City Plan Services P/L
ABN 30 075 223 353

NCC 2025 Volume One - Building Code of Australia

Information Sheet

Note 1: Comes into effect 1 May 2027.

Note 2: New clauses to be included in BCA 2025 are highlighted yellow in the tables below.

For more information regarding how BCA 2025 may impact your development please contact City Plan Services 02 8270 3500.

NCC Provision	Proposed Amendment Description
Section A – Governing Requirements	
A2G2: Performance Solution	A2G2(5)- Performance solutions for structural reliability must be by equivalence method, not absolute method. Comes into effect 1 May 2026
A2G2: Performance Solution	A2G2 - Limitation preventing performance solution using expert judgment (A2G2(2)(c)) for structural and fire safety.
A4G1: Referenced documents	A4G1 permits the use of alternative standards (referenced documents) registered on ABCB website.
A5G6: Fire hazard properties and combustibility	A5G6(1) & (3) - Allows acceptance of opinion reports from testing authorities for fire hazard properties.
Section B – Structure	
B1D4: Determination of structural resistance of materials and forms of construction **E3D7**: Passenger lift types and their limitations	B1D4(n)(i)(C) & E3D7(1)(e) – small sized, low speed automatic lift no longer permitted.
Specification 5 – Fire Resisting construction	
S5C11: Type A fire-resisting construction - fire-resistance of building elements	S5C11- Allows fire protected steel in certain Type A buildings.
Section D - Access and egress	
Part D2: *Provision for escape*	
D2D8: Width of exits and paths of travel to exits	D2D8 - Aggregate exit widths now also apply to fire compartments served by horizontal exit/s.
Part D4: *Access for people with a disability*	
D4D11: Swimming Pools	D4D11(3) Slip resistance does not apply to threshold ramps.
Part D3: *Construction of Exists*	
D3D22: Handrails	D3D22 Handrails not required to step ramps, threshold ramps & kerb ramps.
D3D16: Thresholds	D3D16 Previous threshold concession for Class 9a & 9c removed.

D3D27: Re-entry from fire-isolated exits	D3D27 – Fire stair re-entry provisions apply to all fire isolated stairs in Class 2, 3, 4, 6 & 7a buildings.
D3D31: Wayfinding Signage (NEW CLAUSE)	D3D31 Wayfinding signage - Buildings with an effective height of more than 12 m or with more than 3 below ground storeys must be provided with stairway identification signs, floor level identification signs and sole-occupancy unit indicator signs.
Section E – Services and Equipment	
Part E2 - *Smoke Hazard Management*	
E2D2: Application of a part	E2D2(3) Prevents use of plastic pipes and fittings above-ground in combined sprinkler and hydrant systems.
Part E1 – *Fire Fighting Equipment*	
E1D3: Fire hose reels	E1D3(1)(e) – FHR not required to areas less than 100 m2, which are— (i) separated from other parts of the building by construction having an FRL of not less than 60/60/60; and (ii) with any door in the construction required by (i) protected with a self-closing or automatic closing fire door having an FRL of not less than –/60/30; and (iii) provided with fire extinguishers in accordance with AS 2444 located on the egress side of an entry door to the space.
Specification 5: Fire-resisting construction **S5C19(1), S5C22(1):** Type A fire-resisting construction – carparks Specification 17: Fire Sprinkler systems **S17C2(c)(ii):** Application of automatic fire sprinkler standards **E1D5**: Where sprinklers are required: all classifications **E1D6**: Where sprinklers are required: all classifications: Class 2 & 3 buildings other than residential care buildings **E1D9**: Where sprinklers are required: Class 7a building	S5C19(1), S5C22(1) E1D5, E1D6, E1D9, S17C2(c)(ii) Removal of various open deck carpark concessions in in multi classified buildings.
E3D11: Fire service recall control switch **E3D12**: Lift car fire service drive control switch	E3D11(9) & E3D12(7) new requirement added for onsite storge of fire service lift keys.
Section F – Healthy and amenity	
Part F1 - *Water Management* F1 restructured from '*Surface water management, rising damp and external water proofing*' to '*Water Management'*	
F1D4: Provision of drainage and grading to external areas. (NEW CLAUSE)	F1D4 Provision of drainage and grading to external areas – new clause to require falls and drainage to concrete roofs, balconies, podiums and the like.
F1D5: Substrate Materials	F1D5 substrate materials - new clause to specify substrate construction of concrete roofs, balconies, podiums and the like.
F1D6: Exposed joints	F1D6 (previously F1D4) exposed joints – amended to require exposed joints be located on the ridge line or high point of the structural substrate.
F1D7: External waterproofing membrane	F1D7 (previous F1D5) External waterproofing membranes – amended to require membrane to be installed directly on a structural substrate.

F1D8: Damp proofing F1D14: Glazed assemblies F1D15: Wall cladding	F1D8 (previous F1D6) Damp proofing & F1D14 Glazed assemblies & F1D15 Wall cladding - now applies to Class 7 & 8 buildings.
F1D10: Surface finishes (NEW CLAUSE)	F1D10 Surface finishes (new clause) - the flooring or surface finish of a roof, balcony, terrace, podium, or similar part of a building must be— • self-draining; or • directly fixed to a membrane complying with F1D7.
Part F4 - *Facilities in Class 3 to 9 buildings*	
F4D4(6): Facilities in Class 3 to 9 buildings	F4D4(6) means of disposal of sanitary products applies to all sanitary facilities.
F4D4(12), (13) & (14) & F4D8(1)(a): Facilities in Class 3 to 9 buildings	F4D4(12), (13) & (14) & F4D8(1)(a) - allows some all-gender sanitary facilities & construction requirements.
Part F6 - *Light and ventilation*	
F612: Kitchen local exhaust ventilation	F6D12 Kitchen local exhaust - word 'commercial' has been deleted. All kitchens exceeding thresholds require exhaust hood.
Part F8: *Condensation management*	
F8D3: External wall construction	F8D3 - Amended to provide further membrane vapour permeance specs and details for cavity construction.
F8D5: Ventilation of a roof space with the primary insulation layer not parallel to the roof plane	F8D5 Ventilation of a roof space with the primary insulation layer not parallel to the roof plane – Does not apply to ventilation of a roof space with the primary insulation layer parallel to the roof plane.
F8D6: Ventilation of a roof space with the primary insulation layer parallel to the roof plane (NEW CLAUSE)	F8D6 (new clause) Ventilation of a roof space with the primary insulation layer parallel to the roof plane.

Table 2. NCC 2026 Volume 1 Amendments: Section J Energy Efficiency

Section J: Energy Efficiency	
Part J2: *Energy Efficiency*	
J2D2: Application of Section J	Amended on account of changes in Part J4 and new requirements regarding onsite renewable energy systems.
Part J3: *Elemental Provisions for a Class 4 part of a building*	
J3D5(1): Roof thermal breaks of a Class 4 part of a building.	Amended to specify application to metal-framed flat, skillion and cathedral roofs.
J3D14: Net equivalent energy usage of a Class 4 part of a building	Amended to include more detailed specifications for net equivalent energy usage calculations.
Part J4: *Building Fabric*	
J4D3(1): Thermal construction — general	Amended to provide further specification for the installation of insulation.
J4D4: Roof and ceiling construction	Amended to specify various Total R-Values for various scenarios.
J4D6: Walls and Glazing	Total system U-Values, solar admittance values and R values for walls and glazing have been updated.
Part J5: *Building Sealing*	

J5D4: Roof Lights	Concession for non-conditioned spaces and climate zones 1-3 has been removed.
J5D6: Exhaust fans	Concession for conditioned spaces and climate zones 1-3 removed. Also, concession introduced for continuously operating fans.
J5D8: Evaporative coolers	Concession for non-heated spaces removed.
Part J6: *Air-conditioning and ventilation*	
J6D3: Air-condition system control	Various amendments, including limiting of heating and cooling at zone level, to improve efficiency through air conditioning system control.
J6D4: Mechanical ventilation system control	Various amendments, including introduction of further scenarios where modulating control is required, to improve efficiency through mechanical ventilation system control.
J6D5: Fans and duct systems	Various amendments, including removal of concessions for low static pressure systems and low supply air volume systems, to improve efficiency of fans and ductwork.
J6D8: Pump systems	Additional efficiency requirements added for certain pump systems. Change in terminology from constant and variable speed to constant and variable flow.
J6D10: Space Heating	Various amendments for improving efficiency of air conditioning systems. Addition of requirements for electrical system readiness where gas space heating is used.
J6D11: Refrigerant Chillers	Updated to include further specification for the efficiency of refrigerant chillers.
J6D12: Unitary air-conditioning equipment	Updated to include further specification for the efficiency of unitary air-conditioning systems.
J6D13: Heat rejection equipment	Various amendments, including variable speed operation requirements for three-phase motor fans, for the efficiency of heat rejection equipment.
Part J7: *Artificial lighting and power*	
J7D3(4): Artificial lighting	Lighting timers removed and motion detectors replaced with demand-operated controls.
J7D4: Interior artificial lighting and power control	Various amendments, including further situations for which demand operated control must be provided, for the efficiency of lighting control.
Part J8: *Heated water supply and swimming pool and spa pool plant*	
J8D3: Heated water supply	New requirements for heated water pipework insulation and electrical system readiness where gas heated water systems are installed.
J8D4: Swimming pool heating and pumping	Various gas heater minimum gross thermal efficiencies are replaced with a single value of 90%. New requirements for electrical system readiness for buildings with gas heated swimming pools.
J8D5: Spa pool heating and pumping	Various gas heater minimum gross thermal efficiencies are replaced with a single value of 90%. New requirements for electrical system readiness for buildings with gas heated spa pools.
Part J9: *Energy monitoring and on-site distributed energy resources*	
J9D3: Facilities for energy monitoring	Amended to require and specify an Environmental Management Information System facility for energy monitoring.
J9D5: Facilities for solar photovoltaic and battery systems	Amended to require installation of on-site solar photovoltaic systems, or equivalent renewable energy generation systems.