

Livable Housing Documentation Guide

NCC 2022 includes 'Livable housing design' Part G7 (Volume 1) and Part H8 (Volume 2) covering Class 1a and Class 2 sole-occupancy units in a Class 2 building.

To meet the Performance Requirements G7P1 and H8P1 by the deemed-to-satisfy pathway each dwelling must comply with the **ABCB Standard for Livable Housing Design**.

Complying with the new provisions will require adjustments to plans, documentation, construction and approval processes that have previously applied. Members should not underestimate the attention to the technical details that will be required to comply.

This Documentation Guide has been prepared to assist in this process and is a generic checklist covering commonly applicable requirements to assist members through the design, construction and regulatory assessment process, helping to ensure that new dwellings meet the ABCB Standard.

PREPARING FOR APPROVAL

Construction drawings and design notes must demonstrate compliance with the NCC Part G7 (Volume 1) or Part H8 (Volume 2) Livable housing design, either by way of the Livable Housing Design Standard, or by a documented performance solution/s. Specifically they should include the following notations and details:

Step-free access path, detailing ONE of the following:
(Not required for class 2 units)

- Step-free access via an attached garage, carport or parking space that is a minimum 3200 mm wide by 5400 mm long
- From the boundary or carparking space a step free path, walkway or ramp to the dwelling entrance a minimum 1000 mm wide with cross fall not exceeding 1:40
Any gates along the path, walkway or ramp provide a minimum 820 mm clear opening.
Where a ramp is used the gradient is no more than 1:14 and includes 1200 mm long landings at each end with a crossfall less than 1:40. The ramp may include one step ramp no more than 190 mm high and 1900 mm long. A notation is included on how the **slip resistance** requirements are to be met (Housing Provisions 11.2.4).

NOTE: Recommend the gradient provided is less than the 1:14 required to allow tolerances during construction.

There is a **dwelling entrance landing** at least 1200 mm by 1200 mm and a gradient no more than 1:40.

OR Step free access path exemption evidence if neither of the above options can be achieved. [Refer to H8D2 (Volume 2) for exemption criteria.]

Note: Evidence can be by way of a footing or site plan that includes the Reduced Level (RL) for the finished level of the entry floor and spot levels at the street allotment boundary and through the site.

One entrance door with at least 820 mm clearance and a level threshold

Level threshold can include a 5 mm rounded or bevelled lip, a ramp no steeper than 1:8 which does not extend beyond the door jamb or a sill with a total height no more than 15 mm with each upstand no greater than 5 mm increments.

NOTE: To achieve the clearance measure from the inside edge of the open door leaf to the nearest point of the opposite door stop. It will require at least an 870 mm door leaf, perhaps larger for thicker doors or doors with a larger jam. Achieving the appropriate clearance must therefore be detailed in both the specification (the doors selected) and on the plans.

NOTE: This checklist is only to be used as a guide. It does not provide for all the circumstances on all projects. It is not a replacement for the full requirements detailed in the NCC and the ABCB Livable Housing Design Standard.

Weatherproofing appropriate for the step free entry. (Not required where the step-free entry is through the attached garage.)

WARNING: This is an area of high risk for defects, disputes and ongoing warranty liability. The entry will also need to meet other mandatory requirements in the NCC, specifically H2P1 (Rainwater Management), H2P2 (Weatherproofing) and H2P3 (Rising Damp). This may lead to a Performance Solution being required.

Internal doors with 820 mm clearance on the ground or entry level leading to habitable rooms, the laundry and a compliant toilet and to the door to a room containing one hobless/step-free shower

NOTE: To achieve the clearance measure from the inside edge of the open door leaf to the nearest point of the opposite door stop. It will require at least an 870 mm door leaf, perhaps larger for thicker doors or doors with a larger jam. Achieving the appropriate clearance must therefore be detailed in both the specification (the doors selected) and on the plans.

Level thresholds to all internal doors on the ground/entry level leading to habitable rooms, the laundry and a compliant toilet and to room containing a hobless/step-free shower (on any level)

Level threshold can include a 5 mm rounded or bevelled lip or a ramp not steeper than 1:8 which does not extend beyond the door jamb.

Corridors 1000 mm (minimum) wide on the ground/entry level to habitable rooms, laundry and compliant toilet and to the door of a room containing one hobless/step-free shower (except the stairway)

NOTE: Drawings should note that the corridor width is measured from the finished surface of the wall linings and not the frame as is industry practice. Skirtings, door stops etc. can be disregarded.

Toilet pan on the ground or entry level with a clear space in front measuring 900 mm wide x 1200 mm (clear of obstructions such as the swing of the door, vanity etc. but a toilet roll holder and skirtings can encroach)

and if the toilet is combined with the bathroom, there must also be 450 mm from the nearest obstruction (e.g. basin or vanity) to the centre of the toilet pan

NOTE: Include toilet/bathroom details for the plumbing trades that highlight the need for the clear space in front of the toilet pan by setting out the location of the pipes and waste given the specified toilet and vanity.

NOTE: Drawings should illustrate how the 'clear space' in front of the toilet is clear of the swing of any door (both the toilet and shower doors).

Hobless step free shower (can include a 5 mm maximum lip) detailing the shower screen and location of the shower head

WARNING: Where providing an enclosed shower, the NCC requires a minimum 5 mm lip, allowing for zero tolerances. Consider designing for an unenclosed shower by providing the waterstop at the door and waterproofing the whole bathroom floor including 150 mm membrane upstand at walls outside of the shower area.

Reinforcing in walls (for future installation of grabrails) for the specified toilet pan and specified shower and, where provided, a bath detailed on Internal elevation drawings indicating the location, size and material used.

INSPECTIONS AND EVIDENCE WORK CONFORMS

Prior to lining wall frames – confirm:

- Appropriate reinforcing has been installed.
- Appropriate space has been provided to allow for at least 1000 mm minimum corridors once lined.
- Appropriate openings have been provided for doorways on the path of travel given the doors that will be installed.
- Wet areas have been set down appropriately to allow for a level threshold to the accessible toilet and shower and appropriate falls once complete.

Slip resistance – Where a ramp has been provided provide appropriate evidence of suitability that the slip resistance requirements have been met.