustible storage

+ Not less than 3m from the vent terminal of any gas assembly or gas measurement systems
+ Not less than 3m from the discharge outlet of any building exhaust system when operating in fire mode.

Where located less than 10m from a non-sprinkler protected building, the booster shall be protected in accordance with the requirements of Cl. 7.6.2 of AS 2419.1 -2021.

Internal Hydrants

Any Internal Hydrants are to be located within the fire isolated exits or within 4m of the top riser of the non-fire isolated exits (external stairs in lieu of fire stairs). In addition, if floor coverage cannot be achieved a Performance Solution is required to locate hydrants >4m from an exit in Class 5-9 buildings.

External Hydrants

External hydrants are required to be located:

+ Not less than 10m from:
  - Any high voltage electrical distribution equipment such as transformers and distribution boards
  - Any electric vehicle charging station regardless of voltage
  - Any stored quantity of dangerous goods
  - Any external combustible storage
+ Not less than 3m from the vent terminal of any gas assembly or gas measurement systems
+ Not less than 3m from the discharge outlet of any building exhaust system when operating in fire mode.

Hydrant Pump Rooms

Where required, a hydrant pump room is required to have a door opening to a road or open space, or a door opening direct into a fire isolated airlock connected to a fire stair. Pump rooms shall be weatherproof and only contain firefighting pump sets and associated equipment. A minimum of 1m clearance must be provided around all sides of each pump set. For additional requirements refer to Cl. 6.11 of AS 2419.1 – 2021.

Comment: Compliance readily achievable.

As the building is over 500m2 fire hydrant coverage is required – as the intent of future stages is to consider the Primary/Tech/Secondary building to be a single large isolated building a ring main may be installed as part of Stage 1 to mitigate future reworks to achieve compliance with AS2419.1-2021.

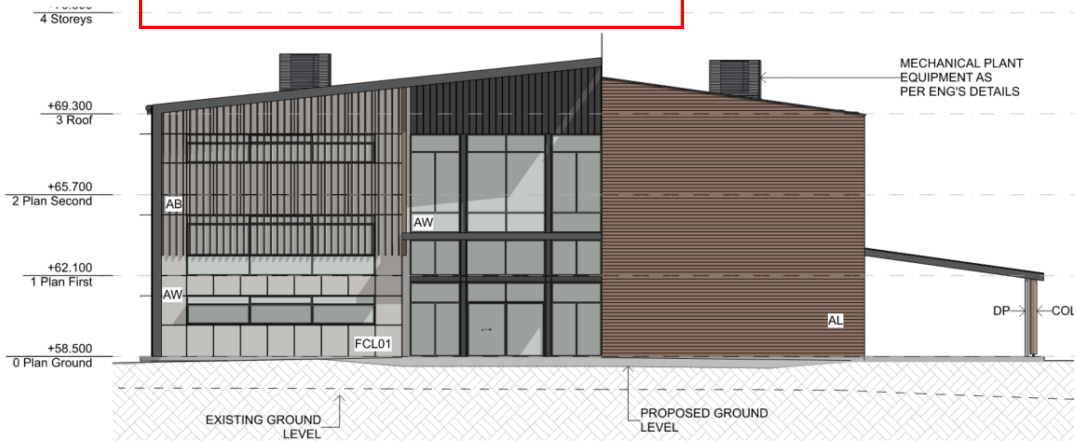
Details to be provided by the projects Hydraulic consultant including coverage diagrams locational details for the outlet locations demonstrating coverage has been achieved throughout the proposed building.

The location of the fire hydrant booster and associated infrastructure will need to be shown on the architectural documentation, where not located in a position permitted under AS 2419.1-2021 this is to be addressed under the fire engineering strategy.

Design certification and design endorsement to be provided along with the application for the building permit.

E1D3	**Fire Hose Reels:** Fire hose reel coverage is required to be provided to any fire compartment having a floor area of more than 500m2 in accordance with the requirements of this clause and AS 2441 – 2005. **Comment:** Compliance readily achievable. Coverage is not required to any class 5 parts of buildings, or class 9b classroom and associated corridor areas. The external COLA and Library parts of the building require fire hose reel coverage, unless otherwise addressed under a fire engineered Performance Solution.
E1D14	**Portable fire extinguishers:** Portable fire extinguisher coverage is required to be provided throughout the proposed buildings according to the associated fire risks. In addition, designers are to pay particular attention to the provision of Portable Fire Extinguishers to deal with the class A fire risks in classrooms and the associated corridors in the primary and secondary school areas not provided with Fire Hose Reels. **Comment:** Coordination is required in the design with respect to the placement of required Portable Fire Extinguishers. Details to be included in the documentation to be provided along with the application for the Construction Certificate in this regard.
E2D4 – E2D20	**Smoke Hazard Management:** The following smoke hazard management systems are to be installed to the building and will be required throughout: + Automatic smoke detection and alarm system complying with Specification 20 (S20C4, and S20C7) and AS1670.1 2018 is required where a Class 9b school building has a rise in storeys of more than two (2). **Comment:** Note. An automatic fire detection and alarm system is not required to serve the building as the building has a rise in storeys of not more than three (3) with Class 5 and Class 9b school parts only. Although, for the benefit of rationalising extended travel distances or other fire engineered solution it may be a requirement to enable early evacuation.
Part E3	**Lift Installations:** A passenger lift is required to provide access to all levels of the building to comply with Part D4 of the BCA. **Comment:** Further information required. A small sized, low speed automatic lift may be provided with a minimum lift floor dimensions of 1100mm x 1400mm, as it does not travel more than 12m.
E4D2 - E4D8	**Emergency Lighting and Exits Signs:** Emergency lighting and exit signage to be provided in accordance with E4D2 E4D5 complying with AS 2293.1 – 2018. **Comment:** Compliance readily achieved. Compliance with the requirements of this clause will be required for the works. Design certification and drawings will need to be provided along with the application for the building permit. The positioning of the emergency lighting, exit and directional signage is to reflect the egress strategy from the building, locations of exits and paths of travel.
E4D9	**Emergency Warning & Intercom Systems (EWIS):** In a Class 9b building having a rise in storeys of more than three (3) and emergency warning intercom system complying with AS 1670.4 must be installed. **Comment:** Not applicable. An emergency warning and intercom system will not be required based on the building not having a rise in storeys of more than three (3).

2.5 Section F – Health and Amenity

Part F1	**Damp and Weatherproofing:** Damp and weatherproofing to comply with the prescriptive requirements of clauses F1D1-F1D8. **Comment:** Further information required. Details of the stormwater drainage, damp-proofing and external waterproofing serving external courtyards and planter boxes are to be provided for review as part of design development to ensure compliance with AS4654.1&2-2012. Details to be provided along with the application for building permit stage.
Part F2	**Wet Areas and Overflow Protection:** Where urinals are installed, an impervious wall lining must be provided up to the top of the urinal. Where any floor waste is installed (including floor wastes not required by the BCA), they must be provided with falls in accordance with F2D3. **Comment:** Further information required. Compliance readily achieved, architect to note and ensure documentation incorporates the requirements of this part.
Part F3	**Roof and Wall Cladding:** This section contains DtS provisions for the weatherproofing of certain external wall and roof designs. + Roof coverings must comply with F3D2. + Sarking must comply with F3D3. + Glazed assemblies must comply with F3D4. + Wall cladding must comply with F3D5. **Comment:** Performance Solution A Performance Solution is required to address departures from F3D5 with respect to wall cladding systems. A Façade Engineer is required to prepare the Performance Based Design Brief (PBDB) and Performance Solution Report.  *Figure 15: External wall cladding*
Part F4	**Sanitary Facilities:** Sanitary facilities must be provided to comply with the relevant requirements of this part, as applicable to the building's classification and use. **Comment:** Further information required. Total occupant numbers to be confirmed including staff and children in order to confirm number of required facilities. This is to include a breakdown of the staff numbers, students for the primary school use,

Comment: Performance Solution.

The staff bank of toilets on Levels 1 and 2 are shown to be provided with a single ambulant facility at an accessible bank of toilets in lieu of separate male and female ambulant facilities to comply with F4D5 (c) – where proposed to remain it may be addressed under Performance Solution.

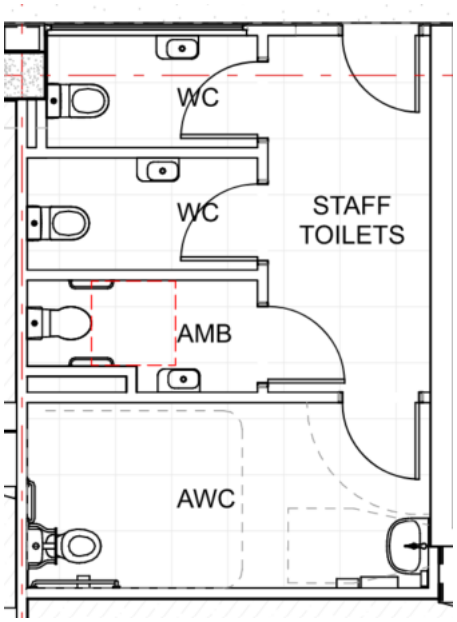


Figure 16: Staff Amenities

F5D2

Ceiling Heights: The floor to ceiling heights must be as follows:

The minimum ceiling heights in a Class 5 / 6 / 7 / 8 building are as follows:

- Generally – 2.4m.
- Corridor, passageways, or the like – 2.1m.

The minimum ceiling heights in a Class 9b building are as follows:

- School classroom, or other assembly building or part accommodating not more than 100 persons - 2.4m.
- Theatre, public hall, or other assembly building or part accommodating more than 100 persons - 2.7m.

In any building:

- Bathrooms, sanitary compartments, tea preparations rooms, pantries, storerooms or the like – 2.1m,
- A commercial kitchen – 2.4m,

Above a stairway, ramp, landing or the like – 2m.

Comment: Compliance readily achieved.

The unobstructed ceiling height is shown to be not less than 2.7m, including circulation areas.

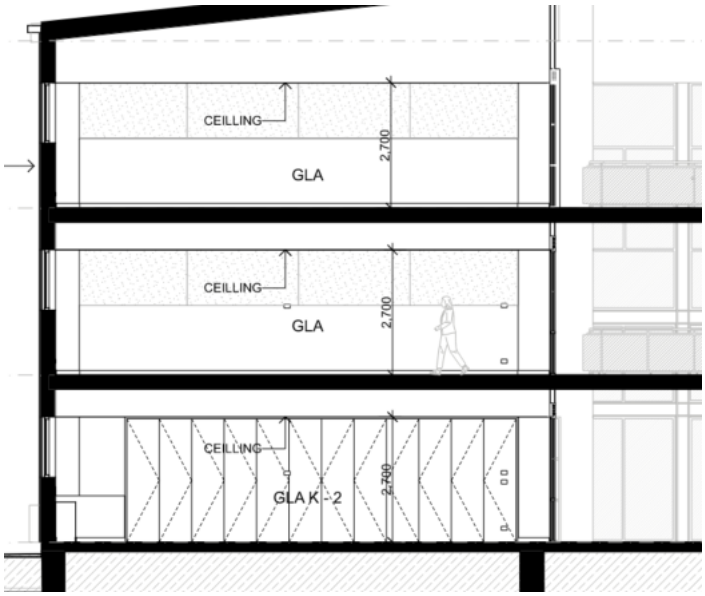


Figure 16: Room Heights

Part F6	**Light and Ventilation:** Artificial lighting systems are required to comply with Clause F6D5 and AS 1680. All mechanical or air-conditioning installations must be undertaken in accordance with AS 1668.2.-2012. Natural light is required to be provided to all general-purpose classrooms in primary or secondary schools Natural lighting must not be provided via a required window which faces a boundary or another building when measured at a horizontal distance generally 1m or 50% of the square root of the exterior height of the wall in which the wall is located measured in metres from its sill. In a Class 9b early childhood centre, the sills of 50% of windows in children's rooms must be located not more than 500 mm above the floor level. **Comment:** Compliance readily achieved. A window schedule is to be provided to determine compliance with natural lighting to GLS spaces, and natural ventilation where relied on to achieve compliance. This will be subject to further review as part of the design development.

2.6 Section G – Ancillary Provisions

G3D1	**Atrium Construction:** The provisions of Part G3 apply to an Atrium that connects more then 2 storeys in a non-sprinkler protected building or more than 3 storeys in a building protected by a Spec. 17 compliant sprinkler system. Note: An atrium is defined as a space within a building that connects 2 or more storeys and— (i) is enclosed at the top by a floor or roof (including a glazed roof structure); and (ii) includes any adjacent part of the building not separated by an appropriate barrier to fire. **Comment:** Complies. The building is proposed to be sprinkler protected, on this basis the atrium/void connecting three storeys is permitted.

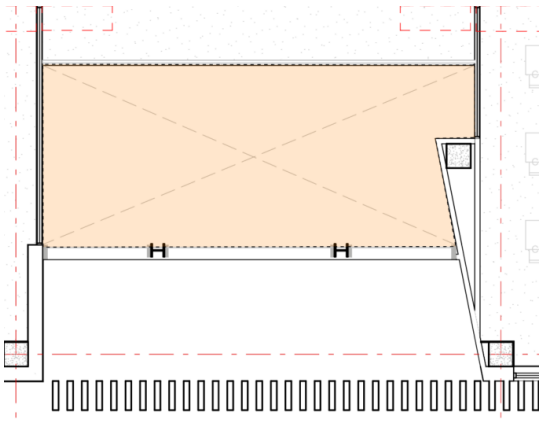


Figure 17: Atrium/Void connecting three storeys

Part G5

Construction in bushfire prone areas: The site is located within a designated bushfire prone area, with the building considered a Class 9– Special Fire Protection Purpose) – on this basis the site may be subject to the requirements of Specification 43.

Comment: Further information required/Performance Solution.

A bushfire assessment of the site is to be undertaken by a suitably accredited bushfire consultant to determine if the building, and/or associated infrastructure, is located on a part of the site considered to be a 'designated bushfire prone area'.

Note: There are no DTS compliance pathways available for a site having a BAL rating of 12.5 or more where greater than 12.5 then the current works will be subject to a Performance Based strategy. This strategy will be reliant on various quantitative calculation methods, operational requirements and onsite refuge utilising DTS requirements as a benchmark.

Further consultation with the projects fire safety engineer and bushfire consultant will be required in this regard.

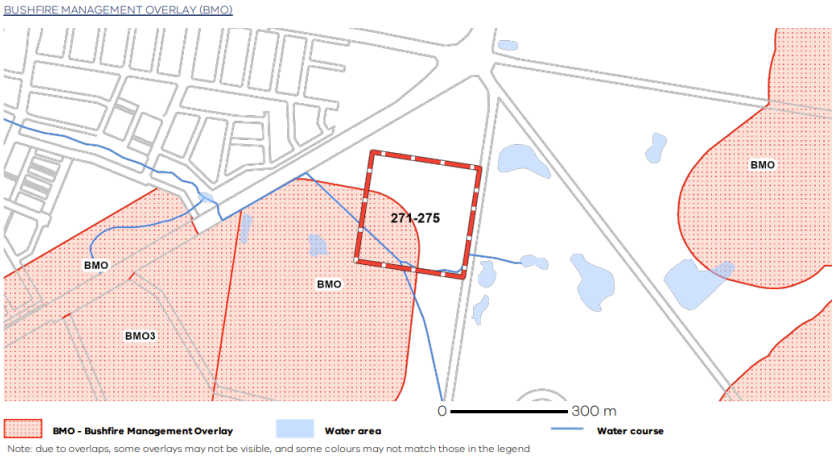


Figure 18: Bushfire Management Overlay

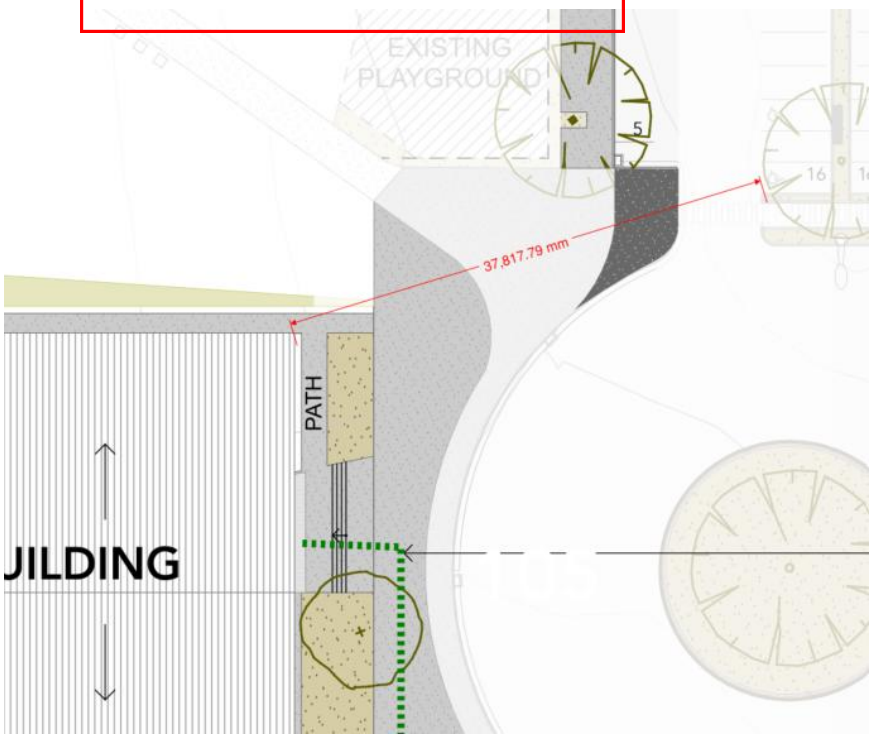
S43C2

Separation from classified vegetation:

The building must be separated from classified vegetation—by not less than the minimum distances specified in Table S43C2; or such that radiant heat flux on exposed building elements will not exceed 10kW/m².

Comment: Further information required.

The bushfire consultant is to confirm the level of exposure to vegetation and predicted radiant heat flux, where applicable.

S43C3	**Separation between buildings** The building must be located not less than 12 m from any other building. The separation distance required by (1) need not be complied with if the building is constructed with: + external walls that have an FRL of not less than 60/60/60 when tested from the outside, including any openings protected in accordance with AS 3959 for BAL—19 or greater; or + heat flux of 10 kW/m² or greater for external walls and roof, using a material or system that satisfies the test criteria of AS 1530.8.1 for a radiant **Comment:** This separation is to be addressed under the fire engineering strategy to omit protection in accordance with this clause with consideration of the staging.
S43C4	**Separation from allotment boundaries and carparking areas** The building must be located not less than 10 m from any allotment boundary or open carparking area/spots. The separation distance required by (1) need not be complied with if the building is constructed— + with external walls that have an FRL of not less than 60/60/60 when tested from the outside, including any openings protected in accordance with AS 3959 for BAL—19 or greater; or + heat flux of 10 kW/m² or greater for external walls and roof, using a material or system that satisfies the test criteria of AS 1530.8.1 for a radiant **Comment:** Compliance readily achieved. The works maintain generally a 10m setback from any carparking areas based on the current design – for future staging drop off areas are to be considered to be carparking spaces.  *Figure 19: Carpark Setback*

S43C5

Separation from hazards

The external walls and roof of the building must be protected from potential hazards on the site such as liquefied petroleum gas bottles, fuel storage, storage of combustible materials, waste bins, vehicles, machinery, and the like, by—

- a separation distance of not less than 10 m; or
- where within the 10 m separation distance described in (a), constructed with external walls that have an FRL of not less than 60/60/60 when tested from the outside, including any openings protected in accordance with AS 3959 for BAL—19 or greater; or
- for external walls and roof, using a material or system that satisfies the test criteria of AS 1530.8.1 for a radiant heat flux of 10 kW/m² or greater.

Comment: Further information required.

The location of any elements noted under this clause will need to be confirmed and shown on the architectural documentation where located within 10m of the subject building. Of particular note, any external waste bins noting the proposed education use will be likely required.

S43C6

Non-combustible path around the building

A non-combustible pathway directly adjacent to the building and not less than 1.5 m wide must be provided around the perimeter of the building.

Comment: Compliance readily achieved.

Pathways are able be documented on the architectural documentation.

S43C7

Access pathways

Access pathways that lead to a road or open space must—

- be readily identifiable; and
- have an even surface; and
- have a minimum clear width of not less than 1 m.
- If the access pathway is an accessway that is required to comply with Part D4, the requirements of Part D4 override (1) to the extent of any inconsistency.

Comment: Compliance readily achieved.

Where applicable, meeting the above requirements, in conjunction with satisfying the requirement of D2D15, is readily achievable.

S43C8

Exposed external areas

An external area designed to hold people unable to be safely accommodated within the building, that may be exposed to radiant heat flux from a fire front during a bushfire event, must not be exposed to an incident radiant heat flux from the fire front exceeding 1 kW/m2 above background solar radiant heat flux.

Comment: Further information required.

Where required, parts of the site exposed to radiant heat of 1kW/m2 or less from a potential bushfire threat may be used for on-site refuge. Where the on-site refuge area is suitable to cater for the proposed population of the school, a staff assisted evacuation strategy may be relied to support a performance based approach to rationalise providing internal tenability to satisfy the requirements of S43C9.

S43C9

Internal tenability

To maintain internal tenability throughout the duration of occupancy during a bushfire event, the building must comply with the following:

- An air handling system must be provided that is capable of—

- being adjusted for full recycling of internal air for a period of not less than 4 hours to avoid the introduction of smoke into the building; and
- maintaining an internal air temperature of not more than 25°C.
- The building envelope must be designed such that if an air handling system required by (a) fails, then—
- internal air temperatures can be maintained below 39°C; and
- internal surface temperatures can be maintained below 60°C.
- If the building is divided into separate compartments, then for the purposes of (a), each compartment must have a separate air handling system.

Each air handling system required by (a) must be designed to account for the activation of smoke detectors from low concentrations of smoke from external sources, so as to ensure that air-conditioning and other essential systems remain operational.
Comment: Further information required.
The requirements of this clause may be addressed under a fire engineered Performance Solution where suitable refuge can be provided on the site to comply with the requirements of S43C8.

S43C10

Building envelope
The building envelope must be constructed in accordance with AS 3959 – BAL 19 or greater, except that where the use of combustible materials is permitted by AS 3959, they are not to be used unless permitted by C2D10(4), (5) or (6).
Comment: Further information required.
Construction requirements for the subject building/s may be subject to a Performance based strategy where considered to be exposed to radiant heat of less than 12.5kW/m2 from a bushfire threat, as determined in accordance with AS3959-2018.

S43C11

Supply of water for fire-fighting purposes
Water for fire-fighting purposes must be available and consist of—
- a fire hydrant system complying with E1D2; or
- a static water supply consisting of tanks, swimming pools, dams or the like, or a combination of these, together with suitable pumps, hoses and fittings, capable of providing the required flow rate for a period of not less than 4 hours, determined in consultation with the relevant fire brigade.

Comment: Compliance readily achieved.
A fire hydrant system is to be designed, in consultation with the projects hydraulic consultant, to protect the development during a bushfire event – where storage tanks are required, small and large bore connections should be provided relevant to authority requirements.

S43C12

Emergency power supply
Emergency power must be provided to support, for not less than 4 hours before and 2 hours after the passing of the fire front during a bushfire event, the ongoing operation of—
- air handling systems to maintain internal tenability; and
- any pumps for firefighting; and
- any emergency lighting and exit signs; and
- any other emergency equipment listed in C3D14(6) and required to be provided. Manual control for emergency back-up power supply must be provided to facilitate manual intervention where the power supply fails or runs out.

Comment: Compliance readily achievable.
Design of the emergency power supply system is to be provided to reflect the requirements of this clause.

S43C13	**Signage** Signage must be provided to warn building occupants against storing combustible materials under or adjacent to the building. **Comment:** Compliance readily achieved. To be included as part of the fire engineering strategy to the extent required and nominated by the projects fire safety engineer.
S43C14	**Vehicular access** Vehicular access to the building must be provided in accordance C3D5(2), as if the building were a large-isolated building for the purposes of C3D4. **Comment:** Further information required / Performance Solution. Vehicle access will need to be addressed by way of a performance solution in consultation with fire consultant and fire services.

2.7 Section J – Energy Efficiency

Section J	**Energy Efficiency:** The new building works subject to compliance with the Energy Efficiency Provisions of BCA 2022 Section J (and NSW Section J where relevant). It is expected that a consolidated report will be commissioned to confirm all relevant requirements have been complied and coordinated: **Comment**: Compliance Readily Achievable. Section J or J1V3 report to be submitted at the building permit stage to have compiled all the relevant Section J compliance items.

3.0 Preliminary Fire Safety Schedule

The following table is a list of the required fire safety measures within the building. These measures may be subject to further change pending the outcomes of the final compliance review.

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Existing	+ Proposed
Alarm Signalling Equipment	AS 1670.3 – 2018		✓
Automatic Fail-Safe Devices	BCA 2022 Amdt.2 Clause D3D26		✓
Automatic Fire Detection & Alarm System (TBC)	BCA 2022 Spec. 20 AS 1670.1 – 2018		✓
Automatic Fire Suppression Systems	BCA 2022 Amdt.2 Spec. 17 AS 2118.1 – 2017.		✓
Building Occupant Warning System	BCA 2022 Spec. 17 & 20 AS 1670.1 – 2018		
Emergency Lighting	BCA 2022 Amdt.2 Clauses E4D2 & E4D4 & AS 2293.1 – 2018		✓
Emergency Evacuation Plan	AS 3745 – 2010		✓
Exit Signs	BCA 2022 Amdt.2 Clauses E4D5, E4D6 & E4D8 AS 2293.1 – 2018		✓
Fire Doors	BCA 2022 Amdt.2 Clauses C3D13, C3D14, AS 1905.1 – 2015 Manufacturer's Specification		✓
Fire Hydrant Systems	BCA 2022 Amdt.2 Clause E1D2 AS 2419.1 – 2021		✓
Fire Seals Protecting Openings in Fire-Resisting Components of the Building	BCA 2022 Amdt. 2 Clause C4D15 AS 1530.4 – 2014, AS 4072.1 – 2014 & Manufacturer's Specification		✓
Lightweight Construction	BCA 2022 Amdt. 2 Clause C2D9 AS 1530.4 – 2014 & Manufacturer's Specification		✓
Portable Fire Extinguishers	BCA 2022 Amdt.2 Clause E1D14 AS 2444 – 2001		✓
Required Exit Doors (Power Operated)	BCA 2022 Amdt. 2 Clause D3D24(2)		✓
Warning & Operational Signs	BCA 2022 Amdt.2 Clauses D3D26, D4D7, E3D4 AS 1905.1 – 2015		✓
Fire Engineered Performance Solutions relating to: (TBC)	BCA 2022 Amdt.2 Performance Requirements …		✓

.

4.0 Conclusion

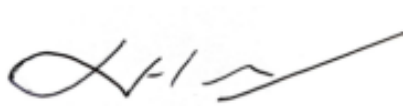
This report contains an assessment of the referenced architectural documentation for Stage 1 of the ACC Casey Primary and Secondary School, located at the 271-275 Pearcedale Road, Cranbourne South, Victoria against the Deemed-to-Satisfy provisions and Performance Requirements of the National Construction Code Series (Volume 1) Building Code of Australia 2022 Amdt.2.

In view of the above assessment, we can confirm that subject to the above measures being appropriately addressed by the project design team, compliance with the provisions of the BCA is readily achievable.

In addition, it is considered that such matters can adequately be addressed in the preparation of the Building Permit documentation without giving rise to any inconsistencies with the development consent.

Should you require further assistance or clarification please do not hesitate to contact the undersigned on 0457 777 582.

Prepared by:



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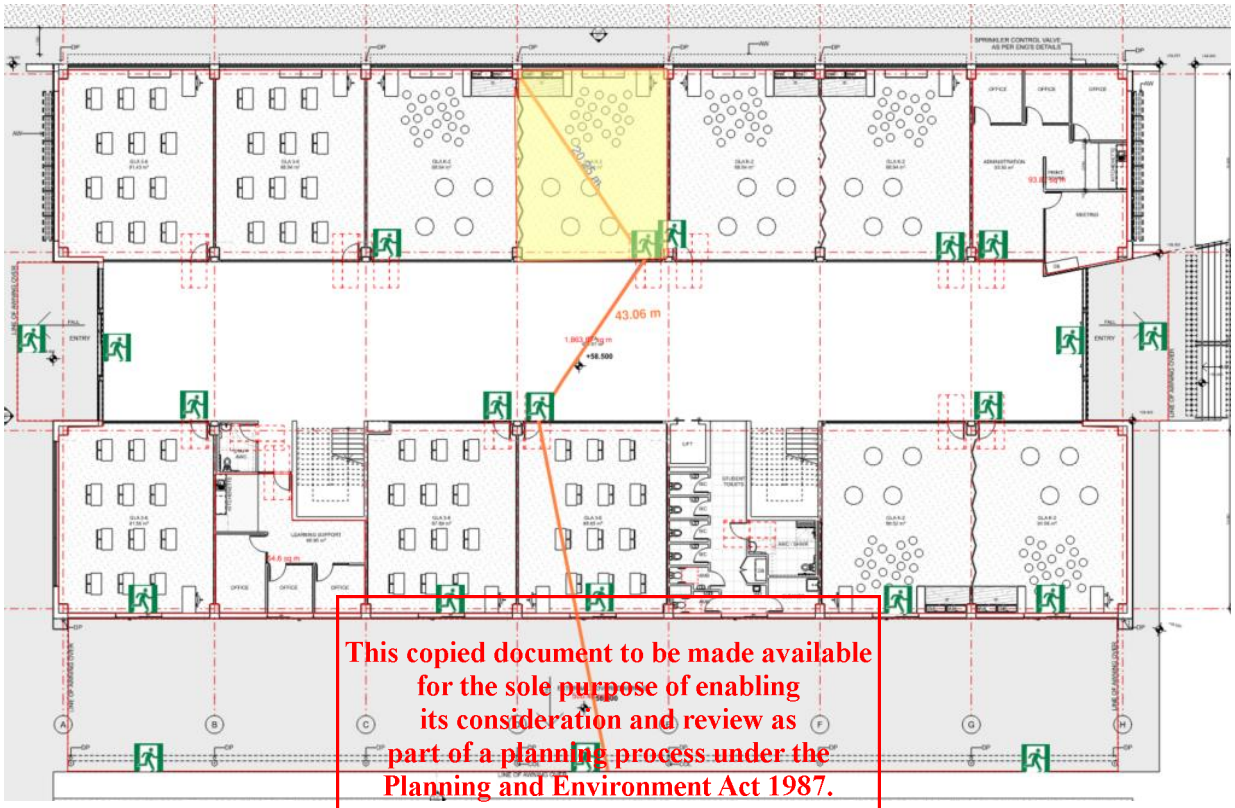
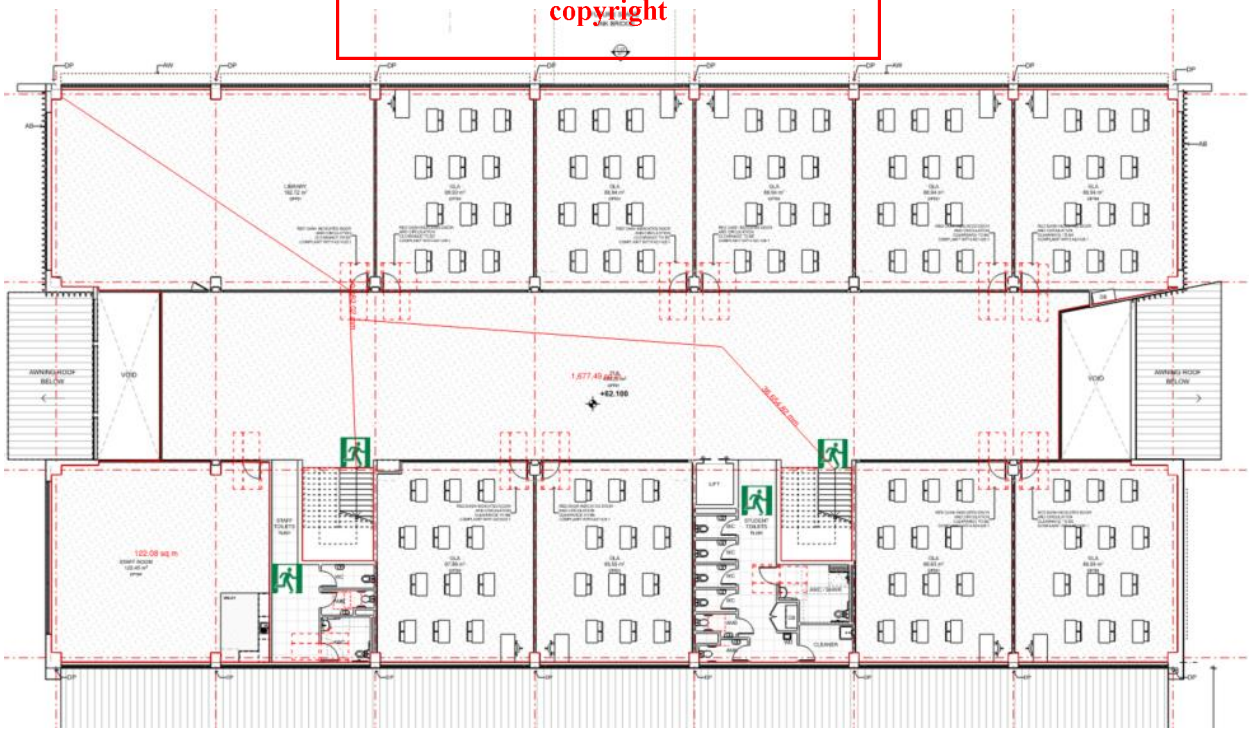
Building Surveyor-Unrestricted (NSW)
Accredited Access Consultant
BDC No.: 2309 ACAA **No.:** 731

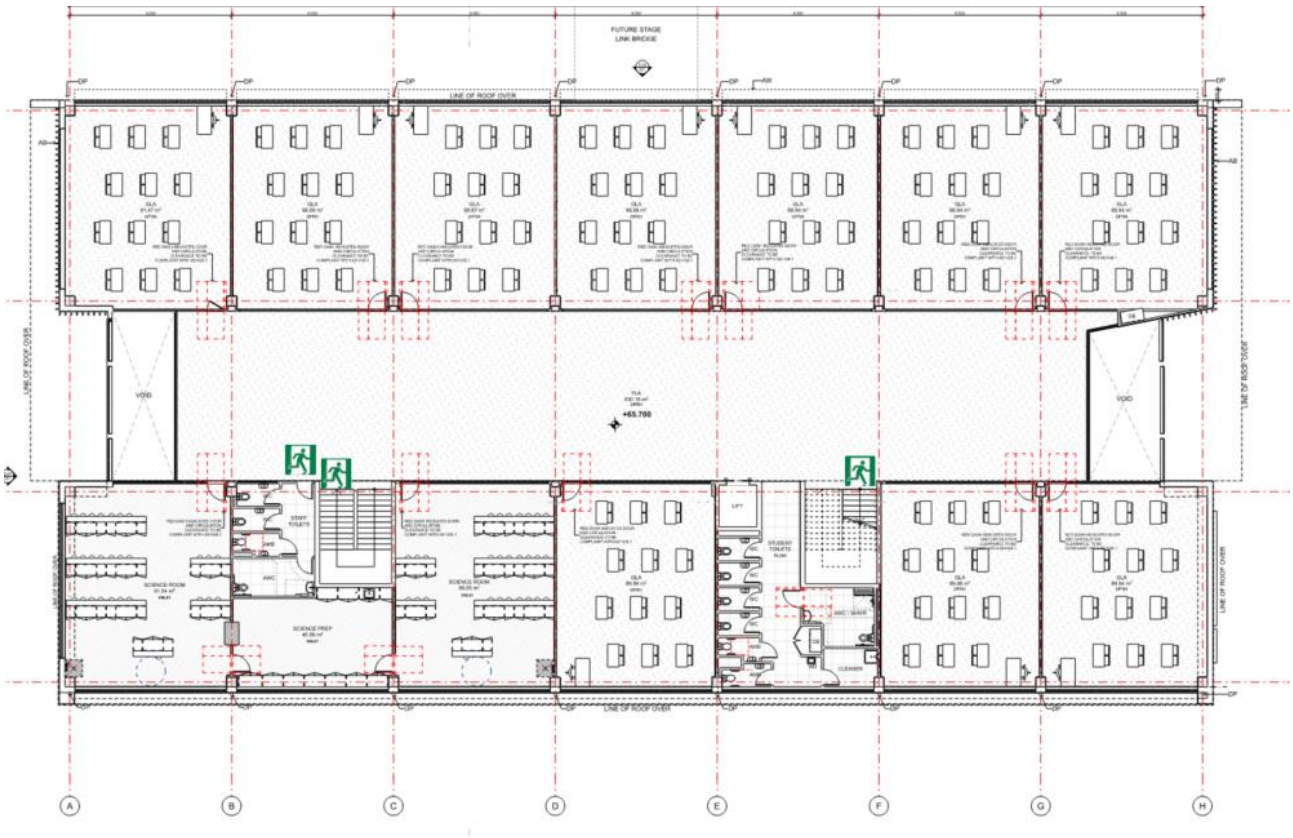
+ Appendix A – Exit Locations + Egress Paths



Ground Floor



First Floor



Second Floor

+ Appendix B – BCA 2025 Proposed Changes

6 February 2026

+ BCA Volume 1 2025 (NCC 2025) Proposed Changes

This document provides an overview the changes included within Preview of the National Construction Code 2025 (NCC 2025), specifically the Building Code of Australia Volume 1 (BCA 2025) as part of the Australian Building Codes Board's (ABCB) three yearly update cycle.

For changes relating to Volume 2 (Housing Provisions), and Volume 3 (Plumbing Code of Australia), refer to the ABCB website.

When is NCC 2025 in force from: As at the date of issuance of this document, the earliest NCC 2025 may be adopted is 1 May 2026. Noting ultimately, it is a matter for each State / Territory to decide. At the time of writing no State or Territory has advised when they intend to adopt NCC 2025.

The relevance of this date depends on the proposed approvals for the project which differ between private and Crown development and may change based on any proposed staging of works. Project specific advice is required

In reference to this summary document, the following limitations are advised:

+ This document is issued for information purposes only.
+ Specialist advice should be obtained in relation to the implications of any proposed change.
+ Whilst detailed, not all changes have been included within this summary document. Refer to the ABCB website for the full suite of Public Consultation documents.

Accurate as at 6 February 2026

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+ Clause	+ Description	+ What does this mean?
SECTION A	**GOVERNING REQUIREMENTS**	
Part A2	***Compliance with the NCC***	
A2G2	+ Removal of the ability to rely on the Expert Judgement Assessment Method for Performance Solutions relating to Performance Requirements in relation to structural reliability or fire safety. Performance Solutions relating to structural and fire safety requirements of the BCA must now utilise the Assessment Methods of: - Verification Methods as listed in the NCC - Other Verification Methods accepted by the appropriate authority - Comparison to Deemed-to-Satisfy Provisions + Performance Solutions related to structural reliability of components (B1D4) to demonstrate the solution is at least equivalent to the DtS Provisions. *Note: subject to 1-year transitional period.*	+ Expert Judgement is an NCC Assessment Method that allows the judgement of an expert (someone that has relevant qualifications and experience) to determine whether a Performance Solution complies with the Performance Requirements. To increase the robustness of building solutions in safety-critical areas, such as fire safety, and reduce subjectivity, this assessment method is proposed to be removed. The aim is to prevent practitioners from setting levels of public safety solely at their own discretion. This will help produce more robust outcomes, leading to improved occupant safety. + To ensure alternative materials used is equal to the level of robustness and reliability already achieved in DtS Provisions.
Part A4	***Referenced Documents***	
A4G1	Provision added to allow for the use of a register of 'alternative referenced documents' published by the ABCB.	Currently, practitioners must use the edition of a referenced document listed in Schedule 2 of the NCC where it is referenced by a Deemed-to-Satisfy (DTS) Provision or a Verification Method, even if there is a newer edition of the referenced document available. In response to industry requests to improve the availability of standards outside the 3-year NCC amendment cycle, this change means that will mean you have the option to use a referenced document listed in either: + Schedule 2 of the NCC, <u>or</u> + the register of alternative referenced documents. <u>However, you cannot mix parts of a referenced document listed in Schedule 2 with parts of an alternative referenced document to show compliance,</u> unless a Performance Solution is used. The register of alternative referenced documents will be located on the ABCB website. The register will be updated as new editions of referenced documents are published by the relevant standards writing bodies and determined suitable for referencing in the NCC.

+ Clause	+ Description	+ What does this mean?
Part A5	***Evidence of Suitability***	
A5G6 Fire Hazard Properties	Requirement for any test in relation to: + Critical radiant flux / smoke development rate (AS ISO 9239.1), + Smoke-Developed Index and Spread-of-Flame Index (AS 1530.3), + Group Number (AS 5647.1 and test standard therein), + Flammability Index (AS 1530.2), and + Combustibility (AS 1530.1) to be undertaken via an Accredited Testing Laboratory. Note: A transitional provision is included which permits Test Reports which have not been produced by an Accredited Testing Laboratory to be relied upon until the introduction of NCC 2028.	Tests undertaken to these test standards must now be carried out by a laboratory that holds NATA accreditation (or is otherwise mutually recognised) for carrying out the relevant specific testing.
SECTION B	**STRUCTURE**	
Part B1	***Structural Provisions***	
Performance Requirement B1P1	+ Performance Requirement B1P1 is proposed to be quantified via required compliance with specified 'levels of reliability'. + Matters dealt with under Performance Requirement B1P2 of NCC 2022 have now been consolidated in to B1P1.	When a structural Performance Solution is undertaken (in lieu of comply with the Deemed-to-Satisfy Provisions) satisfying the relevant Performance Requirement now requires meeting quantified metrics in order to demonstrate compliance.
Performance Requirement B1P2	Deleted	Matters dealt with under Performance Requirement B1P2 of NCC 2022 have now been consolidated in to B1P1.
Verification Method B1V1 Structural reliability of components	Verification Method B1V1 is proposed to be quantified with preset calculations and metrics being specified for use.	The use of B1V1 as a verification method for compliance with Performance Requirement B1P1 will be via a more rigid and prescriptive process.
Clause B1D2 Resistance to actions	New requirement for structural designs to factor in the 'expected 10-year deflection for structural substrates in Part F1'.	The structural design of concrete roofs, balconies, or similar parts of the building will now need to account for the expected 10-year deflection of structural substrates with respect to the required falls to these substrates as required by the new proposed requirements in Part F1 (refer to Part F1 of this summary document).
Clause B1D3 Determination of individual actions	Added column in Table B1D3b accounting for the annual probability of exceedance for cyclonic wind in wind region D.	This change reflects revised wind regions.

+ Clause	+ Description	+ What does this mean?
SECTION C	FIRE RESISTANCE	
Part C1	*Fire Resistance and Stability*	
C1V3 Fire spread via external walls	Requirement for an AS 5113 Assessment to be undertaken by an Accredited Testing Laboratory. Note: A transitional provision is included which permits AS 5113 Test Reports which have not been produced by an Accredited Testing Laboratory to be relied upon until the introduction of NCC 2028.	Where Verification Method C1V3 is proposed for use to permit combustible elements to form part of an external wall, the full scale testing required by this method must now be carried out by a laboratory that holds NATA accreditation (or is otherwise mutually recognised) for carrying out this specific testing. Note: Verification methods are optional assessment methods for use in the preparation of a Performance Solution. They are not relevant to DtS designs, or Performance Solutions utilising alternative methods of assessment.
Part C4	*Protection of Openings*	
C4D10 Service penetrations in fire-isolated exits	New concession to permit the penetration of fire-isolated exits by 'sensors and controls associated with a pressurisation system serving the exit'.	The BCA only permits certain services to penetrate the enclosure of a fire-isolated exit. This change permits 'sensors and controls associated with a pressurisation system serving the exit' to do so.
Part C	*Specifications*	
Spec 5, S5C9 Carparks and ancillary uses in for Class 2 and 3 buildings	Expansion of the concession which permits an ancillary car parking storey within an otherwise Class 2 or 3 building of four storeys or less to adopt the fire-resisting construction requirements of Class 2 and 3 rather than Class 7. This concession now permits this to be applied to any Class 7 part which is ancillary to the building, rather than a 'carparking storey'.	The previous wording of this clause implied that this concession could only be applied to the 'car parking storey'. The proposed changes clarify that this can be applied to any Class 7 with 'a purpose that is ancillary to the building, such as car parking'. The implication of which being that areas such as Class 7b storage areas may now fit within this concession.
Spec 5, S5C11 Type A fire-resisting construction — fire-resistance of building elements	Proposal to include a concession which permits the use of 'fire-protected steel' in the construction of loadbearing fire walls and loadbearing internal walls, limited to certain types of buildings.	Under NCC 2022 and prior, loadbearing fire walls and loadbearing internal walls in buildings of Type A Construction were required to be constructed of concrete, masonry, or fire-protected timber. This concession would permit these walls to be constructed of fire-protected steel (need definition) subject to meeting the conditions of use.
Spec 5, S5C20 Type A fire-resisting construction – Class 2 and 3 buildings: Concession	Clarification of the concession which allows certain Class 2 and 3 buildings to utilise timber framing in the external wall. Changes relate to the construction requirements for the lowest storey and classification of upper storeys	This amended concession specifies that a building having a rise in storeys of not more than 4 may have the top three storeys constructed of timber framing, provided that the remaining storeys are Class 2 or 3. Furthermore, the lowest storey's loadbearing elements are constructed of concrete or masonry, noting it previously could have implied all elements must be concrete or masonry.

+ Clause	+ Description	+ What does this mean?
Spec 5, S5C19 & S5C22 Fire-resisting construction – car parks	Removal of the concession for open deck carparks in buildings of Type A and B construction which permitted the adoption of lower FRLs than those required by S5C11 (general reduction from 2-hours to 1-hours).	Open deck car parks will be required to achieve the FRLs required by S5C19 without the ability to reduce via any deemed-to-satisfy concessions. Note: The concession remains available for use by sprinkler protected car parks.
Spec 5, S5C23 Type B fire-resisting construction – Class 2 and 3 buildings: Concession	Clarification of the concession which allows certain Class 2 and 3 buildings to utilise timber framing in the external wall. Changes relate to the construction requirements for the lowest storey and classification of upper storeys	This amended concession specifies that a building having a rise in storeys of not more than 2 may have the top three storeys constructed of timber framing, provided that the remaining storeys are Class 2 or 3. Furthermore, the lowest storey's loadbearing elements are constructed of concrete or masonry, noting it previously could have implied all elements must be concrete or masonry.
Spec 7, S7C4 Wall and ceiling linings	Requirement for test reports produced to determine a Group Number (AS 3837 & AS ISO 9705) to be undertaken by an Accredited Testing Laboratory. Note: A transitional provision is included which permits Test Reports which have not been produced by an Accredited Testing Laboratory to be relied upon until the introduction of NCC 2028.	Tests undertaken to determine a Group Number now be carried out by a laboratory that holds NATA accreditation (or is otherwise mutually recognised) for carrying out this specific testing.
Spec 11, S11C2 Class 9a health-care buildings	+ Clarification included which states that smoke walls in a Class 9a building must be lined on both sides. + New requirement for where plasterboard is used as the lining on a smoke wall in a Class 9a building, it must be a minimum of 13mm standard ~~grade plasterboard~~.	+ This clarification reflects general practice within the industry as typically the expectation was that smoke walls were lined on both sides in Class 9a buildings. + For a Class 9a building, there was previously no prescribed specification of the wall lining of smoke walls other than a requirement for those linings to be non-combustible.
Spec 11, S11C2/C3 Class 9a/9c buildings	Clarification that smoke dampers to comply with AS 1682.1.	NCC 2022 didn't specify that smoke dampers incorporated in smoke-proof walls required for Class 9a/9c buildings (C3D6) had to be in accordance with AS 1682.1. The change now explicitly states the requirement.
Spec 11, S11C4 Doorways in smoke-proof walls	The concession to not provide smoke reservoirs to Class 9a and 9c buildings provided with zone smoke control has been removed.	Under previous editions of the BCA, smoke reservoirs were not required to be provided within fire compartments served by a zone smoke control system. This concession is proposed to be deleted.

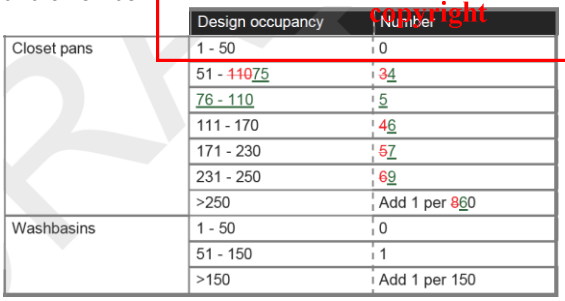
+ Clause	+ Description	+ What does this mean?
SECTION D	**ACCESS AND EGRESS**	
Part D1	***Access and egress***	
D1P2 Safe movement to and within a building	New limitation stating that sub clause (c) of Performance Requirement D1P2 does not apply to threshold ramps.	This requires less matters to be considered when preparing a performance solution in relation to handrails. Changes do not affect current practice.
D1P10 Wayfinding	New Performance Requirement implementing the provision of wayfinding signage.	The Performance Requirement was introduced to ensure wayfinding outcomes are clear and legible, particularly in complex building layouts where DtS signage may not adequately support accessible occupant navigation.
Part D2	***Provision for Escape***	
D2D8 Widths of exits and paths of travel to exits	Clarification that aggregate exit widths must be measured within each compartment served by horizontal exits (i.e. not just on a per storey / vertical exit basis).	The previous wording could possibly be read to imply that there is no need to assess whether sufficient exit width is provided to horizontal exits serving a fire compartment to accommodate the total population within that compartment. The new proposed wording clarifies that this must be assessed.
Part D3	***Construction of Exits***	
D3D11 Pedestrian ramps	Clarification that the surface of a threshold ramp is not required to have a slip resistance classification.	The previous wording required a slip resistance classification to be achieved to ramps' generally. The revised wording clarifies that this does not apply to a threshold ramp. We note that this conflicts with AS 1428.1 – 2009 which requires floor surfaces to be slip resistant, and from a safety in design perspective we would not recommend ignoring the slip resistance of threshold ramps.
D3D16 Thresholds	+ Clarification that threshold ramps can be used for any doorways opening to an external space in a building required to be accessible. + Wholesale exemption from the threshold requirements under this clause to a plant room, machinery room, store room, or the like. + An explanatory note has been added to clarify that D3D16 does not prevent the addition of a bund within the width of the door leaf from the doorway + Removal of previous concessions which allowed a threshold ramp to be provided within internal doorways of a Class 9a or 9c.	Previously, the ability to provide a DtS compliant step or threshold ramp within a doorway was significantly limited. This revised wording greatly expands the application and covers scenarios such as: + Permission of a threshold ramp to doors to accessible external above ground areas. + Permission of steps in thresholds in low risk maintenance access areas such as plant rooms and store rooms. + Permission of bunding where appropriate.
D3D27 Re-entry from fire-isolated exits	+ Re-entry to fire-isolated exits is now required to be provided to Class 2, 3, 6, 7a, and 9 buildings (previously Class 9a, 9b and any fire stair serving a storey over 25m in effective height).	+ Significant expansion of the application of the re-entry requirements to buildings. Previously these provisions applied to a far smaller range of buildings.

+ Clause	+ Description	+ What does this mean?
	+ Where an intercommunication system or audible visual alarm system is relied upon, it need only be provided on every fourth storey.	+ Previously, the option of providing an intercommunication system or audible and visual alarm system was required to be provided at each storey. The new provisions limit this to every fourth.
D3D31 Wayfinding signage	New clause added which prescribes requirements for the provision of wayfinding signage to buildings more than 12m in effective height, or with more than 3 below ground storeys. Signage requirements include: + Stair identification signage. + Floor level identification signage. + Sole Occupancy Unit identification signs (Class 2 or 3 buildings only).	This new clause requires the provision of a large range of wayfinding signage to buildings with the purpose of assisting co-ordination of egress and fire brigade activities.
SECTION E	**SERVICES AND EQUIPMENT**	
Part E1	***Fire Fighting Equipment***	
E1D2 Fire hydrants	Provision prohibiting plastic pipes and fittings from being used above-ground where hydrant systems are installed in accordance with AS 2118. 6 (combined hydrant and sprinkler system).	Plastic pipes are fittings are no longer permitted to be used above ground in combined fire hydrant and sprinkler systems.
E1D3 Fire hose reels	Provision to omit fire hose reel coverage from areas less than 100m2, provided they are: + Enclosed in 1-hour fire-rated construction. + Protected by a self-closing -/60/30 fire door. + Provided with a fire extinguisher located on the egress side of the entry door to the space.	This concession deals with the common arrangement of a fire separated room previously requiring a dedicated fire hose reel within the space to achieve deemed-to-satisfy compliant fire hose reel coverage. This often formed a fire engineered Performance Solution to justify fire hose reel coverage to not be provided in these instances. This concession provides a DtS arrangement to deal with these circumstances without needing a dedicated fire hose reel, or a fire engineered Performance Solution.
E1D5 Where sprinklers are required: all classifications	Omission of the concession to <u>not</u> provide sprinklers within an open-deck car parks.	Previously, a car park that met the definition of 'open deck' did not require the provision of a sprinkler system regardless of the number of car parking spaces within. The removal of this concession results in sprinklers being required to any open deck car park where car parking spaces exceed 40 cars, or a car stacker is provided.
E1D6 Where sprinklers are required: Class 2 and 3 buildings other than residential care buildings	Concession to not provide sprinklers to a Class 8 electricity network substation with a floor area not more than 200m2 located within a multi-classified building.	The concession removes the need to install sprinklers within substations of a certain size, removing the need to utilise a Performance Solution to do so.
E1D9 Where sprinklers are required: Class 7a building,	Requirement to provide sprinklers to any car park containing a car stacker, regardless of whether it accommodates less than 40 cars. <u>Note:</u> *A carstacker is a machine that stores 2 or more cars in a vertical arrangement such that one or more cars may not be accessible from floor level.*	Self-explanatory.

+ Clause	+ Description	+ What does this mean?
other than an open-deck carpark		
SECTION E	**SERVICES AND EQUIPMENT**	
Part E2	***Smoke Hazard Management***	
E2D3 General Requirements	Where an air-handling system doesn't form part of a smoke hazard management system and recycles air from one fire compartment to another fire compartment, the option of designing the system to operate as a 'smoke control system' has been changed to a 'shut down system'.	There was previous ambiguity over whether a system designed as a shut-down system under AS 1668.1 – 2015 could be relied upon as an alternative to the provision of shutdown and smoke dampers. The revised wording provides clarification on this matter. The above options need to be considered where a mechanical air-handling system has the potential to recycle air (and smoke) between fire compartments, and is a typical issue seen in Class 2 / 3 building where a central mechanical system serves multiple SOUs from a corridor or the like.
E2D20 Class 9b assembly buildings: other assembly buildings (not listed in E2D16 to E2D19)	Clarification of application of the floor area threshold to only the Class 9b part.	The application of the 2000m2 floor area threshold in a fire compartment only applies to the Class 9b assembly area, disregarding other classes within the fire compartment.
SECTION E	**SERVICES AND EQUIPMENT**	
Part E3	***Lift Installations***	
E3D4 Warning against use of lifts in fire	Lift warning signage must now have letters which contrast with the colour of the background of the sign. *Lift Warning Signage* **DO NOT USE LIFTS IF THERE IS A FIRE**	Self-explanatory.
E3D7 Passenger lift types and their limitations	A small sized, low speed automatic lift may now travel more than 12m.	Previously a small sized, low speed automatic lift was limited to a change in level of <12m.
E3D11 Fire service recall control switch	Requirement to locate the fire service recall control switch keys required by this clause within a secure enclosure adjacent the fire indicator panel, or if there is no fire indicator panel, within the fire control centre or adjacent to the fire service recall switch itself.	This change aligns with FRNSW's common request for these keys be provided at a clear location within the building to allow for ease of use by attending brigades. Previously, whilst the fire service recall control switch was a clear requirement for provision within the building, the provision of said keys to activate the switch was typically overlooked.

+ Clause	+ Description	+ What does this mean?
E3D12 Lift car fire service drive control switch	Requirement to locate the fire service recall control switch keys required by this clause within a secure enclosure adjacent the fire indicator panel, or if there is no fire indicator panel, within the fire control centre or adjacent to the fire service recall switch itself.	This change aligns with FRNSW's common request for these keys be provided at a clear location within the building to allow for ease of use by attending brigades. Previously, whilst the fire service recall control switch was a clear requirement for provision within the building, the provision of said keys to activate the switch was typically overlooked.
SECTION E	**SERVICES AND EQUIPMENT**	
Part E4	***Visibility in an Emergency, Exit Signs and Warning Systems***	
E4D8 Design and operation of exit signs	Provision of a DtS pathway for the use of hybrid photoluminescent exit signage.	Photoluminescent exit signage use the absorption of light and ultraviolet rays to re-emit visible light for a period after the main light source has been removed. These have been permitted by the NCC since 2014. Hybrid photoluminescent exit signage also contain an internal light source that provides a photoluminescent charge.
SECTION E	**SERVICES AND EQUIPMENT**	
Part E	***Specifications***	
Spec 17 (S17C2) Application of automatic fire sprinkler standards	Open-deck carparks accommodating more than 40 vehicles cannot use a FPAA101D or FPAA101H sprinkler system.	Self-explanatory.
Spec 19 (S19C11) Ventilation and power supply for a fire control room	Where a fire control room requires pressurisation system (where natural ventilation is not provided), the system no longer need comply with the Performance Criteria under Cl. 10.3 of AS 1668.1 – 2015. I.e. minimum air velocities across doorways, etc.	This concession relaxes the commissioning requirements around pressurisation systems serving fire control rooms (where required).
Spec 24 (S24C6) Emergency access doors in enclosed lift shafts	Dimensions amended to align with other standards and clarification amendments.	+ Distance between normal landing entrances greater than 11m in lieu of greater than 12.2m + Clear opening size of emergency doors not less than 600m wide x 2m high in lieu of 600mm wide x 980mm high.
SECTION F	**HEALTH AND AMENITY**	
Part F1	***Water Management***	
Part F3 Generally	Part F3 of the BCA is proposed to be consolidated in to Part F1.	Self-explanatory.
Part F1 Generally	New definition of 'water'. For the purposes of Section F, includes – + Surface water, and + Sub-surface water, and + Rainwater, and + Stormwater, and + Rising damp, and + Water services overflow, and + Surface water seepage.	Amongst other changes in this part, this change significantly increases the scope of the weatherproofing / waterproofing requirements of the BCA.

+ Clause	+ Description	+ What does this mean?
Part F1 Performance Requirements	Amalgamation of previous Performance Requirements (F1P1, F1P2, F1P3, and F1P4) in to one Performance Requirement, **F1P1 Managing Water Impact on the Building and Adjoining Properties**	Major overhaul of requirements around managing rainwater impact on the building. This includes a more stringent Performance Requirement for weatherproofing (previously under F3P1) and the need to consider sub-surface water impact on the building (e.g. as the case would be for basements).
Part F1 Weatherproofing	Removal of the concession to not comply with the weatherproofing provisions of the BCA for *'a class 7 or 8 building where in the particular case there is no necessity for compliance'.* The exemption has now been reduced to *'a private garage, tool shed, sanitary compartment or the like separate from, or forming part of, a building used for other purposes'.*	Previously a number of Performance Requirements relating to weatherproofing included an exemption for *'a class 7 or 8 building where in the particular case there is no necessity for compliance'.* This was typically relied upon for open deck car parks and where appropriate, certain warehouse / storage buildings. The removal of this concession requires these buildings to comply with these provisions regardless of whether compliance is deemed 'necessary' by the authority having jurisdiction.
F1V1 Weatherproofing	F3V1 of NCC 2022 ~~now relocated to F1V1~~.	Self-explanatory.
F1D4 Provision of drainage and grading to external areas	Requirement for a concrete roof, balcony or similar part of a building to have minimum 1:80 falls in the structural substrate to a floor drainage system connected to a stormwater drainage system. Requirement for a concrete roof, balcony or similar part of a building to have a minimum: + Minimum 70mm step down from the internal floor level to the external structural substrate; and + Minimum 70mm high monolithic hob around its perimeter. *Note: The above step down requirements do not apply where the external structural substrate abuts an external wall or door.*	Removal of any ability to rely on falls provided within a tile bed / screen, or applied surface finish (tiles, pavers, etc.). The falls must now be inherent in the structural substrate, which is defined in F1D5 below. Monolithic hobs now required around the perimeter (overflows permitted).
F1D5 Susbstrate materials	If a roof, balcony, podium, or similar part of a building us constructed of concrete, it must comply with AS 3600, and have its surface prepared for the application of a membrane.	Self explanatory.
F1D6 Exposed joints	Added requirements for exposed joints in the drainage surface of a roof, balcony, podium or similar horizontal part of a building, which must: + Be located on the ridge line or highest point of the structural substrate, and + Have a hob with a minimum height of 50mm formed within the structural substrate for the full length of both sides of the exposed joint.	NCC 2019 added requirements around exposed joints in external horizontal surfaces with regards to waterproofing / weatherproofing the external area from the spaces below. This change adds further requirements to these circumstances.
F1D7 External waterproofing membranes	Added requirement for an external waterproofing membrane to be applied directly on a structural substrate complying with F1D4 and F1D5.	Self-explanatory.

+ Clause	+ Description	+ What does this mean?
F1D10 Surface finishes	Requirement for a flooring or surface finish of a roof, balcony, terrace, podium, or similar part of a building to be: + Self draining; or + Directly fixed to a membrane complying with F1D7.	Self-explanatory.
F1D12 Roof coverings	F3D2 of NCC 2022 has been relocated to F1D12.	Self-explanatory.
F1D13 Sarking	F3D3 of NCC 2022 has been relocated to F1D13.	Self-explanatory.
F1D14 Glazed assemblies	+ F3D4 of NCC 2022 has been relocated to F1D14.	Self-explanatory.
F1D15 Wall cladding	+ F3D5 of NCC 2022 has been relocated to F1D15.	Self-explanatory.
Part F3	Removed	Removed
Part F4	***Sanitary and Other Facilities***	
F4D4 Facilities in Class 3 to 9 buildings	+ Requirement to provide sanitary product dispensers and disposal devices within all sanitary facilities provided for use by females. + Provision of all gender sanitary facilities in lieu of sanitary facilities for males and females.	+ Self-explanatory. + This permits the provision of all-gendered sanitary facilities as DTS solution to support inclusivity, accessibility, subject to maintaining a percentage of gender specific facilities.
F4D4 (Table F4D4i) Facilities in Class 3 to 9 buildings	Increase in the number of sanitary facilities required for females in a Class 9b – single auditorium theatres and cinemas. 	There are often long queues for female toilet facilities in single auditorium theatres and cinemas. This is due to peak time demand around show times. Long queues affect users, including young children, pregnant people and the elderly who may have difficulty waiting. These changes seek to address these concerns via requiring additional sanitary facilities for females.
F4D8 Construction of sanitary compartments	+ Includes the construction of all gendered facilities for application to the clause + Clarification allowing doors with a clear space less than 1.2m are not required to – - Open outwards; or - Slide	Self-explanatory.
Part F6	***Light and Ventilation***	
F6D6 Ventilation of rooms	+ Added provision to allow for natural ventilation to be provided via compliance with AS 1668.4, rather than via BCA F6D4 (simple floor area percentage check). + Clarification that the requirement to provide ventilation to rooms or spaces does not apply to 'rooms or spaces of a specialised nature	Increased options with regards to providing natural ventilation to a room or space via reference of AS 1668.4.

Design occupancy	Number
Closet pans 1 - 50	0
51 - ~~110~~75	~~3~~4
76 - 110	5
111 - 170	~~4~~6
171 - 230	~~5~~7
231 - 250	~~6~~9
>250	Add 1 per ~~8~~60
Washbasins 1 - 50	0
51 - 150	1
>150	Add 1 per 150

+ Clause	+ Description	+ What does this mean?
	occupied neither frequently nor for extended periods'.	
F6D12 Kitchen local exhaust ventilation	The word 'commercial' has been deleted so that all kitchens meeting the equipment power threshold require exhaust hood systems.	Self-explanatory.
Part F8	***Condensation Management***	
Part F8 Generally	Expansion of the condensation management provisions to capture Class 3 and 9c buildings / parts.	The Condensation Management requirements of the BCA now apply to Class 2, 3, 4 and 9c buildings, in lieu of solely to Class 2 and 4.
F8D3 External wall construction	Significant expansion of the pliable building membrane / sarking-type material requirements under this clause.	If an external wall has a drained and vented cavity, the Deemed-to-Satisfy (DTS) Provisions now require any control layer, sheathing or water barrier incorporated into the external wall achieve a certain vapour permeance. Some types of external wall constructions will be exempt from this change. Note: Vapour permeance is the degree that water vapour can diffuse through a material
F8D5 / F8D6 Ventilation of a roof space	Changes to the requirements around ventilated roof spaces. The provisions have now been split in to: + F8D5: Ventilation of roofs with a ceiling not parallel to the roof plane onto which the insulation is laid. + F8D6: Ventilation of roofs with a ceiling parallel to the roof plan. The requirements within each clause have been significantly expanded from BCA 2022.	There are now separate roof space ventilation requirements depending on whether a roof has a ceiling parallel or not parallel to the roof
SECTION G	**ANCILLARY PROVISIONS**	
Part G1	***Minor Structures and Components***	
G1D2 Swimming pools	G1D2 modifies AS 1926.1 as follows: *'This clause shall not apply to boundary barriers.'* in clause 2.3.1 is replaced with *'This clause shall apply to boundary barriers.'*	Clause 2.3.1 of As1926.1 now requires any steps, retaining walls, objects, or level changes that would otherwise reduce the minimum required barrier height within the property to not be located within 500mm of the boundary barrier (neighbouring allotment fence).
G1D5 Swimming Pool Drainage	Provision of a DtS clause for swimming pool drainage via connection of the pumped discharge to a sanitary drainage system complying with AS/NZS 3500.2.	BCA 2022 and prior did not include any DtS provisions relating to swimming pool drainage. The only method of complying with Performance Requirement G1P1 was via a Performance Solution. The inclusion of G1D5 provides a simple method of complying with the BCA.
Spec 31 (S31C7) General requirements – smoke control system	Clarification for mechanical air handling systems in a building containing an atrium to be installed as a hot layer smoke control system in accordance with AS 1668.1.	Self-explanatory.

+ Clause	+ Description	+ What does this mean?
SECTION J	**ENERGY EFFICIENCY**	
The below summary of Section J changes has been compiled from the Australian Building Codes Board's summary included on Page 63 of the NCC 2025 Preview document.		
Section J	A new Note is introduced referring to Section J of NCC 2022 Amendment 2 for Class 2 buildings. Accordingly, references to Class 2 buildings throughout Section J of NCC 2025 are removed.	
J1P1	Amended, following project work, to reflect updated performance targets.	
J1P4	Amended to allow for scenarios where the full extent of on-site renewable energy generation or storage is already realised.	
J1V1	Amended to reflect updated performance targets and include further specifications for the energy model.	
J1V2(1)(a) and Explanatory Information (new)	Amended to remove the 'Design & As Built' option.	
J1V3	Amended to include further specifications for the proposed and reference buildings.	
J1V4(1)	Amended on account of changes to J1P1.	
J2D2	Amended on account of changes in Part J4 and new requirements regarding onsite renewable energy systems.	
J3D5(1)	Amended to specify application to metal-framed flat, skillion and cathedral roofs.	
J3D6	J3D6 of NCC 2022 has been deleted on account of thermal bridging control being inherent in compliance with wall-glazing U-value requirements.	
J3D9(6)	Amended to clarify solar admittance calculation method.	
J3D10(3) & (4)	Amended to clarify the application of slab edge insulation.	
J3D14	Amended to include more detailed specifications for net equivalent energy usage calculations.	
J4D3(1)	Amended to provide further specification for the installation of insulation.	
J4D4	Amended to specify various Total R-Values for various scenarios.	
J4D6	Total system U-Values, solar admittance values and R- values for walls and glazing have been updated.	
J5D2	Amended to incorporate reference to the external building fabric of Class 4 parts.	
J5D4	Concession for non-conditioned spaces and climate zones 1-3 has been removed.	
J5D5(1)	Concession for climate zones 1-3 has been removed.	
J5D5(4)	Extended to apply to external fabric of Class 4 parts of buildings, and include concessions for certain temporary unconditioned spaces.	
J5D6	Concession for conditioned spaces and climate zones 1-3 removed. Also, concession introduced for continuously operating fans.	
J5D7	Concession for climate zones 1-3 removed.	
J5D8	Concession for non-heated spaces removed.	
J6D3	Various amendments, including limiting of heating and cooling at zone level, to improve efficiency through air- conditioning system control.	
J6D4	Various amendments, including introduction of further scenarios where modulating control is required, to improve efficiency through mechanical ventilation system control.	
J6D5	Various amendments, including removal of concessions for low static pressure systems and low supply air volume systems, to improve efficiency of fans and ductwork.	
J6D6(3)(f)	Concession for MEPS certified systems removed.	
J5D5(4)	Scope of application clarified.	
J6D8	Additional efficiency requirements added for certain pump systems. Change in terminology from constant and variable speed to constant and variable flow.	

+ Clause	+ Description	+ What does this mean?
J6D10	Various amendments for improving efficiency of air- conditioning systems. Addition of requirements for electrical system readiness where gas space heating is used.	
J6D11	Updated to include further specification for the efficiency of refrigerant chillers.	
J6D12	Updated to include further specification for the efficiency of unitary air-conditioning systems.	
J6D13	Various amendments, including variable speed operation requirements for three-phase motor fans, for the efficiency of heat rejection equipment.	
J7D3(4)	Lighting timers removed and motion detectors replaced with demand-operated controls.	
J7D4	Various amendments, including further situations for which demand operated control must be provided, for the efficiency of lighting control.	
J8D2	A new clause added to specify this part does not apply a Class 4 part of a building.	
J8D3	New requirements for heated water pipework insulation and electrical system readiness where gas heated water systems are installed.	
J8D4	Various gas heater minimum gross thermal efficiencies are replaced with a single value of 90%. New requirements for electrical system readiness for buildings with gas heated swimming pools.	
J8D5	Various gas heater minimum gross thermal efficiencies are replaced with a single value of 90%. New requirements for electrical system readiness for buildings with gas heated spa pools.	
J9D3	Amended to require and specify an Environmental Management Information System facility for energy monitoring.	
J9D5	Amended to ~~require installation of on-site solar photovoltaic systems~~, or equivalent renewable energy generation systems.	
S33C2	Amended to include future electrification readiness where gas systems are installed and require installation of on- site renewable generation systems. S33C2	
S34C2	Further specifications for the reference building have been included.	
S34C3	Amended to require the use of climatic data and specify air-conditioning parameters. Greenhouse gas emission factors for electricity in Table S34C3 have been updated.	
S34C4(h)	Amended to include electric vehicle charging.	
S35C2	Various operation and operation profiles have been revised.	
S37C7	Amended to allow for shading of glazing by vertical projections.	
S40C1	Amended to include the scope for manual switches, time switches and demand-operated controls.	
S40C2	Specifications for lighting timers, included in previous editions, have been removed. Manual switch specifications have been introduced for NCC 2025.	
S40C3	Amended to require the ability to program public holidays into time switches. Manual switch specifications have been removed.	
S40C4	Specifications for motion detectors, included in previous editions, have been removed.	
S40C5	Time delay for on/off operation has been removed, as has differential lux specifications for sensor control.	
Spec 46	A new specification has been included for specifying the method of calculating fan power ratio for assessing compliance with J6D5.	
Spec 47	A new specification has been included for specifying the method of calculating the climate specific part load value for chillers for assessing compliance with J6D11.	
Spec 48	A new specification has been included for specifying the method of comparison of zone loads in a proposed building and its corresponding reference building.	
SCHEDULE 1	**DEFINITIONS**	
Glossary	A number of additional defined terms, and modifications to existing defined terms, have been proposed.	Legend: Text: Unchanged Text: New Text: ~~Removed~~

+ Clause	+ Description	+ What does this mean?

Allotment: An area of land shown on an approved plan of subdivision for which a separate title is held or issued.

Ancillary components: A component of the building that is not required to ensure the stability of the building or structure as a whole (that is, not part of the primary structure), but which must still withstand all actions

Cavity: A void between 2 leaves of masonry, or a void between the cladding and the supporting frame, the primary insulation layer or the outermost control layer.

Climate specific part load value: A metric for the efficiency of a connected group of chillers that accounts for the Energy Efficiency Ratio of the chillers operating to meet the design load and specified part-load ratios

Figure 2: Climate zone for thermal design has been updated

Collected: For the purposes of Section F, the interception of water—

(a) on the surface or sub-surface of a building element; or

(b) on an allotment; or

(c) on a site; or

(d) resulting from sitework, that is required to be redirected to a drainage system.

Combustible: Applied to—

(a) a material — means combustible as determined by an Accredited Testing Laboratory in accordance with AS 1530.1; and

(b) construction or part of a building — means constructed wholly or in part of combustible materia

Condensation: The formation of water droplets or liquid vapour on the surface of a building element or material as a result of moist air coming into contact with a surface which is at a lower temperature.

Control layer: Any continuous layer that is specified for one or more of the purposes of air, water, vapour or thermal control in a building, including a vapour barrier, sarking-type material but excluding waterproofing membranes or the like complying with AS/NZS 4858.

Critical radiant flux (CRF): The critical heat flux at extinguishment (CHF in kW/m2) as determined by an Accredited Testing Laboratory in accordance with AS ISO 9239.1.

Table 4: Updated wind classes B1 and B2.

Drainage system: A system that—

(a) conveys water by gravity, mechanical means, or evaporation to a point of discharge or evaporative surface; or

(b) channels water by pipes, overflows, and overland flow paths to a point of discharge.

Drained: For the purposes of Section F, the removal to a drainage system, water that has been collected and redirected.

Envelope: For the purposes of—

(a) Sections J and Part F8 in NCC Volume One, the parts of a building's fabric that separate a conditioned space or habitable room from—

(i) the exterior of the building; or

(ii) an internal non-conditioned space where the temperature is primarily determined by external ambient conditions and thermal loads are not addressed by the air conditioning and ventilation services. ~~including—~~

~~(A) the floor of a rooftop plant room, lift machine room or the like; and~~

~~(B) the floor above a carpark or warehouse; and~~

~~(C) the common wall with a carpark, warehouse or the like; or~~

+ Clause	+ Description	+ What does this mean?

Fire hazard properties: The following properties of a material or assembly that indicate how they behave under specific fire test conditions:

(a) ~~Average specific extinction area,~~ Critical radiant flux and smoke development rate ~~Flammability Index,~~ determined in accordance with AS ISO 9239.1 ~~as defined in Schedule 1.~~

(b) Smoke-Developed Index~~, smoke development rate~~ and Spread-of-Flame Index, determined in accordance with ~~Specification 3~~ AS/NZS 1530.3.

(c) Group number, average specific extinction area and Smoke growth rate index (SMOGRARC), determined in accordance with ~~Specification 7~~ AS 5637.1

Fire-protected steel: Wall construction comprising steel members (hot rolled (HR) and cold-formed (CF)) which—

(a) utilises a non-combustible fire protective covering fixed in accordance with the system requirements to achieve an FRL not less than that required for the building element; and

(b) consists of not less than 2 layers of 13 mm thick, fire protective grade plasterboard; and

(c) where the faces of the walls (including any exposed edges, or framing exposed prior to the installation of service penetrations, doorways or any other opening), is protected by a non-combustible fire-protective covering to achieve the required FRL.

Fire-source feature: Any one or more of the following:

(a) The far boundary of a road, river, lake or the like adjoining the allotment.

(b) A side or rear boundary of the allotment.

(c) An external wall of another building on the allotment which is not a Class 10 building.

(d) The construction edge or perimeter of another building on the allotment which is not a Class 10 building and which has a use that constitutes a fire load.

Flammability Index: The index number as determined by an Accredited Testing Laboratory in accordance with AS 1530.2.

Kerb ramp: Means a ramp incorporated in a kerb.

Mezzanine: An intermediate floor within a room, that is not separated from that room by walls

Explanatory Note: *For the purposes of this provision, a solid balustrade does not constitute a wall*

Non-combustible: Applied to—

(a) a material — means not deemed combustible as determined by an Accredited Testing Laboratory in accordance with AS 1530.1 — Combustibility Tests for Materials; or

(b) construction or part of a building — means constructed wholly of materials that are not deemed combustible.

Occupiable outdoor area: A space on a roof, balcony or similar part of a building—

(a) that is open to the sky; and

(b) to which access is provided, other than access only for maintenance; and

(c) that is not open space or directly connected with open space.

Explanatory Note: *A minor, open roof covering, such as an awning provided at a doorway, does not prevent an area from being considered 'open to the sky'.*

Point of connection: For rainwater storage, means the point of rainwater entry to the rainwater storage.

Rainwater: Naturally occurring water generated by a rain or storm event

Redirected: For the purposes of Section F, the changing of direction of collected water to a drainage system.

Rising damp: Water absorbed from the ground into a building element.

+ Clause	+ Description	+ What does this mean?

Self-draining: A surface finish allowing water to be conveyed by gravity from the finished surface level to the membrane on the top surface of the structural substrate.

~~**Small-sized, low-speed automatic lift:** A restricted use power-operated device for the infrequent raising or lowering of people with limited mobility on a platform that is controlled automatically but has the capability of being electrically isolated by a key-lockable control.~~

Smoke-Developed Index: The index number for smoke as determined by an Accredited Testing Laboratory in accordance with AS/NZS 1530.3.

Smoke development rate: The development rate for smoke as determined by an Accredited Testing Laboratory testing flooring materials in accordance with AS ISO 9239.1.

Solar Reflectance Index: The solar reflectance index calculated in accordance with ASTM E1980-11(2019).

Spread-of-Flame Index: The index number for spread of flame as determined by an Accredited Testing Laboratory in accordance with AS/NZS 1530.3

Step ramp: A ramp, other than a kerb ramp, not exceeding 190 mm in height.

Stormwater: Water accumulated or discharged as a result of a rain event.

Structural substrate: The surface of a structural member to be waterproofed as required by Part F1 or F2D2(2)(a).

Sub-surface water: Includes—

(a) all naturally occurring water, other than surface water, which is either groundwater or water which results from rainfall infiltration on the site or other infiltration from another water source; or

(b) water beneath the surface of a building element, other structure, or the ground.

Surface finish: For the purposes of Section F, is a material or flooring system directly fixed to or supported above a structural substrate.

Surface water: All naturally occurring water, other than sub-surface water, which results from rainfall on or around the site or water flowing onto the site, including water that results from rainfall on the external fabric of the building, including any other water that falls or flows onto the fabric from other sources.

Surface water seepage: Water escaping through the surface of the ground or a building element.

Threshold ramp: A ramp incorporated within a threshold.

Total Solar Reflectance (TSR): The complement of the solar absorptance.

Water: For the purposes of Section F, includes—

(a) surface water; and

(b) sub-surface water; and

(c) rainwater; and

(d) stormwater; and

(e) rising damp; and

(f) water services overflow; and

(g) irrigation water; and

(h) groundwater; and

(i) surface water seepage.

Water services overflow: Water discharged from water service referred to in the Plumbing Code of Australia not primarily drained by a sanitary drainage system or sanitary plumbing system.

+ Clause	+ Description	+ What does this mean?
SCHEDULE 2	**REFERENCED DOCUMENTS**	
Referenced Documents	A number of additional defined terms, and modifications to existing defined terms, have been proposed.	Refer below.

+ Standard	+ Version	+ Title	+ New or update
AS/NZS ISO 717 Part 1	2024	Acoustics — Rating of sound insulation in buildings and of building elements — Airborne sound insulation (See Note 1)	Update
AS ISO717 Part 2	2024	Acoustics — Rating of sound insulation in buildings and of building elements — Impact sound insulation	Update
AS/NZS 1170 Part 2	2024	Structural design actions — Wind actions	Update
AS/NZS 1170Part 4	2024	Structural design actions — Earthquake actions in Australia (incorporating amendments 1 and 2)	Update
AS 1530 Part 1	2024	Methods for fire tests on building materials, components and structures — Combustibility test for materials	Update
AS 1530 Part 8.1	2024	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	Update
AS 1668 Part 2	2024	The use of ventilation and air conditioning in buildings — Mechanical ventilation in buildings (incorporating amendments 1 and 2)	Update
AS 1668 Part 4	2024	The use of ventilation and air conditioning in buildings — Natural ventilation of buildings	Update
AS 1670 Part 1	2024	Fire detection, warning, control and intercom systems — System design, installation and commissioning — Fire (incorporating amendment 1) (See Note 3)	Update
AS 1670 Part 3	2024	Fire detection, warning, control and intercom systems — System design, installation and commissioning — Fire alarm monitoring (incorporating amendment 1) (See Note 3)	Update
AS 1670 Part 4	2024	Fire detection, warning, control and intercom systems — System design, installation and commissioning — Emergency warning and intercom systems (incorporating amendment 1) (See Note 3)	Update
AS 1682.1	2015	Fire, smoke and air dampers — Specification	New
AS 1682.2	2015	Fire, smoke and air dampers — Installation	New
AS 1684 Part 2	2024	Residential timber-framed construction — Non-cyclonic areas	Update
AS 1684 Part 3	2024	Residential timber-framed construction — Cyclonic areas	Update
AS 1684 Part 4	2024	Residential timber-framed construction — Simplified — Non-cyclonic areas (incorporating amendment 1)	Update
AS 1926 Part 1	2024	Swimming pool safety — Safety barriers for swimming pools	Update
AS 2118 Part 6	2024	Automatic fire sprinkler systems — Combined sprinkler and hydrant systems in multistorey buildings	Update
AS 2200	2006	Design charts for water supply and sewerage (incorporating amendment 1)	Update
AS/NZS 3500 Part 1	2024	Plumbing and drainage — Water services	Update
AS/NZS 3500 Part 2	2024	Plumbing and drainage — Sanitary plumbing and drainage (incorporating amendment 1)	Update
AS/NZS 3500 Part 3	2024	Plumbing and drainage — Stormwater drainage (See Note 11)	Update
AS/NZS 3500 Part 4	2024	Plumbing and drainage — Heated water services (incorporating amendment 1)	Update
AS 3786	2023	Smoke alarms using scattered light, transmitted light or ionization (incorporating amendment 1 and 2) (See Note 5)	Update
AS/NZS 3823.1.4	2012	Performance of electrical appliances — Air conditioners and heat pumps	New
AS/NZS 4020	2018	Testing of products for use in contact with drinking water	Update
AS 4055	2024	Wind loads for housing	Update

+ Clause	+ Description			+ What does this mean?
	AS/NZS 4859 Part 1	2024	Thermal insulation materials for buildings — General criteria and technical provisions	Update
	AS 5346	2023	Exterior insulation and finish cladding systems	New
	SA TS 5367	2021	Photoluminescent exit signage — Hybrid photoluminescent signage — Product specification, installation and operation	New
	AS/NZS 5601 Part 1	2022	Gas installations — General installations	Update
	AS/NZS ISO 5151	2023	Non-ducted air conditioners and heat pumps — Testing and rating for performance	New
	AS/NZS ISO 13256.1	2023	Water source heat pumps — Testing and rating for performance — Water-to-air and brine-to-air heat pumps	New
	ASTM E1980-11	2019	Standard Practice for Calculating Solar Reflectance Index of Horizontal and Low-sloped Opaque Surfaces	New
	EN14511-2	2022	Air conditioners, liquid chilling packages and heat pumps for space heating and cooling and process chillers, with electrically driven compressors - Part 2: Test conditions	New
	EN14825	2022	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	New
	NSF/ANSI/CAN 372	2024	Drinking Water System Components — Lead Content	Update
	SA TS 5367	2021	Photoluminescent exit signage — Product specification, installation and operation	New