

**INCLUSION OF THESE AMENDMENTS IN PRINTED COPIES OF 'SPECIFICATION OF BUILDING WORKS' REV. 24
WILL UPDATE NOMINATION OF CONSTRUCTION TO COMPLY WITH REQUIREMENTS OF
NCC BCA 2019 Vol 2, AMENDMENT 1; AS FROM 1 JULY 2020**

ATTACHMENT OF DECKS AND BALCONIES: NCC 2019 Vol.2 Part 3.10.6 – Performance Requirement P 2.1.1 for the attachment of a deck or balcony to an external wall is satisfied if :-

- a) the deck or balcony is not in an Alpine Area
- b) the floor of the deck is not at any point more than 3 metres above the top of the supporting footing
- c) the waling plate does not support more than one floor or loadbearing or non-loadbearing wall or roof loads
- d) the deck or balcony does not cantilever off the external wall and total load imposed on the deck or balcony does not exceed 2kPa
- e) acceptable construction of the deck or balcony is to comply with Part 3.10.6.1 clauses (f) to (j) inclusive if the load of the balcony or deck exceeds 2kPa such as heavy equipment, spas or pools, design is required by a practising engineer
- f) fixing to walls is required to comply with Part 3.10.6.2
- g) where wall cladding is removed to attach a deck flashing of the connection is to comply with 3.10.6.3
- h) if a deck or balcony is more than 1metre off the ground and or surface of the footing, bracing must be installed as per Part 3.10.6.4
- i) figures 3.10.6.1 a & b show methods of attachment to timber framed and masonry walls

FIRE SAFETY: NCC 2019 Vol.2 Part 3.7 clauses 1 to 8 contain requirements for fire separation of external walls of Class 1, Class 10a buildings and Carports. **GARAGE TOP DWELLINGS** require fire protection to walls and floors, including roof lights and any horizontal projection over lower portions

SMOKE ALARMS AND EVACUATION LIGHTING: NCC 2019 Vol. 2 Part 3.7.5 clauses 1 to 6 defines requirements for application and location to assist evacuation. Alarms must comply with AS 3786. The lighting system must be activated according to the requirements of Part 3.7.5.4b

VENTILATION: to a room may come from a door, window if the opening is not less than 5% of the area of the room or from another room if that room has openings not less than that required for the combined area of both rooms. Areas of openings shall be as per Parts 3.8.5.2.and Figure 3.8.5.1

SOUND INSULATION: Wall sound insulation must comply with NCC part 3.8.6. Determination of the sound insulation required shall be as per Part 3.8.6.3. Complying construction must be in accordance with Parts 3.8.6. 4 & 5.

GARAGE TOP DWELLINGS: are defined as a Class 1a dwelling located above a Class 10a private garage which is not appurtenant to that Class 1a dwelling and includes any internal stair serving the garage top dwelling. Fire separation, construction of floors, walls and required heat alarms are to comply with NCC 2019 NSW Part 1.1 clauses 1.2.3 & 4

FLOOD HAZARD AREAS: NCC Vol. 2 Part 3.10.3 and Vol.1 Part B 1.4 Where a building is to be constructed in a Flood Hazard area defined by an Appropriate Authority, the floor level of a non-habitable room shall be not greater than 1 metre below the Flood Hazard Level for that area. The habitable floor level of the building must be constructed above the Flood Hazard level. For construction in a Flood Hazard area see 'ABCB Standard Construction in Flood Hazard Areas'

QUEENSLAND VARIATION: See 'Building Act 1975' and Queensland Development Code 3.5 'Construction of buildings in Flood Hazard Areas'

SOUTH AUSTRALIAN VARIATION: Part 3.10.3 does not apply

VICTORIAN VARIATION: 'Flood hazard areas' and 'Freeboard' in Part 3.10.3.0 are to be replaced by definitions as per Victorian Schedule 3

DEMOLITION: is defined as 'Demolition Work' and requires development approval (D A) from Local Government. A licence is required under 'Occupation Health and Safety Regulation 201' for demolition or partial demolition of a structure over 4 metres high, requiring mechanical operations or costing more than \$10,000. Notification to 'Work Cover' is required 5 days prior to demolition work commencing

ASBESTOS; if asbestos requiring removal is detected in a structure, its removal must be performed by a licenced operator depending on the asbestos found.

- a) more than 10 sq. metres of sheet or roofing material
- b) any amount of loose friable asbestos fibres eg. Insulation or packing. In all cases, asbestos removal is subject to 'Work Health & Safety' AS 2601

ENERGY EFFICIENCY: Performance provisions of BCA 2019 Part 2.6 apply except for variations:-

NSW: Part 3.12 does not apply

N.T : Part 3.12 is replaced by BCA 2009 Part 3.12

SA... : a sun room or similar is deemed to be a Class 10a building and must comply with Part 3.12.1.6

TAS : from 1 May 2020 Part 3.12 of BCA 2019 applies

QLD. : Energy Efficiency is regulated by 'Building Act 1975' and 'Queensland Development Code MP 4.1 – Sustainable Buildings'

ACT : NCC 2019 Vol.2 ACT appendix applies to new buildings and additions

MASONRY VENEER: to be constructed in accordance with AS3700 and or AS4773 Parts 1&2 subject to the following requirements:-

- a) is located in an area where the design wind speed is not more than N3
- b) footings are to comply with NCC 2019 Vol.2 Part 3.2
- c) soil classification is A,S or M
- d) masonry is tied to framing that complies with As 1684, AS1720 and AS1860

FRAMING: NCC BCA Vol. 2 Part 3.4.3 applies to all framing and performance requirements are satisfied if designed and constructed as per Part 3.4.3.0

- a) AS 1720.1 Design of timber structures
- b) AS 1720.5 Design of nail-plated timber trusses
- c) AS 1684.2 Residential timber framed construction – non-cyclonic areas
- d) AS 1684.3 Residential timber framed construction – cyclonic areas
- e) AS 1684.4 Residential timber framed construction - non-cyclonic areas (simplified)
- f) AS 1860.2 Installation of particleboard flooring

QLD. VARIATION :

- g) Timber for structural purposes must be species as per Schedules A, B or C of Book 2, December 2017 version of ' Queensland Government, Department of Agriculture, Fisheries and Forestry- Construction Timbers in Queensland'

STEEL FRAMING: Requirement P 2.1.1 is satisfied for steel framing if it is designed and constructed in accordance with one of the following:-

- a) Design: NASH Standard 'Residential and Low-Rise Steel Framing' Part 1 and
- b) Design Solutions: Nash Standard and Low-Rise Steel Framing' Part 2 or
- c) Steel Structures: AS 4100
- d) Cold Formed Steel Structures AS/NZS 4600

Design Requirements for other materials in conjunction with steel framing including concrete floors, structural steel support beams etc. are described in Part 3.0- Structural Provisions or Part 3.4.4 for structural steel members

STRUCTURAL STEEL MEMBERS: Part 3.4.4.0 Performance Requirements P 2.1.1 is satisfied for structural steel sections if they are designed and constructed in accordance with Part 3.4.4.1 and the following:-

- a) AS 4100 Steel Structures
- b) AS/NZS cold formed structures
- c) the building is located in an area where the wind speed is not greater than N3
- d) is in an area where there are no specific earthquake design requirements as per AS 1170 Part 4 appendix A
- e) and not subject to snow loads

- (1) Part 3.4.4.2 lists structural members (Information for loads on members listed are contained in BCA VOL. 2 Tables 3.4.4.0 to 3.4.4.7)
- (2) bearers
- (3) strutting beams
- (4) lintels
- (5) columns

FIREPLACES CHIMNEYS and FLUES: See NCC Vol. 2 Part 3.10.7

An open fireplace or solid fuel burning appliance where the fuel burning area is not enclosed must have:-

- a) all masonry constructed in accordance with Part 3.3
- b) a hearth constructed of stone, concrete, masonry or other non-combustible material
- c) walls of the sides and back of two separate leaves of 180mm thick masonry to a height of 300mm above the arch or lintel
- d) footings must comply with Part 3.2.5.5 and constructed as per 3.10.7.2 with clearance from combustible materials as per Figure 3.10.7.1

Chimney construction must comply with 3.10.7.3 & Figure 3.10 7.2. for height and position of chimney in relation to highest part of building ridgeline

INSERT FIREPLACES AND FLUES must comply with tests required by AS/NZS2918 and constructed in accordance with Part 3.3. The flue must be double skinned with installation as per 3.10.7.3. Figure 3.10.7.4 is an acceptable location for free standing heating appliances. Domestic solid fuel appliances shall comply with AS/NZS 4013 and installed as per AS/NZS 2918. Installation of Gas Fired Appliances shall be carried out by a Licenced Gas Plumber.

SWIMMING POOLS: swimming pool access is to comply with NCC 2019 Vol.2 Part 3.10.1.0 and AS 1926 clauses 1 & 2. This applies to any wading pool, spa or swimming pool with a depth a depth of water exceeding 300mm. NCC Vol. 2 defines a swimming pool as any excavation or structure that contains water and principally designed, manufactured or adapted to be used for swimming, wading or the like including a bathing, wading pool or spa. The water recirculation system of any pool with a depth of water exceeding 300mm must comply with AS 1926.3

NSW VARIATION: Performance Requirements for a pool with a depth exceeding 300mm and associated with a Class 1 building requires Safety Barriers in accordance with AS 1926 Parts 1 & 2 or if the pool is a Spa pool Clause 9 of the Swimming Pools Regulation 2018

QUEENSLAND VARIATION: Access to swimming pools is regulated under the Building Act 1975

NORTHERN TERRITORY VARIATION: access to swimming pools is regulated under the Swimming Pools Safety Act

SOUTH AUSTRALIA: Amended part 3.10.10(b) is replaced by SA 3.10.10(b). Performance requirement P 2.7.2 is satisfied for water circulation if it complies with AS 1926.3- ' a Skimmer box must have means for releasing vacuum pressure should suction be blocked,

NCC 2019 Vol. 3 Part C2 sets out requirements for pumped discharge (emptying) of swimming pools

ADDITIONAL STANDARDS

Addition of this list of standards to 'Specification of Building Works' Rev. 24 will comply with the nomination of construction required by the National Construction Code 2019 amendment 1 Vols.1&2 building Classes 1 & 10 and the simpler types of building Classes 2 to 9 commencing 1 July 2020.

STANDARDS AND PARTS OF STANDARDS ADDED TO NCC BCA 2019 Vol. 2

<u>STANDARD</u>	<u>PART</u>	<u>YEAR</u>	<u>AMDT'S</u>	<u>STANDARD</u>	<u>PART</u>	<u>YEAR</u>	<u>AMDT'S</u>
AS 1056	1			AS/NZS 2327	1	2017	
AS/NZS 1170	0	2004	1,3	AS/NZS 2699	1	2000	
"	1	2002	1	"	3	2002	
"	2	2011	1,2,4,5	AS/NZS 4284	4	2008	
"	3	2003	2	AS 4597		1999	
AS 1170	4	2007	2	AS 4678		2002	
AS 1288		2006	1,2,3	AS 4773	1	2015	
AS1289	6.3.3	1997	1	AS 5216		2018	
AS1428	1	2009	1,2	AS 3700		2018	
AS1562	1	2018		AS 3959		2018	
AS 1670	1	2018		AS/NZS 4020		2018	
AS 1684	2	2010	1	AS/NZS 4600		2018	
"	3	2010		AS/NZS 4200	1	2017	
AS/NZS 1859	4	2018		AS/NZS 4859	1	2018	
AS/NZS 2918		2018		AS 5637	1	2015	
AS/NZS 3500	3	2018		ABCB		2019	NatHERS
AS 2050		2018					

STANDARDS ADDED by NCC BCA 2019 Vol. 2 Amendment 1 –JULY 1, 2020

AS 4517	1999	AS 5637	1	2015
AS/NZS ISO 9972	2015	SA TS 5344		