

ADVISORY NOTICE BUILDING

04A/20

Advisory Notices are issued to assist in the interpretation of the Planning, Development and Infrastructure Act 2016 and the Development Act 1993

June 2020

TECHNICAL:

Adoption of NCC 2019 Amendment 1 in South Australia

An out of cycle amendment to NCC 2019 (Amendment 1) is scheduled for national adoption on 1 July 2020. A preview has been released by the Australian Building Codes Board (ABCB), which includes –

- a new provision in NCC Volume One regarding egress from early childhood centres;
- an update to the Governing Requirements for all Volumes to require labelling of aluminium composite cladding panels in accordance with Standards Australia Technical Specification 5344;
- clarification of the concession in NCC Volume One that permits the use of timber framing for low-rise Class 2 and 3 buildings;
- clarification in NCC Volume Two that anti-ponding board requirements only apply to roofs where sarking is installed;
- correction of minor errors; and
- a new provision to require that a process be followed to improve the quality of, and documentation of, Performance Solutions.

The defined term, 'complex buildings', which will be used to identify buildings that require additional oversight, will be going for further consultation with the intent to be incorporated in NCC 2022.

The provision was developed following lengthy consultation with stakeholders. It seeks to mandate the process in the ABCB's Development of Performance Solutions guideline to ensure that all building and plumbing Performance Solutions are developed and documented using an appropriate, nationally-consistent process.

A Consultation Regulation Impact Statement (RIS) was released for public consultation on 24 February 2020 and comments closed on 22 March 2020. The RIS analyses the marginal impacts of changing current practice for assessing and documenting Performance Solutions, as well as the administrative burden. The proposed changes published in the Consultation RIS relating to A2.2 (4) Performance Solution and included in the NCC 2019 Amendment 1 will not take effect in South Australia until 1 July 2021. The ABCB website contains additional information about the process for the development of Performance Solutions.

NCC 2019 Amendment 1 can be viewed or downloaded from the NCC suite, or you can download the summary and instructions for all Volumes from the ABCB Resource Library through the www.abcb.gov.au.

This Advisory Notice is for general information only and should not be relied upon as legal advice or an accurate statement of the relevant legislation provisions. If you are uncertain as to your legal obligations you should obtain independent legal advice.

Further information

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