

Ministerial Building Standard MBS 007

Modifications to the Building Code of Australia

March 2021

Revoked - see MBS 007 Modifications to the
Building Code of Australia dated 1 May 2023



Government of
South Australia

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1. SCOPE AND APPLICATION

- 1.1 This Standard is published as a Ministerial Building Standard that forms part of the Building Rules under the *Planning, Development and Infrastructure Act 2016*.
- 1.2 The Building Code of Australia (BCA) (the *Building Code*), being Volumes One and Two of the National Construction Code (NCC), adopted as part of the Building Rules by the *Planning, Development and Infrastructure Act 2016*, is modified in its application to buildings and building work in South Australia in accordance with the provisions of this Standard.
- 1.3 This edition supersedes the December 2020 edition published and adopted on 18 February 2021, the July 2019 edition of MBS 007 published and adopted on 1 July 2019, the May 2020 edition of MBS 007 adopted on 1 May 2020, and the notice published in the SA Government Gazette No 50 (page 3374) on 11 June 2020 (for the adoption of NCC 2019 Amendment 1) to the extent that notice makes additional variations to NCC amendment 1 (as modified by the variations, additions or exclusions for South Australia contained in the Code).

2. MODIFICATIONS TO NCC 2019 Amendment 1

2.1 Volume One

A2.2(4) will not take effect in South Australia until **1 July 2021**.

The variations and additions for South Australia contained in the Appendix to Volume One are modified as set out below:

- 2.1.1 **SA E1.3 Fire hydrants** - the following words in SA E1.3 are to be italicised and interpreted as defined terms under Schedule 3 or SA Schedule 3 as relevant:

Floor area
Required
Fire brigade
Farm shed
Bulk grain storage facility.

- 2.1.2a Amend **SA F1.11 (b)(iii)** to read-

(b) (iii) the floor waste is provided solely for the connection of plumbing fixtures and all *vessels* in the *wet area* are provided with in-built overflow protection or have permanent open trapped connection to the plumbing and drainage system (such as a WC pan).

- 2.1.2 Delete all reference to **SA GP1.2**.

- 2.1.3 In South Australia, vary the application of **GP1.2** to read as follows:

Application:

GP1.2 only applies to a *swimming pool* associated with a Class 2 or 3 building or Class 4 part of a building, with a depth of water more than 300mm.

- 2.1.4 After **GP1.2(b)** add **SA GP1.2(c)** as follows:

SA GP1.2 (c)

(c) a swimming pool must have prominent and visible signage that assists persons to provide first aid and to perform cardio pulmonary resuscitation on young children.

- 2.1.5 After **G1.1(c)** add **SA G1.1(d)** and **SA G1.1(e)** as follows:

SA G1.1 Swimming pools

- (d) For the purpose of clause 6.1.1 of AS 1926.3, a skimmer box is an outlet, and must have a means of releasing the vacuum pressure should the suction become blocked.
- (e) A first aid and cardiopulmonary resuscitation sign must –
 - (i) be attached to the safety barriers of the swimming pool, or displayed near the swimming pool; and
 - (ii) be at least 300 mm by 300 mm in size; and
 - (iii) be made of durable and weatherproof material; and
 - (iv) show information about the procedures for providing first aid, including performing cardiopulmonary resuscitation.

2.1.6 After **G5.2** add **SA G5.3** as follows:

SA G5.3 Bushfire attack levels

Where a *site* is located in a *designated bushfire prone area*, the bushfire attack level that applies to the *site* is–

- (a) for areas identified as general bushfire risk areas in the Planning and Design Code, the BAL-Low bushfire attack level;
- (b) for areas identified as medium bushfire risk areas in the Planning and Design Code, the BAL-12.5 bushfire attack level;
- (c) for areas identified as high bushfire risk areas in the Planning and Design Code, the bushfire attack level assessed for the *site* in accordance with the requirements of AS 3959;
- (d) for areas identified as urban interface in the Planning and Design Code that are within 500m of a high bushfire risk area, the BAL-Low bushfire attack level; and
- (e) for areas identified as urban interface in the Planning and Design Code that are within 100 m of a high bushfire risk area, the bushfire attack level assessed for the *site* in accordance with AS 3959.

2.1.7 Delete **SA H3.2 Concessions and additions for farm buildings**.

2.2 Volume Two

A2.2(4) will not take effect in South Australia until **1 July 2021**.

The variations and additions for South Australia contained in Volume Two are modified as set out below:

2.2.1aa In the South Australia additions, under **SA 2 Water efficiency**, delete the current Limitation and replace with the following-

Limitation:

SA2 only applies to applications for new Class 1 buildings and extensions to existing Class 1 buildings that are designated under Regulation 3(1) of the Planning, Development and Infrastructure (General) Regulations 2017 as HomeBuilder grant development, and where-

- (a) the *roof catchment area* is 50 m² or more; and
- (b) the building or extension is located in a Council area, excluding the Municipal Council of Roxby Downs and the District Council of Coober Pedy; and
- (b) for an extension, where it incorporates a water closet or a water heater or laundry cold water outlet.

For the purposes of this part, Council means: A municipal or district Council as constituted under the Local Government Act 1999.

2.2.1a Amend **SA 3.2.2(b)(ii)** to read-

- (b) (ii) the floor waste is provided solely for the connection of plumbing fixtures and all *vessels* in the *wet area* are provided with in-built overflow protection or have a permanent open trapped connection to the plumbing and drainage system (such as a WC pan).

2.2.1 Amend **SA 3.10.1.0 (b)** to read as follows

- (b) *Performance Requirement P2.7.2* is satisfied for a water recirculation system of a *swimming pool* with a depth of water more than 300 mm, if it complies with AS 1926.3. For the purposes of clause 6.1.1 of AS 1926.3, a skimmer box is an outlet and must have a means of releasing the vacuum pressure should the suction become blocked.

2.2.2 After **3.10.5.0** add **SA 3.10.5.1** as follows:

SA 3.10.5.1 Bushfire attack levels

Where a *site* is located in a *designated bushfire prone area*, the bushfire attack level that applies to the *site* is-

- (a) for areas identified as general bushfire risk areas in the Planning and Design Code, the BAL-Low bushfire attack level;
- (b) for areas identified as medium bushfire risk areas in the Planning and Design Code, the BAL-12.5 bushfire attack level;
- (c) for areas identified as high bushfire risk areas in the Planning and Design Code, the bushfire attack level assessed for the *site* in accordance with the requirements of AS 3959;

- (d) for areas identified as urban interface in the Planning and Design Code that are within 500m of a high bushfire risk area, the BAL-Low bushfire attack level; and
 - (e) for areas identified as urban interface in the Planning and Design Code that are within 100 m of a high bushfire risk area, the bushfire attack level assessed for the *site* in accordance with AS 3959.
- 2.2.3 Delete **3.12.0.1(b)** and add new **SA 3.12.0.1(b)** as follows:
- (b) The heating and cooling load limits in **(a)** are-
 - (i) for **(a)(i)** to **(iii)**, as specified in the ABCB Standard for NatHERS heating and Cooling Load Limits for 6 star Class 1 buildings; and
 - (ii) for **SA 3.12.0.1(a)(iv)** and **(v)**, as specified in the ABCB Standard for NatHERS heating and Cooling Load Limits for 5 star Class 2 buildings.
- 2.2.4 As a consequence of adding the new clause **SA 3.12.0.1(b)**, renumber the following clauses-
- clause **SA 3.12.1.0 (b)** as **SA 3.12.0.1(f)**; and
 - clause **SA 3.12.1.0 (c)** as **SA 3.12.0.1(g)**.
- 2.2.5 Delete the wording in **SA 4.2.1 Application** and replace as follows:
Compliance with **SA 4.2.2 Signage** satisfies *Performance Requirement SA 4.1*.
- 2.2.6 Amend **SA Table 1 Schedule of referenced documents** to remove reference to SA 3.12.0.1(a), AS 1530.8.1 and AS 1530.8.2.

Copies of NCC 2019 Amendment 1 can be downloaded from the Australian Building Codes Board's website at www.abcb.gov.au.