

National Construction Code

SUMMARY OF CHANGES COMING IN 2023



The home of building

CHANGES TO WATERPROOFING REQUIREMENTS

Commencing 1 May 2023

A new waterproofing standard will be referenced from 1 May 2023. The main changes are:

- Surface finishes must grade to every floor waste (grated inlet) in a wet area
- Waterproofing required to all of the shower wall
- Commercial wet areas to have graded membranes and surface finishes to a drain waste.

Master Builders has prepared a detailed Waterproofing Building Information Sheet for members. The Department of Energy and Public Works has advised it will release an updated Newsflash.

ACCESSIBLE HOUSING

Commencing 1 October 2023

Significant changes to new houses and units include:

- Step-free path from site boundary or parking area (exemptions may be allowed)
- Step-free entrance with a 1200mm x 1200mm landing (can be through the garage if 3200 mm wide)
- Doors (main entry and most internal) to have an 820mm clear opening and level thresholds
- Corridors to be min. 1000mm wide (clear) on entry level
- Toilet on entry level with min. 1200mm x 900mm clear distance in front of the pan excluding swing of the door
- Hobless and step-free shower
- Reinforced walls around the accessible shower and toilet.

Government is developing further guidance and advice.

ENERGY EFFICIENCY

Commencing 1 October 2023

Class 1 buildings will require a 7 star rating, increasing from 6 stars, as well as a 'whole of house assessment'. Class 2 buildings will need an average of 7 stars with no sole occupancy unit being less than 6 stars. Credits can be obtained for using the applicable software tool such as NatHERS.

A Building Information Sheet will be available for members once any Queensland variations are known.

OTHER CHANGES

Other amendments to the NCC will commence on 1 May 2023 (other than lead in plumbing products) including:

- Plumbing connections where main drain and branch drain are both DN100mm (and downstream of WC) must have an elevated incline of at least 15 degrees above the horizontal
- Bushfire protection for buildings with vulnerable occupants and changes for childcare in multi-storey buildings
- Face-mounted balustrades to have a maximum gap of 40mm between the face of a trafficable surface and the balustrade
- Reduction of allowable lead in plumbing products (commences 1 September 2025)
- New wind loads for housing standard
- New standard called up for structural steel requirements
- Improved usability and new quantified performance requirements with a more practical approach.
- Provision for electric vehicle charging in class 2-9 buildings (note QFES advice of a special hazard)

The updated NCC will be available from 1 October 2022

More information can be found at abc.gov.au or Master Builders website mbqld.com.au/ncc
Alternatively chat to us at your local office, on **1300 30 50 10** or email ask@mbqld.com.au