

Ministerial Building Standard MBS 007

Modifications to the Building Code of Australia

December 2025

Amendment 5



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* (PDI Act).
- 1.2 The *Building Code*, adopted as part of the *Building Rules* by the PDI Act, is modified in its application to *building work* in South Australia in accordance with the provisions of this Standard.
- 1.3 The *Building Code* (NCC 2022) commenced in the *Building Rules* on 1 May 2023, with the sections relating to livable housing and improved energy efficiency and condensation management deferred in South Australia until 1 October 2024.
- 1.4 Under the PDI Act, South Australia adopts amendments to the NCC when they are adopted by the Australian Building Codes Board (ABCB). NCC 2022 Amendment 1 was issued by the ABCB with effect from 1 May 2025. Amendment 2 was issued by the ABCB effect from 29 July 2025. References to NCC 2022 in the *Building Code* and this Standard shall mean NCC 2022 as amended.
- 1.5 The modifications within this Standard apply to the *Building Code* from the date of gazette and must be read as if they are consolidated into the *Building Code*.
- 1.6 Ministerial Building Standard MBS 013 specifies energy efficiency and livable housing design deemed-to-satisfy provisions for additions and/or alterations to existing Class 1 dwellings to support compliance with the requirements of the NCC 2022 modern homes provisions from 1 May 2026.

2. MODIFICATIONS TO NCC 2022

2.1 Volume One – Class 2 to 9 buildings

In South Australia, the *Building Code* (NCC 2022 Volume One) will be taken to be modified as set out below:

2.1.1 Modify SA B1P4 Buildings in flood areas to read as follows:

This clause has deliberately been left blank.
B1P4 does not apply in South Australia.

2.1.2 Modify SA B1D6 Construction of buildings in flood hazard areas to read as follows:

This clause has deliberately been left blank.
B1D6 does not apply in South Australia.

- 2.1.3 Delete SA subclause E1D2(7) in **SA E1D2 Fire hydrants**.
- 2.1.4 Modify SA subclause E4D2(b)(iii)(C) in **SA E4D2 Emergency lighting requirements** to read as follows:

An emergency lighting system is not *required* in a Group C *farm building* or at ground floor level in *cell type silos* or *storage sheds*; and

- 2.1.5 Delete SA subclause E4D8(2)(b) in **SA E4D8 Design and operation of exit signs**.
- 2.1.6 Modify the Notes after the 'Introduction to this Part' in **Part F8 Condensation management** to read as follows:

Notes: South Australia Part F8 Condensation management

From 1 May 2023 to 30 September 2024, **Part F6 of NCC 2019** (Amendment 1), including variations for South Australia, may apply instead of Part F8 of NCC 2022.

Part F8 of NCC 2022 applies in South Australia from 1 October 2024.

A Class 2 building that is the subject of a *development application lodged* prior to 1 October 2024 may comply with **Part F6 of NCC 2019** (Amendment 1), including variations for South Australia, instead of Part F8 of NCC 2022.

- 2.1.7 Modify clause **G501 Objective** to read as follows:

The Objective of this Part is to—

- (a) safeguard occupants from injury from the effects of a bushfire; and
- (b) protect buildings from the effects of a bushfire.

Application:

G501(a) and **(b)** apply in a *designated bushfire prone area* to—

- (a) a Class 2 or 3 building; or
- (b) a Class 10a building or deck associated with a Class 2 or 3 building.

Notes:

The provisions relating to Class 9 buildings, and Class 10a buildings associated with, adjacent to or connected to a Class 9 building, do not apply in South Australia.

2.1.8 Modify clause G5F1 Construction in bushfire prone areas to read as follows:

A building constructed in a *designated bushfire prone area* is to provide a resistance to bushfires in order to reduce the danger to life and minimise the risk of the loss of the building.

Application:

G5F1 applies in a *designated bushfire prone area* to—

- (a) a Class 2 or 3 building; or
- (b) a Class 10a building or deck associated with a Class 2 or 3 building.

Notes:

The provisions relating to Class 9 buildings, and Class 10a buildings associated with, adjacent to or connected to a Class 9 building, do not apply in South Australia.

2.1.9 Modify clause **G5P1 Bushfire Resistance** to read as follows:

A building that is constructed in a *designated bushfire prone area* must be designed and constructed to —

- (a) reduce the risk of ignition from a *design bushfire* with an annual exceedance probability not more than 1:100 years; and
- (b) take account of the assessed duration and intensity of the fire actions of the *design bushfire*; and
- (c) be designed to prevent internal ignition of the building and its contents; and
- (d) maintain the structural integrity of the building for the duration of the *design bushfire*.

Application:

G5P1 applies in a *designated bushfire prone area* to—

- (a) a Class 2 or 3 building; or
- (b) a Class 10a building or deck associated with a Class 2 or 3 building.

Notes:

The provisions relating to Class 9 buildings, and Class 10a buildings associated with, adjacent to or connected to a Class 9 building, do not apply in South Australia.

- 2.1.10 Modify clause G5P2 Additional bushfire requirements for certain Class 9 buildings to read as follows:

This clause has deliberately been left blank.

G5P2 does not apply in South Australia.

- 2.1.11 Modify the Notes after the 'Limitations' clause in **G5V1 Buildings in bushfire prone areas** to read as follows:

Notes:

This clause has deliberately been left blank.

G5V1 'Notes' does not apply in South Australia.

- 2.1.12 Modify clause SA G5D1 Deemed to Satisfy Provisions to read as follows:

- (1) Where a *Deemed-to-Satisfy Solution* is proposed, *Performance Requirement G5P1* and subject to G5D2, are satisfied by complying with G5D3 to SA G5D5.

- 2.1.13 Modify clause **SA G5D2 Application of Part** to read as follows:

The Deemed-to-Satisfy Provisions of this Part apply in a *designated bushfire prone area* to

- (a) a Class 2 or 3 building; and
(b) a Class 10a building or deck associated with a Class 2 or 3 building.

- 2.1.14 Modify clause G5D4 Protection – certain Class 9 buildings to read as follows:

This clause has deliberately been left blank.

G5D4 does not apply in South Australia.

- 2.1.15 Modify Specification 43 Bushfire protection for certain Class 9 buildings to read as follows:

This Specification has deliberately been left blank.

Specification 43 does not apply in South Australia.

- 2.1.16 Modify the Notes after the 'Introduction to this Part' in **Part G7 Livable housing design** to read as follows:

Notes: South Australia Part G7 Livable housing design

Part G7 of **NCC 2022** takes effect in South Australia on 1 October 2024.

Part G7 does not apply to a Class 2 building that is the subject of a *development application lodged* prior to 1 October 2024.

- 2.1.17 Modify clause **G7D2** in **Part G7 Livable housing design** to read as follows:

- (1) Each sole-occupancy unit in a Class 2 building must comply with the *ABCB Standard for Livable Housing Design*, except for Part 1.
- (2) **Clause 4.1** of the *ABCB Standard for Livable Housing Design* is varied in South Australia as follows:

There must be at least one compliant *sanitary compartment* located on either:

 - (a) the ground or entry level; or
 - (b) the lowest level containing a *habitable* room within a sole-occupancy unit in a Class 2 building.

- 2.1.18 Modify the Notes after the 'Introduction to this Part' in **Part J1 Energy efficiency performance requirements** to read as follows:

Notes: South Australia Part J1 Energy efficiency performance requirements

From 1 May 2023 to 30 September 2024, **Section J** of **NCC 2019** (Amendment 1), including variations for South Australia, may apply instead of Section J of NCC 2022.

Part J1 of **NCC 2022** applies in South Australia from 1 October 2024.

A Class 2 building that is the subject of a *development application lodged* prior to 1 October 2024 may comply with **Section J** of **NCC 2019** (Amendment 1), including variations for South Australia, instead of Part J1 of NCC 2022.

- 2.1.19 Modify the Notes after the 'Introduction to this Part' in **Part J2 Energy efficiency** to read as follows:

Notes: South Australia Part J2 Energy efficiency

From 1 May 2023 to 30 September 2024, **Section J** of **NCC 2019** (Amendment 1), including variations for South Australia, may apply instead of Section J of NCC 2022.

Part J2 of **NCC 2022** applies in South Australia from 1 October 2024.

A Class 2 building that is the subject of a *development application lodged* prior to 1 October 2024 may comply with **Section J of NCC 2019** (Amendment 1), including variations for South Australia, instead of Part J2 of NCC 2022.

- 2.1.20 Modify the Notes after the 'Introduction to this Part' in Part J3 Elemental provisions for a sole-occupancy unit of a Class 2 building or a Class 4 part of a building to read as follows:

Notes: South Australia Part J3 Elemental provisions for a sole-occupancy unit of a Class 2 building or a Class 4 part of a building

From 1 May 2023 to 30 September 2024, **Section J of NCC 2019** (Amendment 1), including variations for South Australia, may apply instead of Section J of NCC 2022.

Part J3 of NCC 2022 applies in South Australia from 1 October 2024.

A Class 2 building that is the subject of a *development application lodged* prior to 1 October 2024 may comply with **Section J of NCC 2019** (Amendment 1), including variations for South Australia, instead of Part J3 of NCC 2022.

- 2.1.21 Modify the Notes after the 'Introduction to this Part' in **Part J4 Building fabric** to read as follows:

Notes: South Australia Part J4 Building fabric

From 1 May 2023 to 30 September 2024, **Section J of NCC 2019** (Amendment 1), including variations for South Australia, may apply instead of Section J of NCC 2022.

Part J4 of NCC 2022 applies in South Australia from 1 October 2024.

A Class 2 building that is the subject of a *development application lodged* prior to 1 October 2024 may comply with **Section J of NCC 2019** (Amendment 1), including variations for South Australia, instead of Part J4 of NCC 2022.

- 2.1.22 Modify the Notes after the 'Introduction to this Part' in **Part J5 Building sealing** to read as follows:

Notes: South Australia Part J5 Building sealing

From 1 May 2023 to 30 September 2024, **Section J of NCC 2019** (Amendment 1), including variations for South Australia, may apply instead of Section J of NCC 2022.

Part J5 of NCC 2022 applies in South Australia from 1 October 2024.

A Class 2 building that is the subject of a *development application lodged* prior to 1 October 2024 may comply with **Section J of NCC 2019** (Amendment 1), including variations for South Australia, instead of Part J5 of NCC 2022.

- 2.1.23 Modify the Notes after the 'Introduction to this Part' in **Part J6 Air-conditioning and ventilation** to read as follows:

Notes: South Australia Part J6 Air-conditioning and ventilation

From 1 May 2023 to 30 September 2024, **Section J of NCC 2019** (Amendment 1), including variations for South Australia, may apply instead of Section J of NCC 2022.

Part J6 of NCC 2022 applies in South Australia from 1 October 2024.

A Class 2 building that is the subject of a *development application lodged* prior to 1 October 2024 may comply with **Section J of NCC 2019** (Amendment 1), including variations for South Australia, instead of Part J6 of NCC 2022.

- 2.1.24 Modify the Notes after the 'Introduction to this Part' in **Part J7 Artificial lighting** to read as follows:

Notes: South Australia Part J7 Artificial lighting

From 1 May 2023 to 30 September 2024, **Section J of NCC 2019** (Amendment 1), including variations for South Australia, may apply instead of Section J of NCC 2022.

Part J7 of NCC 2022 applies in South Australia from 1 October 2024.

A Class 2 building that is the subject of a *development application lodged* prior to 1 October 2024 may comply with **Section J of NCC 2019** (Amendment 1), including variations for South Australia, instead of Part J7 of NCC 2022.

- 2.1.25 Modify the Notes after the 'Introduction to this Part' in **Part J8 Heated water supply and swimming pool and spa pool plant** to read as follows:

Notes: South Australia Part J8 Heated water supply and swimming pool and spa pool plant

From 1 May 2023 to 30 September 2024, **Section J of NCC 2019** (Amendment 1), including variations for South Australia, may apply instead of Section J of NCC 2022.

Part J8 of NCC 2022 applies in South Australia from 1 October 2024.

A Class 2 building that is the subject of a *development application lodged* prior to 1 October 2024 may comply with **Section J of NCC 2019** (Amendment 1), including variations for South Australia, instead of Part J8 of NCC 2022.

- 2.1.26 Modify the Notes after the 'Introduction to this Part' in **Part J9 Energy monitoring and on-site distributed energy resources** to read as follows:

Notes: South Australia Part J9 Energy monitoring and on-site distributed energy resources

Part J9 of **NCC 2022** applies in South Australia from 1 October 2023.

2.2 Volume Two – Class 1 and 10 buildings

In South Australia, the *Building Code* (NCC 2022 Volume Two) will be taken to be modified as set out below:

- 2.2.1 Modify SA H1P2 Buildings in flood areas to read as follows:

This clause has deliberately been left blank.

H1P2 does not apply in South Australia.

- 2.2.2 Modify **H1D10 Flood hazard areas** to read as follows:

This clause has deliberately been left blank.

H1D10 does not apply in South Australia.

- 2.2.3 Modify the Notes under **H4D9 Condensation management** to read as follows:

Notes: South Australia H4D9 Condensation management

From 1 May 2023 to 30 September 2024, **P2.4.7**, **V2.4.7** and **Part 3.8.7** of **NCC 2019** (Amendment 1), including variations for South Australia, may apply instead of H4P7, H4V5 and H4D9 of NCC 2022.

H4P7, **H4V5** and **H4D9** of **NCC 2022** apply in South Australia from 1 October 2024.

Concessions:

- (1) A Class 1 building that is the subject of a *development application lodged* prior to 1 October 2024 may comply with **P2.4.7**, **V2.4.7** and **Part 3.8.7** of **NCC 2019** (Amendment 1).
- (2) An *alteration* and/or *addition* to an existing Class 1 building the subject of a *development application lodged* prior to 1 May 2026 may comply with **P2.4.7**, **V2.4.7** and **Part 3.8.7** of **NCC 2019** (Amendment 1), including variations for South Australia.

- 2.2.4 Modify the Notes after the 'Introduction to this Part' in **Part H6 Energy efficiency** to read as follows:

Notes: South Australia Part H6 Energy efficiency

From 1 May 2023 to 30 September 2024, **Part 2.6** and **Part 3.12** of **NCC 2019** (Amendment 1), including variations for South Australia, may apply instead of Part H6 of NCC 2022.

Part H6 of **NCC 2022** applies in South Australia from 1 October 2024.

Concessions:

- (1) A Class 1 building that is the subject of a *development application lodged* prior to 1 October 2024 may comply with **P2.6.1, P2.6.2, A2.2(3), A2.4(3)** (as applicable) and **Part 3.12** of **NCC 2019** (Amendment 1).
- (2) An *alteration* and/or *addition* to an existing Class 1 building the subject of a *development application lodged* prior to 1 May 2026 may comply with **P2.6.1, P2.6.2, A2.2(3), A2.4(3)** (as applicable) and **Part 3.12** of **NCC 2019** (Amendment 1).
- (3) A Class 1 building that is the subject of an application for *building consent* lodged prior to 1 January 2027, on a *small* or *irregular allotment* for which an application for land division was lodged prior to 1 May 2026, may comply with:
 - (a) **P2.6.1, P2.6.2, A2.2(3), A2.4(3)** (as applicable), **Part 3.12.0(a)** of **NCC 2019** (Amendment 1) and **H6P2 – Energy usage of NCC 2022**; or
 - (b) achieve an energy rating, including the separate heating and cooling load limits, using *house energy rating software*, of greater than or equal to 6 stars and comply with **H6P2 – Energy usage of NCC 2022**.
- (4) A Class 1 building to be constructed on an existing *small* or *irregular allotment* as of 1 May 2026 may comply with:
 - (a) **P2.6.1, A2.2(3), A2.4(3)** (as applicable), **Part 3.12.0(a)** of **NCC 2019** (Amendment 1) and **H6P2 – Energy usage of NCC 2022**; or
 - (b) achieve an energy rating, including separate heating and cooling load limits, using *house energy rating software*, of greater than or equal to 6 stars and comply with **H6P2 – Energy usage of NCC 2022**.
- (5) A Class 1 building to be used as *workers' accommodation* or *tourist accommodation* may comply with **P2.6.1, P2.6.2, A2.2(3), A2.4(3)** (as applicable) and **Part 3.12** of **NCC 2019** (Amendment 1).
- (6) A Class 1 building that is the subject of an application for *building consent* lodged prior to 1 May 2026 within the Master Planned Neighbourhood Zone in the Mount Barker District Council may comply with:
 - (a) **P2.6.1, A2.2(3), A2.4(3)** (as applicable), **Part 3.12.0(a)** of **NCC 2019** (Amendment 1) and **H6P2 – Energy usage of NCC 2022**; or

- (b) Achieve an energy rating, including the separate heating and cooling load limits, using *house energy rating software*, of greater than or equal to 6 stars and comply with **H6P2 – Energy usage of NCC 2022**.
- (7) A Class 1 building that is *manufactured off site* and with a *floor area* equal to or less than 70 sqm may comply with the **P2.6.1 3.12.0.1(a)(i) of NCC 2019** (Amendment 1) and **H6P2 – Energy usage of NCC 2022**.
- Note: SA3.12.0.1(a)(iv) and (v), SA3.12.0.1(b) and (c) and SA Table 3.12.0.1 cannot be used.*
- (8) A Class 1 building that is *manufactured off site* and located in *Climate Zone 4*, a local government area listed in **Table A**, or an area not located within a local government area, may comply with the **P2.6.1, 3.12.0.1(a)(i) of NCC 2019** (Amendment 1) and **H6P2 – Energy usage of NCC 2022**.
- Note: SA3.12.0.1(a)(iv) and (v), SA3.12.0.1(b) and (c) and SA Table 3.12.0.1 cannot be used.*

Table A

Ceduna Council	Kangaroo Island Council	Peterborough Council
Cleve Council	Karoonda East Murray Council	Southern Mallee Council
Coorong District Council	Kimba Council	Streaky Bay Council
Elliston Council	Lower Eyre Peninsula Council	Tatiara Council
Flinders Ranges Council	Mid Murray Council	Tumby Bay Council
Franklin Harbour Council	Mount Remarkable Council	Wudinna District Council
Goyder Council	Orroroo Carrieton Council	

- 2.2.5 Modify the Notes after the 'Introduction to this Part' in **Part H8 Livable housing design** to insert the following:

Notes: South Australia Part H8 Livable housing design

Part H8 of NCC 2022 takes effect in South Australia on 1 October 2024.

Concessions:

- (1) Subject to (2), **Part H8** does not apply to a Class 1a building if:
- The Class 1a building was the subject of a *development application lodged* before 1 October 2024, or
 - The Class 1a building was the subject of an application for *building consent* lodged prior to 1 January 2027 on a *small or irregular allotment* for which an application for land division was lodged prior to 1 May 2026, or
 - The *allotment* on which the Class 1a building is to be constructed was a *small or irregular allotment* existing as of 1 May 2026, or

- (d) The Class 1a building is *manufactured off site* and the *floor area* is equal to or less than 70 sqm, or
 - (e) The Class 1a building is used as *workers' accommodation* or *tourist accommodation*,
 - (f) The building work comprises an *alteration* and/or *addition* to a Class 1a building for which a *development application* is *lodged* prior to 1 May 2026.
- (2) Class 1a buildings subject to **(1)(b), (c), (d)** and **(e)** must still comply with Part 6- Reinforcement of bathroom and sanitary compartment walls of the ABCB Standard for Livable Housing Design.

2.2.6 Modify clause H8D2 in Part H8 Livable housing design to insert (5), (6) and (7) as follows:

- (5) **Clause 2.2 Threshold** of the *ABCB Standard for Livable Housing Design* is varied in South Australia as follows:

The threshold of an entrance door that is subject to **Clause 2.1** must—

- (a) be level; or
- (b) have a sill height not more than 5 mm if the lip is rounded or bevelled; or
- (c) have a ramped threshold that—
 - (i) does not extend internally beyond the depth of the door jamb; and
 - (ii) has a gradient not steeper than 1:8; and
 - (iii) is at least as wide as the minimum clear opening width of the entrance door; and
 - (iv) does not intrude into the minimum dimensions of a landing area that is required by **Clause 2.3**; or
- (d) where the requirements of **(a), (b)** or **(c)** cannot meet the weatherproofing requirements of the NCC, for external entrance doors containing a raised door or sill—
 - (i) have no lip or upstand greater than 15 mm within the sill profile; and
 - (ii) have no more than 5 mm height difference between the edge of the top surface of the sill and the adjoining finished surface.

- (6) **Clause 4.1** of the *ABCB Standard for Livable Housing Design* is varied in South Australia as follows:

There must be at least one compliant *sanitary compartment* located on either:

- (a) the ground or entry level; or
- (b) the lowest level containing a *habitable* room within a Class 1a building.

- (7) **Clause 5.2** of the *ABCB Standard for Livable Housing Design* is varied in South Australia as follows:

- (a) At least one shower must have a hobless and step-free entry.
- (b) An *enclosed shower area* that is hobless and step-free must have:
 - (i) a water bar with a maximum height of 5 mm installed above and sealed to the waterstop at the shower area entry; or
 - (ii) a linear drain at the shower area entry.
- (c) An *unenclosed shower area* that is hobless and step-free must comply with AS 3740 or Part 10.2 of the **ABCB Housing Provisions**.

Note:

Enclosed shower areas and *unenclosed shower areas* that are hobless and step-free must be waterproofed in accordance with AS 3740 or **Part 10.2** of the **ABCB Housing Provisions**.

Figures of hobless and step-free showers that incorporate a shower screen door have been provided in Appendix A and are for informative purposes only.

2.2.7 Modify SA Part H9 Water efficiency to read as follows:

This clause has deliberately been left blank.

SA Part H9 does not apply in South Australia.

2.2.8 Modify S42C4 (1) Additional Deemed-to-Satisfy Provisions when using house energy rating software as follows:

- (1) To comply with **H6P1**, in addition to **S42C2**, a building must comply with **Section 13** of the **ABCB Housing Provisions** clauses—
 - (a) **13.2.2**, for building *fabric* thermal insulation; and
 - (b) **13.2.3(7)** and **13.2.5(5)**, for thermal breaks; and
 - (c) **13.2.3(5)**, for compensating for a loss of ceiling insulation, other than where the *house energy rating software* has compensated for a loss of ceiling insulation; and
 - (d) **13.2.6(4)**, **13.2.6(5)(a)(i)** and **13.2.6(6)** for slab edge insulation; and
 - (e) **Part 13.4**, for building sealing.

2.3 Housing Provisions

In South Australia, the *Building Code* (NCC 2022 Housing Provisions) will be taken to be modified as set out below:

2.3.1 Modify clause **SA 9.2.8(a) Open carports** to read as follows:

A Class 10a carport or verandah is exempt from complying with **9.2.4(1)** if—

- (a) it has—
 - (i) two or more sides open and not less than one third of its perimeter open and, for the purpose of this clause, a side is considered to be open if the roof covering adjacent to that side is not less than 500mm from another building or allotment boundary; or
 - (ii) any part of the *external wall* of the Class 1 building located less than 2m from the allotment boundary or less than 4m from another Class 1 building on the same allotment is *fire-resisting* to the underside of a *non-combustible* roof covering or to the underside of a *non-combustible* ceiling lining (see **SA Figure 9.2.8a**, **SA Figure 9.2.8b** and **SA Figure 9.2.8c**); and

2.3.2 Modify clause **SA 10.2.1 Wet areas** to read as follows:

Building elements in *wet areas* within a building must—

- (a) be *waterproof* or *water resistant* in accordance with **10.2.2** to **10.2.6**, except that—
 - (i) in any room containing a washing machine, the wall area from finished floor level to a minimum of 75mm above and 75mm each side of the washing machine tap outlets must be *water resistant*; and
 - (ii) where a *vessel* is inset into a bench top in a kitchen, bar area, kitchenette or domestic food and beverage preparation area—
 - (A) wall junctions and joints within 150mm above the *vessel* must be *water resistant* for the extent of the *vessel*; and
 - (B) the perimeter edges of the *vessel* must be *water resistant* for the extent of the *vessel* (see **SA Figures 10.2.1a**, **10.2.1b** and **10.2.1c**); and
 - (C) penetrations in horizontal surfaces for tap and spout outlets in kitchens, bar areas, kitchenettes or domestic food and beverage preparation areas, must be *waterproof*; and
- (b) have the wet area construction practices in accordance with
 - (i) clauses 10.2.7 to 10.2.32, or
 - (ii) AS 3740, and
- (c) have *floor wastes* provided in accordance with **SA 10.2.33**; and
- (d) where *floor wastes* are provided for drainage of floors in bathrooms and laundries, the floors, floor/wall junction and penetration must be *waterproof*.

2.3.3 Modify clause SA 10.2.33 Provision of floor wastes to read as follows:

- (1) The floor of a *wet area* containing a *vessel* must be graded to a *floor waste* to permit drainage of water.
- (2) A floor need not be graded to a *floor waste* as required by (1) if—
 - (a) all *vessels* 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); or
 - (b) 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).
 - (c) flexible hose assemblies used for the connection of fixtures contained in the *wet area* must be fitted with flood stop safety valves approved under WMTS-479.
- (3) A floor of a *wet area* that is graded without ponding to a *floor waste* within the shower area will satisfy (1).
- (4) The fall of the floor surface graded to a *floor waste* in accordance with (1) or (3) must be in accordance with 10.2.12.

2.4 Schedule 1 – Definitions

2.4.1 Modify the definition of *Certificate of Accreditation* as follows:

A certificate issued for accreditation of a building product, building method, design, component, equipment or system under section 237 of the *Planning, Development and Infrastructure Act 2016*.

2.5 Schedule 2 – Referenced Documents

2.5.1 Delete table row for AS 1428 Part 1 2001 in **SA Table 1: Schedule of referenced documents** and insert table row for AS 1428 Part 1 2021 as follows:

No.	Date	Title	Volume One	Volume Two	Housing Provisions	Volume Three
AS 1428 Part 1	2021	Design for access and mobility – General requirements for access – New building work	N/A	SA H10D4	N/A	N/A

2.5.2 Delete table row for Department of Health and Ageing – *Guidance on the use of rainwater tanks* 2004 in **SA Table 1: Schedule of referenced documents**.

3. INTERPRETATION

Addition means an extension or increase in floor area, number of storeys, or height of an existing dwelling.

Allotment has the same meaning as defined in the PDI Act except for:

- a development lot and common property created by division under the *Community Titles Act 1996*
- a lot, development lot and common property created by strata division under the *Community Titles Act 1996*
- a unit and common property created by division under the *Strata Titles Act 1988*.

Alteration means any change to an existing dwelling involving building work within the curtilage of the existing walls floor and roof or the relocation of a building on land that is required by the *Regulations* to comply with the *Building Rules*. An alteration can include:

- rearrangement of any space by constructing walls or partitions or by changing ceiling height
- addition or elimination of any door or window in a wall providing lateral load resistance
- change in roofing material
- work or actions that reduce the load-bearing capacity of a primary building element
- installation of additional equipment or fixtures, work or actions that impose additional loads on a primary building element.
- relocation of an existing dwelling that is re-erected, moved from one allotment to another or relocated on the same allotment.

Building Code has the same meaning as defined in the PDI Act.

Building consent has the same meaning as defined in the PDI Act.

Building work has the same meaning as defined in the PDI Act.

Climate Zone has the same meaning as defined in the *Building Code*.

Deemed-to-Satisfy Provisions has the same meaning as defined in the *Building Code*.

Deemed-to-Satisfy Solution has the same meaning as defined in the *Building Code*.

Designated bushfire prone area has the same meaning as defined in the *Building Code*.

Design bushfire has the same meaning as defined in the *Building Code*.

Development application means an application for *building consent* or *planning consent*.

Enclosed shower area has the same meaning as defined in the *Building Code*.

External wall has the same meaning as defined in the *Building Code*.

Fabric has the same meaning as defined in the *Building Code*.

Fire-resisting has the same meaning as defined in the *Building Code*.

Floor area has the same meaning as defined in the *Building Code*.

Floor waste has the same meaning as defined in the *Building Code*.

Habitable room has the same meaning as defined in the *Building Code*.

House energy rating software has the same meaning as defined in the *Building Code*.

Irregular allotment means an *allotment* or *principal part of an allotment* with an area less than 300sqm and which is unable to contain a minimum 9m x 15m rectangle beyond the *primary street setback*.

Lodged means an application has been lodged electronically via the SA planning portal, lodged with the relevant authority at the principal office of the relevant authority, or lodged with an accredited professional in such manner as the accredited professional may require as per regulations 29(1) and 29(2) of the *Planning, Development and Infrastructure (General) Regulations 2017*.

Manufactured off site means a transportable building or a tiny house without wheels

Non-combustible has the same meaning as defined in the *Building Code*.

Performance requirement has the same meaning as defined in the *Building Code*.

Performance Solution has the same meaning as defined in the *Building Code*.

Planning and Design Code has the same meaning as defined in the PDI Act.

Planning consent has the same meaning as defined in the PDI Act.

Primary street frontage has the same meaning as the *Planning and Design Code* and means the frontage to the common driveway in the case of a community lot, and the frontage to the street of the *principal part of an allotment* in the case of a battle-axe, hammerhead or similar allotment without direct street frontage.

Primary street setback means the primary street building setback which applies to the allotment as outlined in the *Planning and Design Code*.

Principal part of an allotment has the same meaning as within the definition of *Battle-axe allotment* in the *Planning and Design Code*.

Sanitary compartment has the same meaning as defined in the *Building Code*.

Small allotment means an *allotment* with the *primary street frontage* less than or equal to 10m.

Tourist accommodation has the same meaning as Part 7 - Land Use Definitions of the *Planning and Design Code*.

Unenclosed shower area has the same meaning as defined in the *Building Code*.

Vessel has the same meaning as defined in the *Building Code*.

Waterproof has the same meaning as defined in the *Building Code*.

Water resistant has the same meaning as defined in the *Building Code*.

Wet area has the same meaning as defined in the *Building Code*.

Workers' accommodation has the same meaning as Part 7- Land Use Definitions of the *Planning and Design Code*.

4. EXPLANATORY INFORMATION (INFORMATIVE ONLY)

The majority of the modifications within this Standard relate to the transitional concessions provided for the implementation of the Building Code (NCC 2022) livable housing design and upgraded energy efficiency and condensation provisions in South Australia.

Changes in Amendment 5:

- Restrict *Certificates of Accreditation* to those issued under section 237 of the PDI Act.
- Allow livable housing design concession for Class 2 similar to that provided for Class 1a.
- Remove SA rainwater tank provisions that no longer apply.
- Clarify SA farm building requirements by removing incorrect references to *farm sheds*.
- Confirm floor waste requirements in relation to flexible hose assemblies.
- Update edition of AS 1428.1 in SA referenced documents to align with its adoption in NCC 2022 Amendment 2.
- Clarify interpretation of primary street frontage, primary street setback and irregular allotment for the purposes of this Standard.

Notes provide additional mandatory instructions pursuant to clause A1G4(3)(g) of the Building Code (NCC 2022). The amended Notes contained in this Standard may be relied upon for determining the applicable provisions in South Australia.

Copies of NCC 2022 can be downloaded or is available online from the Australian Building Codes Board's website at ncc.abcb.gov.au.

APPENDIX A (INFORMATIVE ONLY)

Figures A1, A2 and A3 illustrate hobless and step-free showers that incorporate a water bar and a shower screen door with a proprietary door seal.

Figures A4, A5 and A6 illustrate hobless and step-free showers that incorporate a linear grated drain and a shower screen door without a proprietary door seal.

Figures A1 to A6 are for informative purposes only.

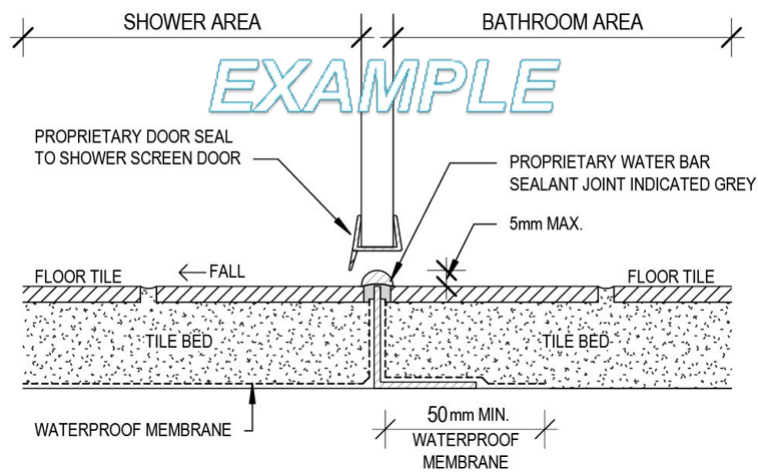


Figure A1

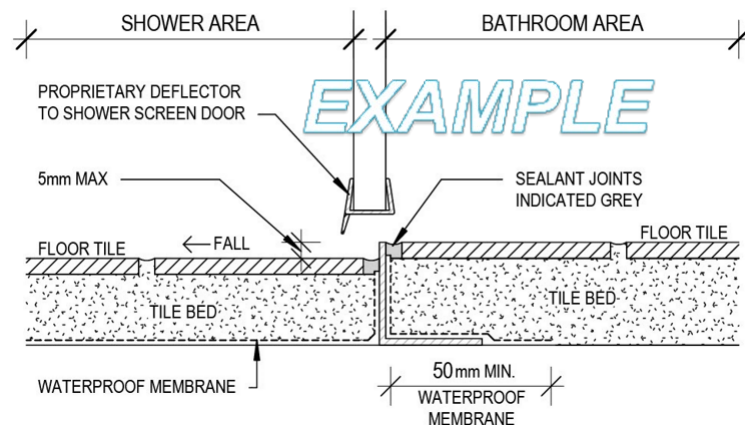


Figure A2

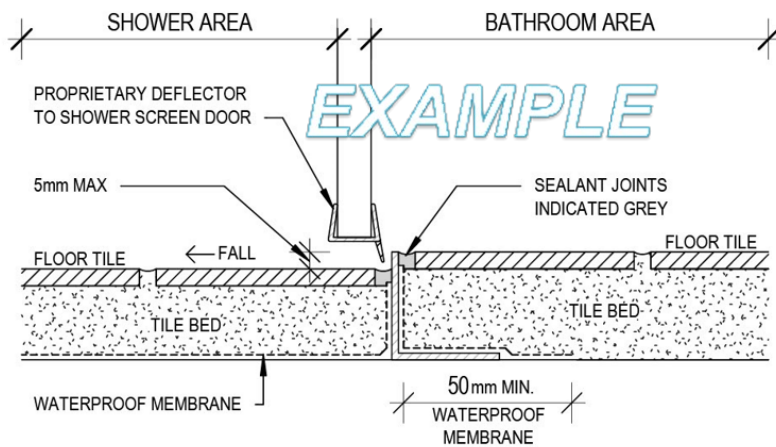


Figure A3

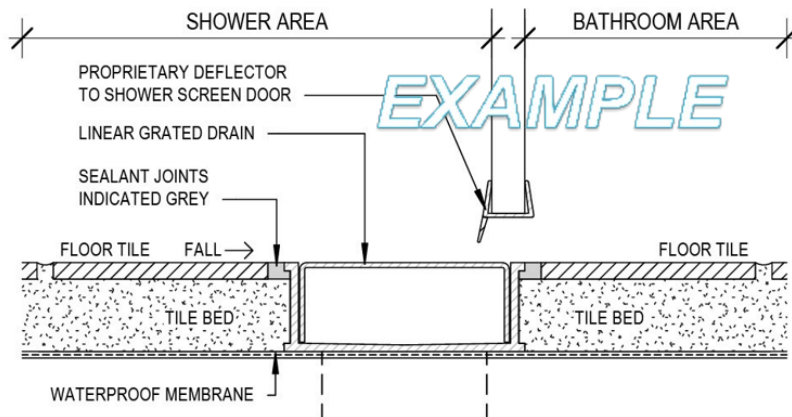


Figure A4

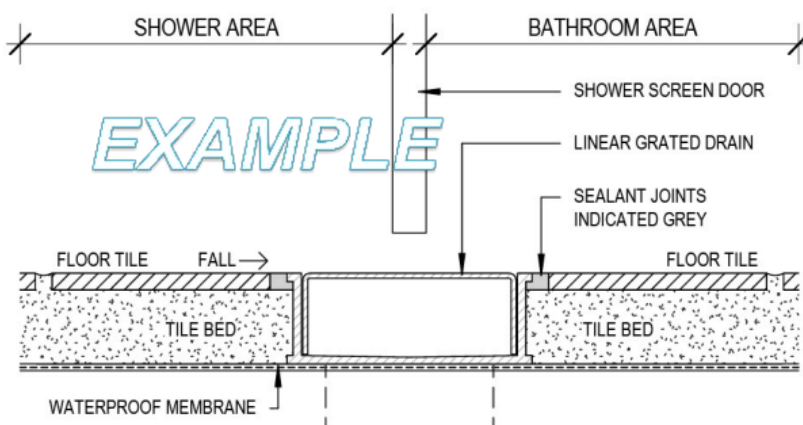


Figure A5

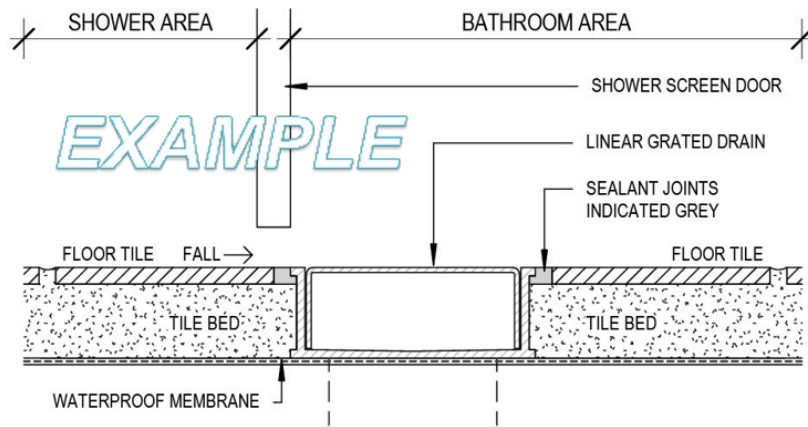


Figure A6

Source: Queensland Development Code Mandatory Part 4.5 – Livable dwellings and grading to floor wastes

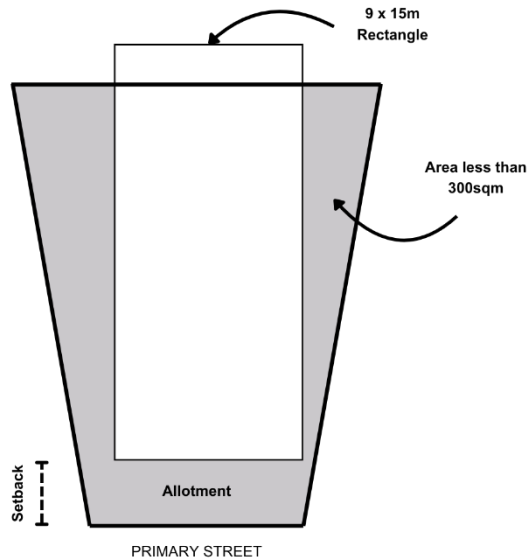
Reproduced with permission: Queensland Government – Department of Housing, Local Government, Planning and Public Works.

APPENDIX B (INFORMATIVE ONLY)

Figure B1 illustrates the *irregular allotment* definition.

Figures B2 illustrates the *small allotment* definition.

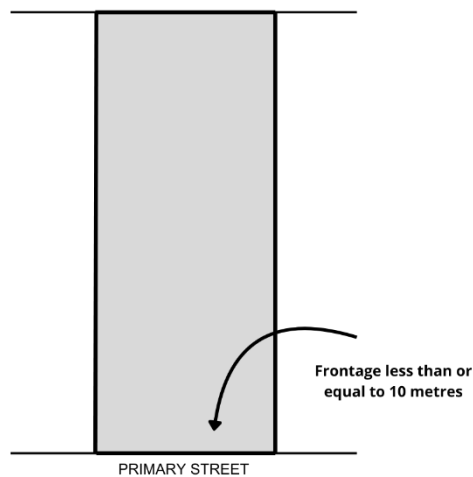
Figures B3 to B5 provide examples for the application of *primary street frontage*.



IRREGULAR ALLOTMENT

Irregular allotment means an *allotment* or *principal part of an allotment* with an area less than 300sqm and which is unable to contain a minimum 9m x 15m rectangle beyond the *primary street setback*.

Figure B1



SMALL ALLOTMENT

Small allotment means an *allotment* with the primary street frontage less than or equal to 10 metres..

Figure B2

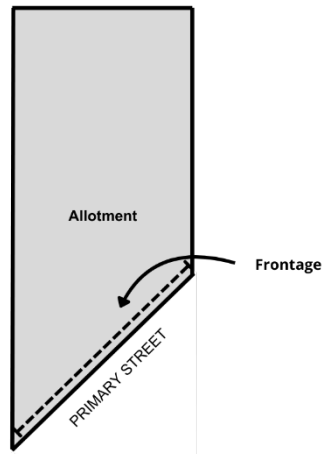


Figure B3

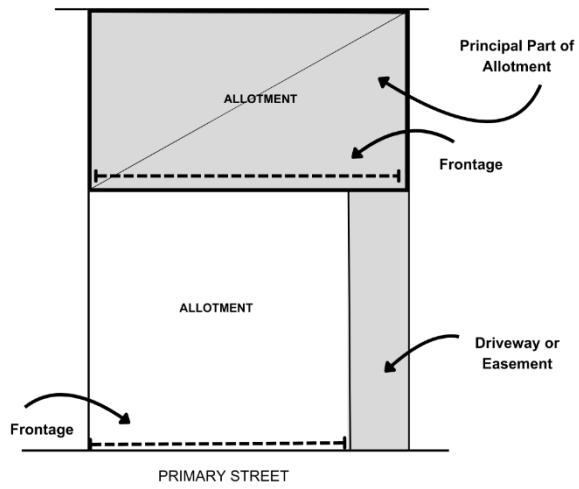


Figure B4

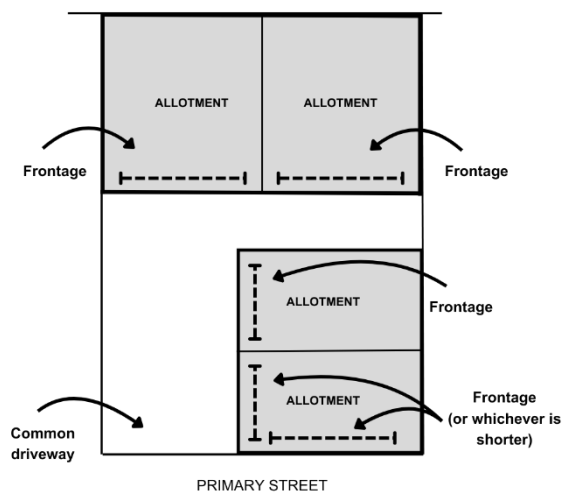


Figure B5