



Accessible Housing: Drafting of proposed NCC changes

2020

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Introduction

This document outlines proposed changes to the text of the National Construction Code (NCC), which may be implemented if governments decide to proceed with regulation for a minimum standard for accessibility in new housing.

The proposed changes have been developed to reflect the considerations outlined in the *Accessible Housing Options Paper – Consultation Report*, which was released in April 2019. That report was developed to document, in summary form, stakeholder feedback on the *Accessible Housing Options Paper*, which was released for public comment in September 2018, with comments closing in November of the same year.

The purpose of this document is to set out the technical detail of the different options discussed in the *Consultation Report*, so as to support the Regulatory Impact Statement (RIS) process. The RIS will provide Governments with analysis of the impacts of proceeding with regulation of housing accessibility through the NCC.

The changes have been drafted on the basis of accessibility standards being integrated into the existing text and layout of the NCC, rather than in a separate section, part or referenced document. The reasons for this approach are as follows. First, feedback on the *Options Paper* identified issues around using terms such as ‘accessible’ or ‘livable’ as a title for any new provisions. That issue can be avoided if requirements are integrated into the existing structure of the NCC. Second, this integrated approach can be easily extracted and converted into a separate document later on, should the need arise.

The drafting set out herein is based on the NCC 2019. It is important to note that the production of this document does not represent a commitment by Governments to make any change to the NCC. Rather, its purpose is simply to stimulate discussion, on a technical level, and to enable the identification and resolution of technical issues as soon as is practicable.

Drafting in this document is formatted as follows:

- Existing NCC text is shown in black, normal text.
- New text is shown in green underline.
- Deleted text is shown in ~~red-strike-through~~.
- Words shown in *italics* have the meaning that they have in the current NCC.

Note: This drafting does not anticipate other NCC text changes that may occur as a result of other projects currently on the ABCB work program. This draft also does not take into account any current or anticipated State/Territory variations and additions to the NCC.

An **Explanatory Statement** has also been developed to outline how each of the proposed changes operates. The Explanatory Statement should be read in conjunction with the draft changes set out in this document and summarised in the table below.

Overview of Options

This section provides an overview of the technical options considered in the *Consultation Report*. It also provides a way of reconciling these options with the relevant specification Levels set out in the *Livable Housing Design Guidelines* (LHDG). References to ‘Option 1’, ‘Options 2’ and ‘Option 3’ are to these options as set out in the Overview Table on the next page.

Building Classifications

The proposed changes affect NCC Class 1a buildings and sole-occupancy units in Class 2 buildings.

Other residential classifications are out of scope, as are all non-residential classifications.

Layout and Style

Proposed drafting follows the layout of the LHDG, insofar as addressing different elements of accessibility in the same order as is used in the LHDG. The drafting also follows the LHDG approach of outlining the differences between specification levels in a consolidated form (i.e. kept together for each element).

The drafting style will follow that of the NCC, in terms of language used, numbering, clause structure etc. The drafting will also follow the performance-based approach of the NCC, as described below:

- **Objectives:** guidance statements that reflect community expectations.
- **Functional Statements:** guidance statements that describe how a building could meet the objectives.
- **Performance Requirements:** mandatory requirements that must be met in order to achieve compliance with the NCC.
- **Deemed-to-Satisfy Provisions:** optional, standardised provisions which, if complied with, will enable the building to be deemed to have met the Performance Requirements.

The points above provide only a broad overview of the performance-based approach of the NCC. Further, more comprehensive information is provided on the ABCB website.

NCC Volumes

Proposed drafting will address Class 1a buildings through setting out possible amendments to the text of NCC Volume Two.

Proposed drafting will address sole occupancy units in Class 2 buildings through setting out possible amendments to the text of NCC Volume One, including the accompanying Guide to the NCC Volume One.

The term ‘sole-occupancy unit’ has the meaning that it has in NCC Volume One.

Overview Table

ELEMENT	OPTION 1 (Based on LHDG Silver)	OPTION 2 (Based on LHDG Gold)	OPTION 3 (Based on LHDG Gold + part of Platinum)
At least one step-free entrance door	✓ ¹	✓ ¹	✓ ¹
Wider internal doors and corridors	✓	✓	✓
Toilet on ground level (or entry level)	✓	✓	✓
Bathroom and shower design for easy access	✓	✓	✓
Bathroom and toilet walls able to support grab rails	✓	✓	✓
Step-free path from street/garage to dwelling entry ²	✓	✓	✓
Stairways designed to reduce likelihood of injury	✓ ³	✓ ⁴	✓ ⁴
Kitchen space to support ease of movement/adaptation		✓	✓
Laundry space to support ease of movement/adaptation		✓	✓
Space on ground/entry level suitable for a bedroom		✓	✓
Light switches at easy to reach heights		✓	✓
Door hardware at easy to reach heights		✓	✓
Minimum circulation spaces for kitchen, laundry, bathroom			✓
Maximum sill heights for windows			✓

Notes

- 1: Could be extended to also require a step-free door that reaches a balcony, outdoor area and utility/service area appurtenant to the dwelling.
- 2: To reflect stakeholder feedback, the step-free path has now been included in all options, although may need to be subject to exemptions in some circumstances.
- 3: Item already covered by current NCC.
- 4: item partly covered by current NCC.

1. Dwelling Access

This drafting addresses dwelling access, and is based on Section 1 of the LHDG.

New Parts

Volume One – Part G7

Insert a new Part G7, titled ‘Dwelling Access’.

Volume Two – Part 3.9.3

Insert a new Part 3.9.3, titled ‘Dwelling Access’.

Proposed Objective

Volume One – DO1

Apply the existing Objective DO1 as shown below:

DO1

The Objective of this Section [Section D] is to—

- (a) provide, as far as is reasonable, people with safe, equitable and dignified access to—
 - (i) a building; and
 - (ii) the services and facilities with a building; and
- (b) safeguard occupants from illness or injury while evacuating in an emergency.

Applies to Options 1, 2 and 3.

Volume Two – O2.5

Apply the existing Objective O2.5 as shown below:

O2.5

The Objective is to provide people with safe access to and within a building.

Applies to Options 1, 2 and 3.

Proposed Functional Statement

Volume One – DF1

Apply the existing Functional Statement DF1 as shown below:

DF1

A building is to provide, as far as is reasonable—

- (a) safe; and
- (b) equitable and dignified,

access for people to the services and facilities within.

Limitation

DF1(b) does not apply to a Class 4 part of a building.

Applies to Options 1, 2 and 3.

Volume Two – F2.5.1

Amend the title of existing Functional Statement F2.5.1 as shown below:

F2.5.1 ~~Safety from falling~~ access

A building is to provide safe access for people to the services and facilities within.

Applies to Options 1, 2 and 3.

Proposed Performance Requirement

Volume One – DP1

Apply existing Performance Requirement DP1 as shown below:

DP1 Access for people with a disability

Access must be provided, to the degree necessary, to enable—

- (a) people to—
 - (i) approach the building from the road boundary and from any *accessible* carparking spaces associated with the building; and
 - (ii) approach the building from any *accessible* associated building; and
 - (iii) access work and public spaces, accommodation and facilities for personal hygiene; and
- (b) identification of *accessways* at appropriate locations which are easy to find.

Applies to Options 1, 2 and 3.

Volume Two – P2.5.3 (new)

After P2.5.2, insert new Performance Requirement P2.5.3 as follows:

P2.5.3 Dwelling access

To the degree necessary, Class 1a dwellings must be provided with a safe, continuous, and step-free access path from—

- (a) the pedestrian entry at the allotment boundary; or
- (b) an associated Class 10a building; or
- (c) at least one carparking space provided for the exclusive use of the occupants of the dwelling,

to at least one entrance door to the dwelling.

Applies to Options 1, 2 and 3.

Variation Option to P2.5.3

A less stringent but still effective approach to P2.5.3 would be allow only one step; this would be drafted as:

P2.5.3 Dwelling access

To the degree necessary, Class 1a dwellings provided with a safe, continuous path, incorporating not more than one step, from—

- (a) the pedestrian entry at the allotment boundary; or
- (b) an associated Class 10a building; or
- (c) at least one carparking space provided for the exclusive use of the occupants of the dwelling,

to at least one entrance door to the dwelling.

Applies to Options 1, 2 and 3.

Proposed Deemed-to-Satisfy Provisions

Volume One – D3.1 / Table D3.1

Amend Table D3.1 as shown below:

D3.1 General building access requirements

Buildings and parts of buildings must be *accessible* as *required* by **Table D3.1**, unless exempted by **D3.4**.

Table D3.1 Requirements for access for people with a disability

[rows relating to other classes of building have been omitted.]

Class of building	Access requirements
Class 2	
Common areas	<p>From a pedestrian entrance <i>required</i> to be <i>accessible</i> to at least 1 floor containing <i>sole-occupancy units</i> and to the entrance doorway of each <i>sole-occupancy unit</i> located on that level.</p> <p>To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, <i>swimming pool</i>, common laundry, games room, individual shop, eating area, or the like.</p> <p>Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <p>(a) to the entrance doorway of each <i>sole-occupancy unit</i>; and</p> <p>(b) to and within rooms or spaces for use in common by the residents,</p> <p>located on the levels served by the lift or ramp.</p>
<u>Carparking spaces associated with a Class 2 building</u>	<p><u>From a carparking space provided for the exclusive use of the occupants of a <i>sole-occupancy unit</i> on a floor with common areas that are <i>required</i> to be <i>accessible</i>, to the common areas on those levels.</u></p> <p><u>However, access is not <i>required</i> if the carparking space is not located on a level served by a ramp complying with AS 1428.1 or a passenger lift.</u></p>
Class 7a	To and within any level containing <i>accessible</i> carparking spaces.
<u>Class 7a</u> <u>Carparking spaces associated with a Class 2 building</u>	<p><u>From a carparking space, if provided for the exclusive use of the occupants of a <i>sole-occupancy unit</i> on a floor with common areas that are <i>required</i> to be <i>accessible</i>, to the common areas on those levels.</u></p> <p><u>However, access is not <i>required</i> if the carparking space is not located on a level served by a ramp complying with AS 1428.1 or a passenger lift.</u></p>

Applies to Options 1, 2 and 3.

Volume One – Note to Part G7 (new)

Insert a note at the top of new Part G7 as follows:

Note:

Part G7 contains *Deemed-to-Satisfy Provisions* additional to those contained in **Section C, D, E, F and G** for *sole-occupancy units* in Class 2 buildings.

Applies to Options 1, 2 and 3.

Volume One – G7.1 (new)

Insert new clause G7.1 as follows:

G7.1 **Application of Part**

The *Deemed-to-Satisfy Provisions* of this Part apply only to *sole-occupancy units* that are—

- (a) contained within a Class 2 building; and
- (b) located on a level which is *required to be accessible*.

Applies to Options 1, 2 and 3.

Volume One – G7.2 (new)

After new clause G7.1, insert new clause G7.2 as follows:

G7.2 **Access to balconies and outdoor areas in Class 2 buildings**

- (a) Where a *sole-occupancy unit* is provided with a balcony, outdoor area, or the like, the access path to that area must—
 - (i) have no steps; and
 - (ii) be via a door that complies with **G7.5**.
- (b) Subclause (a) only applies to a balcony, outdoor area, or the like provided for the exclusive use of the occupants of the *sole-occupancy unit*.

Applies to Options 1, 2 and 3.

Variation Option to G7.2

A less stringent but still effective approach to G7.2 would be allow only one step, so as to prevent water ingress; this would be drafted as:

G7.2 Access to balconies and outdoor areas in Class 2 buildings

- (a) Where a sole-occupancy unit is provided with a balcony, outdoor area, or the like, the access path to that area must—
 - (i) incorporate no more than 1 single step, having a rise of not more than 190 mm, if required to prevent water ingress into the sole-occupancy unit; and
 - (ii) be via a door that complies with G7.5.
- (b) Subclause (a) only applies to a balcony, outdoor area, or the like provided for the exclusive use of the occupants of the sole-occupancy unit.

Applies to Options 1, 2 and 3.

Volume One – G7.3 (new)

After new clause G7.2 insert new clause G7.3 as follows:

G7.3 Step ramps

In a Class 2 building, the entry door of a sole-occupancy unit may incorporate a step ramp having a—

- (a) height of no more than 190 mm; and
- (b) gradient not exceeding 1:10; and
- (c) width of at least 1000 mm; and
- (d) maximum length of 1900 mm, irrespective of the gradient.

Applies to Options 1, 2 and 3.

Volume One – G7.4 (new) (Option 1)

After new clause G7.3, insert new clause G7.4 as follows:

G7.4 Carparking spaces serving a sole-occupancy unit in a Class 2 building

If one or more carparking spaces are provided for exclusive use by the occupants of a sole-occupancy unit to which this Part applies, at least one of the carparking spaces must have —

- (a) a minimum unobstructed space of 3200 mm wide x 5400 mm long; and

- (b) a gradient not exceeding 1:33 for bitumen, or 1:40 for any other surface material.

Applies to Option 1.

Volume One – G7.4 (new) (Options 2 and 3)

After new clause G7.3, insert new clause G7.4 as follows:

G7.4 **Carparking spaces serving a sole-occupancy unit in a Class 2 building**

If one or more carparking spaces are provided for exclusive use by the occupants of a sole-occupancy unit to which this Part applies, at least one of the carparking spaces must have—

- (a) a minimum unobstructed space of 3200 mm wide x 5400 mm long; and
(b) a gradient not exceeding 1:33 for bitumen, or 1:40 for any other surface material; and
(c) if covered, a vertical clearance of not less than 2500 mm above the carparking space.

Applies to Options 2 and 3.

Volume Two – 3.9.3.1 and 3.9.3.2 (new)

In new Part 3.9.3 (Dwelling access), insert new Acceptable Construction Practice clauses 3.9.3.1 and 3.9.3.2 as follows:

3.9.3.1 **Application**

Compliance with this acceptable construction practice satisfies *Performance Requirements P2.5.3* and *P2.5.4*.

3.9.3.2 **Access path**

- (a) A safe, continuous path must be provided from—
(i) the pedestrian entry at the allotment boundary; or
(ii) an associated Class 10a building; or
(iii) at least one carparking space or driveway provided for the exclusive use of the occupants of the dwelling,
to at least one entrance door of a Class 1a dwelling.
(b) The access path required by (a) must—
(i) have no steps; and

- (ii) have a maximum gradient of 1:14 in the direction of travel; and
 - (iii) if crossfall is provided, have a crossfall not exceeding 1:40; and
 - (iv) have a minimum width of 1000 mm; and
 - (v) if it incorporates a section suspended above finished ground level, take loading forces in accordance with AS/NZS 1170.1; and
 - (vi) connect to an entrance door that complies with **3.9.3.5**; and
- (c) Where a ramp is used it must—
 - (i) have a maximum length of—
 - (A) 9 m for a 1:14 ramp; or
 - (B) 15 m for a 1:20 ramp; or
 - (C) another length determined by linear interpolation for ramps with a gradient between 1:14 and 1:20; and
 - (ii) have a landing at each end that is—
 - (A) not less than 1200 mm long; and
 - (B) at least as wide as the ramp to which it connects,
exclusive of the swing arc of any door or gate that opens onto the landing.
- (d) An access path *required by (a)* may incorporate a step ramp having a—
 - (i) height of no more than 190 mm; and
 - (ii) gradient not exceeding 1:10; and
 - (iii) width of at least 1000 mm or that of the access path, whichever is the greater; and
 - (iv) maximum length of 1900 mm, irrespective of the gradient.
- (e) **3.9.3.2** need not be complied with if—
 - (i) to do so would necessitate ramping longer than is allowed by **(c)(i)**; or
 - (ii) there is insufficient space available on the allotment to accommodate the path or ramp; or
 - (iii) the slope of the ground on which the path or ramp would be constructed has a gradient exceeding 1:14; or
 - (iv) the dwelling is a garage top dwelling for the purposes of **Part 3.7.4**; or
 - (v) the dwelling is located in a *flood hazard area* subject to **Part 3.10.3**; or

- (vi) the dwelling is located in an *alpine area* subject to **Part 3.10.4**.

Applies to Options 1, 2 and 3, except as follows:

- Under Options 2 and 3, clause 3.9.3.2(b)(iv) would require a minimum clear width of 1100 mm.

Variation Option to 3.9.3.2(b)(i)

A less stringent but still effective approach to 3.9.3.2(b)(i) would be allow only one step, so as to prevent water ingress/allow for termite management; this would be drafted as:

3.9.3.2 Access path

...

(b) The access path required by (a) must—

(i) incorporate no more than 1 single step, having a rise of not more than 190 mm, if required to—

(A) ensure *surface water* drainage in accordance with **Part 3.1.3**; or

(B) enable provision of a termite management system required by **Part 3.1.4**; and

...

Applies to Options 1, 2 and 3.

Volume Two – 3.9.3.3 (new)

After new clause 3.9.3.2, insert new clause 3.9.3.3 as follows:

3.9.3.3 Access to balconies and outdoor areas

(a) In a Class 1a building incorporating a balcony, outdoor area, or the like, the access path to that area must be—

(i) step-free; and

(ii) via a door that complies with **3.9.3.5**.

(b) For the purposes of (a), access may be provided using the access path required by **3.9.3.2**.

Applies to Options 1, 2 and 3.

Variation Option to 3.9.3.3

A less stringent but still effective approach to 3.9.3.3 would be allow only one step, so as to prevent water ingress/allow for termite management; this would be drafted as:

3.9.3.3 Access to balconies and outdoor areas

- (a) In a Class 1a building incorporating a balcony, outdoor area, or the like, the access path to that area must—
- (i) incorporate no more than 1 single step, having a rise of not more than 190 mm, if *required* to prevent water ingress into the dwelling; and
 - (ii) be via a door that complies with **3.9.3.5**.
- (b) For the purposes of (a), access may be provided using the access path *required* by **3.9.3.2**.

Applies to Options 1, 2 and 3.

Volume Two – 3.9.3.4 (new) (Option 1)

After new clause 3.9.3.3, insert new clause 3.9.3.4 as follows:

3.9.3.4 Carparking space, Class 10a garage or carport forming part of a required access path

Where a carparking space forms a part of the access path *required* by **3.9.3.2**, the carparking space must have —

- (a) a minimum unobstructed space of 3200 mm wide x 5400 mm long; and
- (b) a gradient not exceeding 1:33 for bitumen, or 1:40 for any other surface material.

Applies to Option 1.

Volume Two – 3.9.3.4 (new) (Options 2 and 3)

After new clause 3.9.3.3, insert new clause 3.9.3.4 as follows:

3.9.3.4 Carparking space, Class 10a garage or carport forming part of a required access path

Where a carparking space forms a part of the access path *required* by **3.9.3.2**, the carparking space must have —

- (a) a minimum unobstructed space of 3200 mm wide x 5400 mm long; and
- (b) a gradient not exceeding 1:33 for bitumen, or 1:40 for any other surface material; and

(c) if covered, a vertical clearance of not less than 2500 mm above the carparking space.

Applies to Options 2 and 3.

2. Dwelling entrance

This drafting addresses dwelling entry, and is based on Section 2 of the LHDG.

Proposed Objective

Volumes One and Two

Refer to the Proposed Objective for dwelling access, as discussed in the previous section.

Applies to Options 1, 2 and 3.

Proposed Functional Statement

Volumes One and Two

Refer to the Proposed Functional Statement for dwelling access, as discussed in the previous section.

Applies to Options 1, 2 and 3.

Proposed Performance Requirement

Volume One – DP1

Apply existing Performance Requirement DP1 as shown in Section 1 of this document.

Applies to Options 1, 2 and 3.

Volume Two – P2.5.4 (new)

After new Performance Requirement P2.5.3, insert new Performance Requirement P2.5.4 as follows:

P2.5.4 Dwelling entrance door

There must be at least one level and step free entrance door into the dwelling.

Application

P2.5.4 only applies to a Class 1a building.

Applies to Options 1, 2 and 3.

Proposed Deemed-to-Satisfy Provisions

Volume One – G7.5 (new)

After new clause G7.4, insert new clause G7.5 as follows:

G7.5 **Entrance doors to sole-occupancy units**

- (a) In a Class 2 building, where the entrance door of a sole-occupancy unit is connected to—
- (i) a common area that is required to be accessible; or
 - (ii) a balcony, outdoor space, or the like provided for the exclusive use of the occupants of the sole-occupancy-unit.
- then it must—
- (iii) have a minimum clear opening width of 800 mm; and
 - (iv) have a transition and threshold height not exceeding 5 mm between abutting surfaces provided the lip is rounded or bevelled, except as provided for in (c).
- (b) For the purposes of (a)(iii), minimum clear opening width is to be measured—
- (i) as shown in Figure G7.5; and
 - (ii) disregarding any door hardware that is located not less than 900 mm above finished floor level.
- (c) A transition and threshold referred to in (a)(iv) may exceed 5 mm in height, but must not exceed 56 mm in height, if a ramped threshold is provided that—
- (i) has a gradient not exceeding 1:8; and
 - (ii) is at least as wide as the minimum clear opening width of the entrance door.
- (d) A door referred to in (a)(i) must have an unobstructed and level space of at least 1200 mm x 1200 mm on the arrival side of the door.
- (e) The space required by (d), but excluding any ramped threshold, may overlap with—
- (i) the same space serving the door of another sole-occupancy unit; or
 - (ii) a required accessway; or
 - (iii) an accessible common area.

[Note: in an *alpine area*, G7.5(c) would be overridden by Part G4].

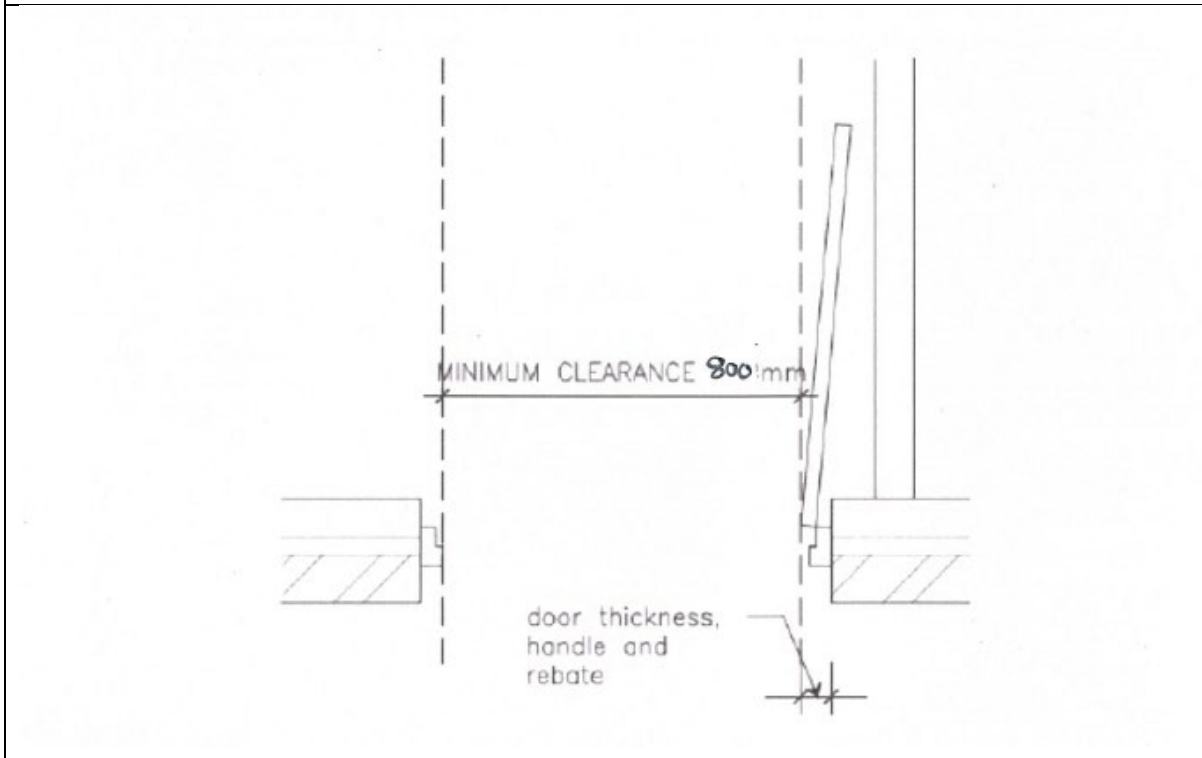
Applies to Options 1, 2 and 3, except as follows:

- **For Options 2 and 3, clear opening width at (a)(iii) is 850 mm.**
- **For Options 2 and 3, space required by (d) is 1350 mm x 1350 mm.**

Volume One – Figure G7.5 (new)

After new clause G7.5, insert new Figure G7.5 as follows:

Figure G7.5 Measurement of clear opening width



Applies to Options 1, 2 and 3, except as follows:

- For Options 2 and 3, clear opening width for the entrance door is 850 mm.

Volume Two – 3.9.3.5 (new)

After new clause 3.9.3.4, insert new clause 3.9.3.5 as follows:

3.9.3.5 Dwelling entry door

- (a) A Class 1a dwelling must include an entrance door with—
- (i) a minimum clear opening width of 800 mm; and
 - (ii) a level, step-free transition and threshold between abutting surfaces no higher than 5 mm provided the lip is rounded or bevelled, except as provided for in 3.9.4.4.
- (b) For the purposes of (a)(i), minimum clear opening width is to be measured—
- (i) as shown in Figure 3.9.3.5; and
 - (ii) disregarding any door hardware that is located not less than 900 mm above finished floor level.

- (c) Where the threshold at the entrance door is higher than 5 mm, but no higher than 56 mm, a ramped threshold may be provided that—
- (i) has a gradient not exceeding 1:8; and
 - (ii) is at least as wide as the clear opening width of the entrance door.
- (d) A door referred to in (a) must have an unobstructed and level space of at least 1200 mm x 1200 mm on the arrival side of the door.
- (e) The space required by (d), but excluding any ramped threshold, may overlap with the same space serving the door of another dwelling.

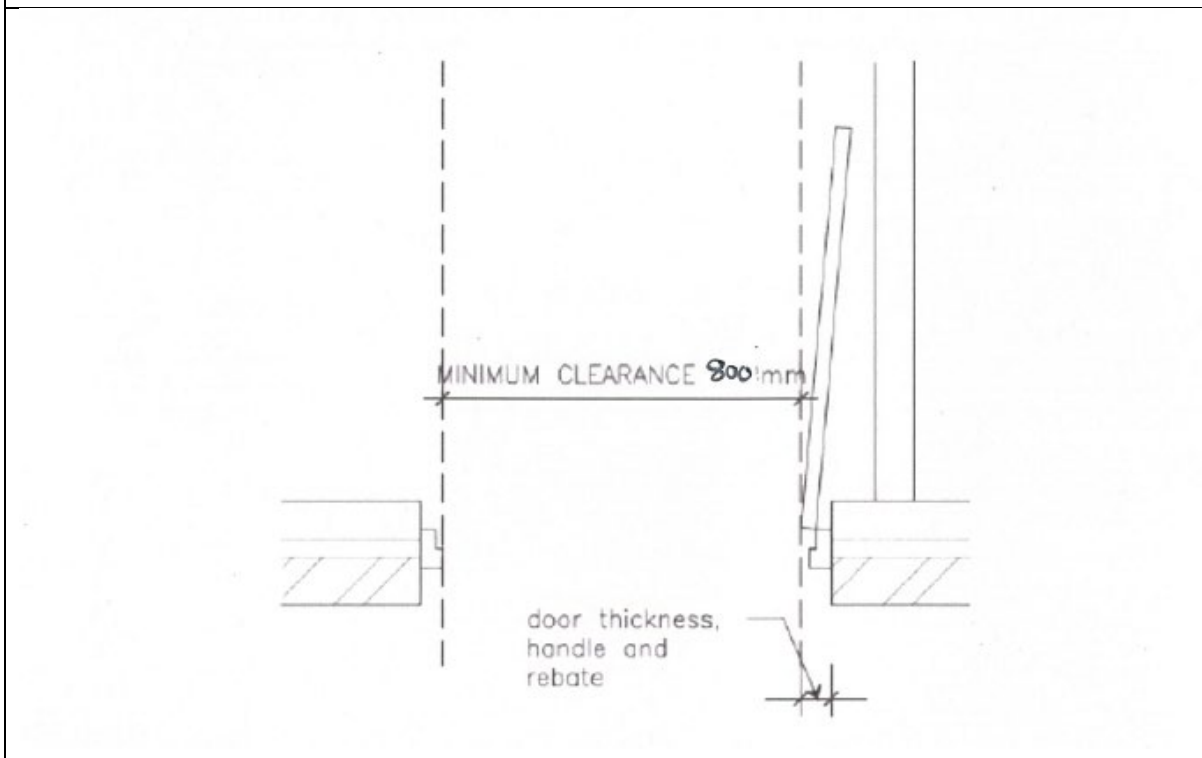
Applies to Options 1, 2 and 3, except as follows:

- For Options 2 and 3, clear opening width at (a)(i) is 850 mm.
- For Options 2 and 3, space required by (d) is 1350 mm x 1350 mm.

Volume Two – Figure 3.9.3.5 (new)

After new clause 3.9.3.5, insert new Figure 3.9.3.5 as follows:

Figure 3.9.3.5 Measurement of clear opening width



Applies to Options 1, 2 and 3, except as follows:

- For Options 2 and 3, clear opening width for the entrance door is 850 mm.

3. Internal doors and corridors

This drafting addresses internal doors and corridors, and is based on Section 3 of the LHDG.

Change to Part titles

Volume One – Part F3

Amend the title of existing Part F3 to “Room heights and layouts”

Applies to Options 1, 2 and 3.

Volume Two – Part 3.8.2

Amend the title of existing Part 3.8.2 to “Room heights and layouts”

Applies to Options 1, 2 and 3.

Proposed Objective

Volume One – FO3(b) (new)

Amend Objective FO3 and insert new Objective FO3(b) as follows:

FO3

The Objective of this Part is to safeguard occupants from injury or loss of amenity caused by==

- (a) inadequate height of a room or space; or
- (b) insufficient space to facilitate comfortable movement within and between rooms and spaces.

Application

FO3(b) only applies to a sole-occupancy unit in a Class 2 building.

Applies to Options 1, 2 and 3.

Volume Two – O2.4.2(b) (new)

Amend Objective O2.4.2 as follows:

O2.4.2 Room heights and layouts

The Objective is to safeguard occupants from injury or loss of amenity caused by==

- (a) inadequate height of a room or space; or

- (b) insufficient space to facilitate comfortable movement within and between rooms and spaces.

Application

O2.4.2(b) only applies to a Class 1a building.

Applies to Options 1, 2 and 3.

Proposed Functional Statement

Volume One – FF3.2 (new)

After FF3.1, insert new Functional Statement FF3.2 as follows:

FF3.2

A building must be constructed such that any internal doors and corridors have a minimum unobstructed width that enables comfortable movement within and between rooms and spaces.

Application

FF3.2 only applies to a *sole-occupancy unit* in a Class 2 building.

Applies to Options 1, 2 and 3.

Volume Two – F2.4.2(b) (new)

Amend F2.4.2 and insert new Functional Statement F2.4.2(b) as follows:

F2.4.2 Room heights and layouts

A building is to be constructed ~~to~~ —

- (a) to provide height in a room or space suitable for the intended use; and
(b) such that any internal doors and corridors have a minimum unobstructed width that enables comfortable movement within and between rooms and spaces.

Application

F2.4.2(b) only applies to a Class 1a building.

Applies to Options 1, 2 and 3.

Proposed Performance Requirement

Volume One – FP3.2 (new)

After FP3.1, insert new Performance Requirement FP3.2 as follows:

FP3.2 **Internal doors and corridors**

To the degree necessary, internal doors and corridors must facilitate unimpeded movement between spaces.

Application

FP3.2 only applies to a sole-occupancy unit in a Class 2 building.

Applies to Options 1, 2 and 3.

Volume Two – P2.4.2(b) (new)

Amend P2.4.2 and insert new Performance Requirement P2.4.2(b) as follows:

P2.4.2 **Room heights and layouts**

- (a) A room or space must be of a height that does not unduly interfere with its intended function.
- (b) To the degree necessary, internal doors and corridors must facilitate unimpeded movement between spaces.

Application

P2.4.2(b) only applies to a Class 1a building.

Applies to Options 1, 2 and 3.

Proposed Deemed-to-Satisfy Provisions

Volume One – F3.2 (new)

After F3.1, insert new clause F3.2 as follows:

F3.2 **Internal doors and corridors**

- (a) Doors within the ground or entry level of a sole-occupancy unit in a Class 2 building and that are in the path of travel to—
 - (i) any habitable room; and
 - (ii) at least one—
 - (A) bathroom; and

(B) laundry, if provided within the *sole-occupancy unit*; and

(C) *sanitary compartment*.

located on the same level, must provide—

(iii) a minimum clear opening width of 800 mm; and

(iv) a transition and threshold not exceeding 25 mm in height between abutting surfaces, provided the lip is rounded or bevelled.

(b) Internal corridors, passageways or the like, if in the path of travel to a door *required* to comply with (a), must have a minimum clear width of 1000 mm.

(c) For the purposes of (a)(iii), minimum clear opening width is to be measured—

(i) as shown in **Figure G7.5**; and

(ii) disregarding any door hardware that is located not less than 900 mm above finished floor level.

Applies to Options 1, 2 and 3, except as follows:

- Options 2 and 3, increase the required width at (a)(iii) to 850 mm, and at (b) to 1200 mm.

Volume Two – 3.8.2.3 (new)

After 3.8.2.2, insert new clause 3.8.2.3 as follows:

3.8.2.3 Internal doors and corridors

(a) Doors within the ground or entry level of a Class 1a dwelling that are in the path of travel to—

(i) any *habitable room*; and

(ii) at least one—

(A) bathroom; and

(B) laundry; and

(C) *sanitary compartment*.

located on the same level, must provide—

(iii) a minimum clear opening width of 800 mm; and

- (iv) a transition and threshold not exceeding 25 mm in height between abutting surfaces, provided the lip is rounded or bevelled.
- (b) Internal corridors, passageways or the like, if in the path of travel to a door *required* to comply with (a), must have a minimum clear width of 1000 mm.
- (c) For the purposes of (a)(iii), minimum clear opening width is to be measured—
 - (i) as shown in **Figure 3.9.3.5**; and
 - (ii) disregarding any door hardware that is located not less than 900 mm above finished floor level.

Applies to Options 1, 2 and 3, except as follows:

- **Options 2 and 3, increase the required width at (a)(iii) to 850 mm, and at (b) to 1200 mm.**

4. Toilet

This drafting addresses toilet design, and is based on Section 4 of the LHDG.

Proposed Objective

Volume One – FO2(b)

Apply the existing Objective FO2(b) as shown below:

[only relevant parts of FO2 shown]

FO2

The Objective of this Part is to—

...

- (b) safeguard occupants from loss of amenity arising from the absence of adequate personal hygiene facilities; and

...

Applies to Options 1, 2 and 3.

Volume Two – O2.4.3(b)

Apply the existing Objective O2.4.3(b) as shown below:

[only relevant parts of O2.4.3 shown]

O2.4.3 Facilities

The Objective is to—

...

- (b) safeguard occupants from loss of amenity arising from the absence of adequate personal hygiene facilities; and

...

Applies to Options 1, 2 and 3.

Proposed Functional Statement

Volume One – FF2.1(c) (new)

Insert new Functional Statement FF2.1(c) as shown below:

FF2.1

A building is to be provided with—

...

- (c) a sanitary compartment on the ground or entry level to support easy access for home occupants and visitors.

Application:

FF2.1(c) only applies to a *sole-occupancy unit* in a Class 2 building.

Applies to Options 1, 2 and 3.

Volume Two – F2.4.3

Amend the existing Functional Statement F2.4.3 as shown below:

F2.4.3 Facilities

- (a) A building is to be provided with suitable—
- ~~(a)~~(i) space and facilities for personal hygiene; and
 - ~~(b)~~(ii) space or facilities for laundering; and
 - ~~(c)~~(iii) space and facilities for the preparation and cooking of food; and
 - ~~(d)~~(iv) space or other means to permit an unconscious occupant to be removed from a *sanitary compartment*; and
 - ~~(e)~~(v) means for the sanitary disposal of waste water.
- (b) The ground or entry level is to have a *sanitary compartment* to support easy access for home occupants and visitors.

Application

F2.4.3(a) only applies to a Class 1 building.

F2.4.3(b) only applies to a Class 1a building.

Applies to Options 1, 2 and 3.

Proposed Performance Requirement

Volume One – FP2.7 (new)

After FP2.6, insert a new Performance Requirement FP2.7 as shown below:

FP2.7 Personal hygiene and other facilities — Class 2 buildings

- (a) Suitable sanitary facilities for personal hygiene must be provided in a convenient location within or associated with a building, appropriate to its function or use.
- (b) A sanitary compartment must be constructed with sufficient space or other means to enable an unconscious occupant to be removed from the compartment.

Application:

FP2.7 only applies to a sole-occupancy unit in a Class 2 building.

Applies to Options 1, 2 and 3.

Volume Two – P2.4.3(a) and (e)

Apply existing Performance Requirement P2.4.3(a) and (e) as shown below:

[only relevant parts of P2.4.3 shown]

P2.4.3 Personal hygiene and other facilities

- (a) Suitable sanitary facilities for personal hygiene must be provided in a convenient location within or associated with a building, appropriate to its function or use.
- ...
- (e) A sanitary compartment must be constructed with sufficient space or other means to enable an unconscious occupant to be removed from the compartment.

Applies to Options 1, 2 and 3.

Proposed Deemed-to-Satisfy Provisions

Volume One – F2.5(b)(iii)

Amend F2.5(b)(iii) as follows:

F2.5 Construction of sanitary compartments

...

- (b) The door to a fully enclosed *sanitary compartment* must—
 - (i) open outwards; or

- (ii) slide; or
- (iii) be readily removable from the outside of the *sanitary compartment*, unless there is a clear space of at least 1.2 m, measured in accordance with—

(A) Figure F2.5 – diagram 1; or

(B) for a *sanitary compartment* complying with (d), Figure F2.5 – diagram 2,

between the closet pan within the *sanitary compartment* and the doorway.

Applies to Options 1, 2 and 3.

Volume One – F2.5(d) (new)

After F2.5(c), insert new clause F2.5(d) as shown below:

F2.5 Construction of sanitary compartments

...

(d) In a *sole-occupancy unit* in a Class 2 building, at least 1 closet pan must be provided on the ground or entry level and must be constructed in accordance with the following:

(i) For a closet pan located in a separate *sanitary compartment*, a clear width of 900 mm between walls either side of the pan.

(ii) If a swinging door is used to access the *sanitary compartment*, a minimum circulation space of 1200 mm from the front edge of the pan to the swing arc of the door of the *sanitary compartment*.

(iii) Where the pan is located in a *sanitary compartment* that is combined with a bathroom, the pan must be located in a corner such that—

(A) the wall adjacent to the pan incorporates the reinforcing required by F2.11; and

(B) the centre-line of the pan is 450 mm to 460 mm from the wall referred to in (A).

(iv) Compliance with (i), (ii) and (iii) must be determined in accordance with Figure F2.5 – diagrams 2 or 3.

[existing Figure F2.5 to be redesignated as Figure F2.5 – diagram 1]

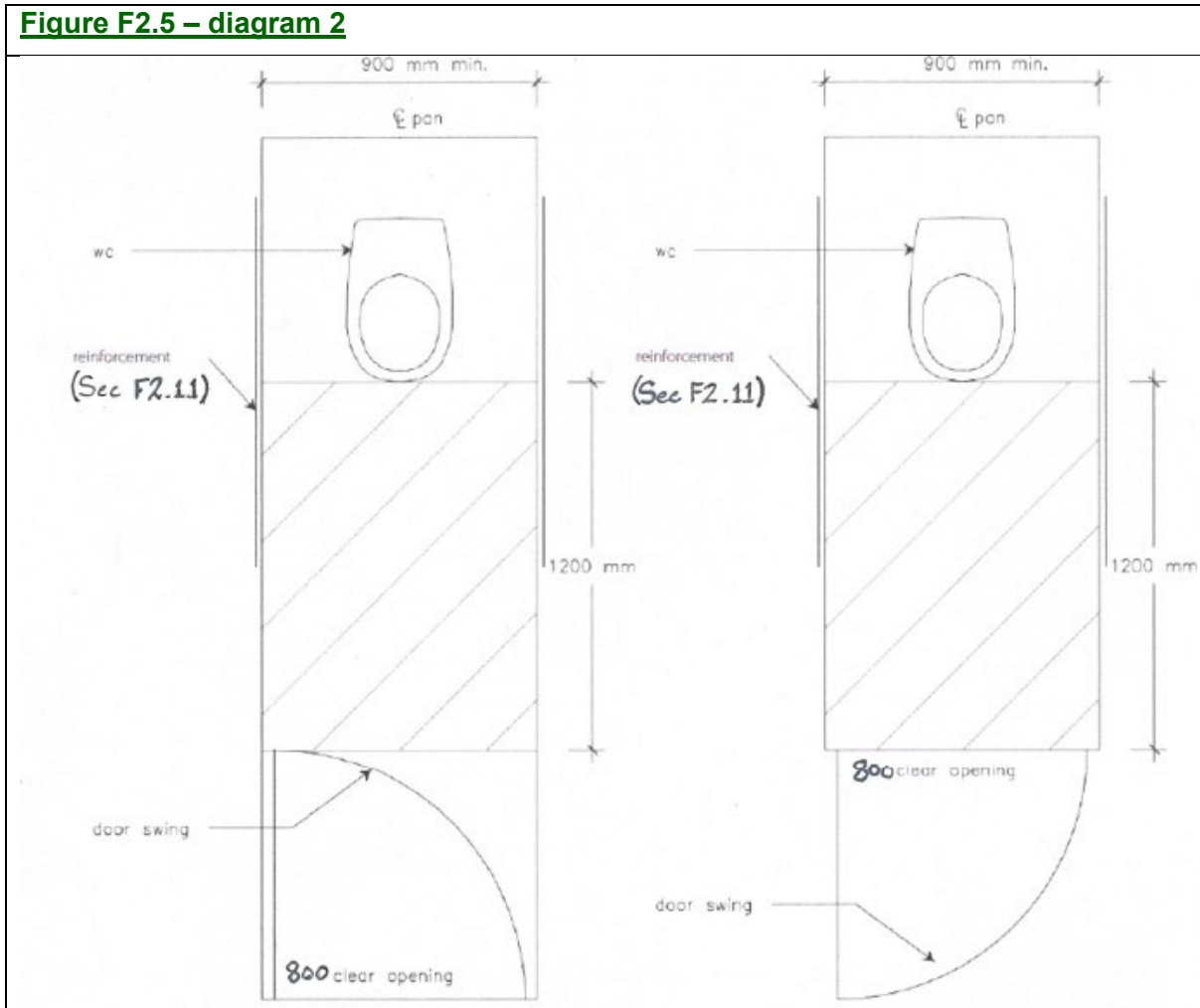
Applies to Options 1, 2 and 3, except as follows:

- For Options 2 and 3, the width at (i) becomes 1200 mm.

Volume One – Figure F2.5 – diagram 2 (new)

Re-designate existing Figure F2.5 as Figure F2.5 – diagram 1, and insert new Figure F2.5 – diagram 2 (LHDG p 31) as follows:

Figure F2.5 – diagram 2



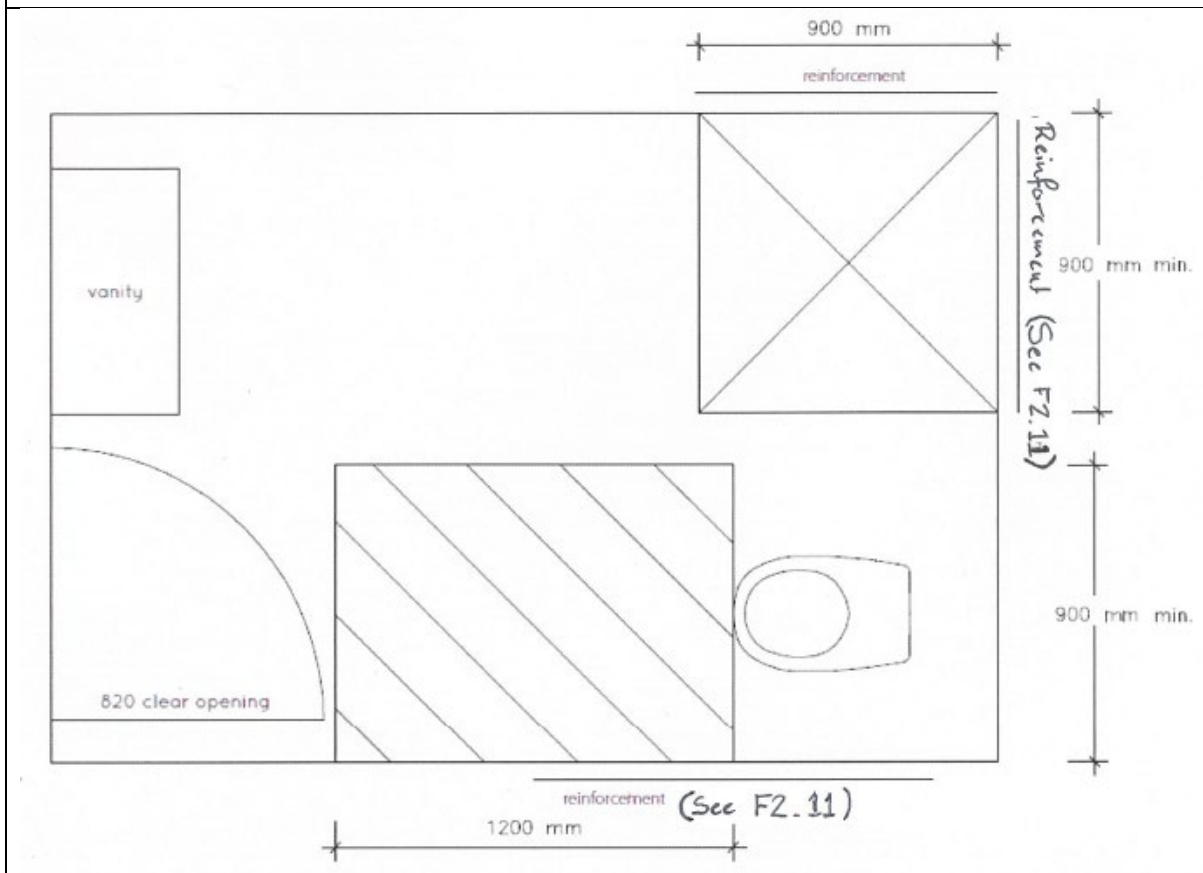
Applies to Options 1, 2 and 3, except as follows:

- For Options 2 and 3, the width shown as 900 mm (in relation to the pan) becomes 1200 mm.
- For Option 1 there is no minimum dimension applicable to the shower.

Volume One – Figure F2.5 – diagram 3 (new)

After new Figure F2.5 – diagram 2, insert new Figure F2.5 – diagram 3 (LHDG p 32) as follows:

Figure F2.5 – diagram 3



Applies to Options 1, 2 and 3, except as follows:

- For Options 2 and 3, the width shown as 900 mm (in relation to the pan) becomes 1200 mm.
- For Option 1 there is no minimum dimension applicable to the shower.

Volume Two – 3.8.3.2(c) (new)

After 3.8.3.2(b) insert new clause 3.8.3.2(c) as follows:

[3.8.3.2]

...

- (c) A closet pan required by (a)(iv) must be on the ground or entry level, unless it is detached from, but connected to, the main building as provided for in (b)(ii).

Applies to Options 1, 2 and 3.

Volume Two – 3.8.3.2(d) (new)

After new clause 3.8.3.2(c) insert new clause 3.8.3.2(d) as follows:

[3.8.3.2]

...

- (d) The requirements of (c) need not be complied with if the dwelling is a garage top dwelling for the purposes of Part 3.7.4.

Applies to Options 1, 2 and 3.

Volume Two – 3.8.3.3(a)

Amend 3.8.3.3 as follows:

3.8.3.3 Construction of sanitary compartments

(a) The door to a fully enclosed sanitary compartment must—

~~(a)~~(i) open outwards; or

~~(b)~~(ii) slide; or

~~(c)~~(iii) be readily removable from the outside of the compartment, unless there is a clear space of at least 1.2 m measured in accordance with—

(A) Figure 3.8.3.3 – diagram 1; or

(B) for a sanitary compartment complying with (b), Figure 3.8.3.3 – diagram 2,

between the closet pan within the *sanitary compartment* and the doorway.

Applies to Options 1, 2 and 3.

Volume Two – 3.8.3.3(b) (new)

After 3.8.3.3(a), insert new clause 3.8.3.3(b) as follows:

[3.8.3.3]

(b) In a Class 1a building, for a closet pan required by 3.8.3.2(c), the following must be provided:

(i) For a closet pan located in a separate sanitary compartment, a clear width of 900 mm between the walls.

- (ii) If a swinging door is used to access the *sanitary compartment*, a minimum circulation space of 1200 mm from the front edge of the pan to swing arc of the door of the *sanitary compartment*.
- (iii) Where the pan is located in a *sanitary compartment* that is combined with a bathroom, the pan must be located in a corner such that—
 - (A) the wall adjacent to the pan incorporates the reinforcing *required by 3.8.3.4*; and
 - (B) the centre-line of the pan is 450 mm to 460 mm from the wall referred to in (A).
- (iv) Compliance with (i), (ii) and (iii) must be determined in accordance with **Figure 3.8.3.3 – diagram 2 or 3.**

[existing Figure 3.8.3.3 to be redesignated as Figure 3.8.3.3 – diagram 1]

Applies to Options 1, 2 and 3, except as follows:

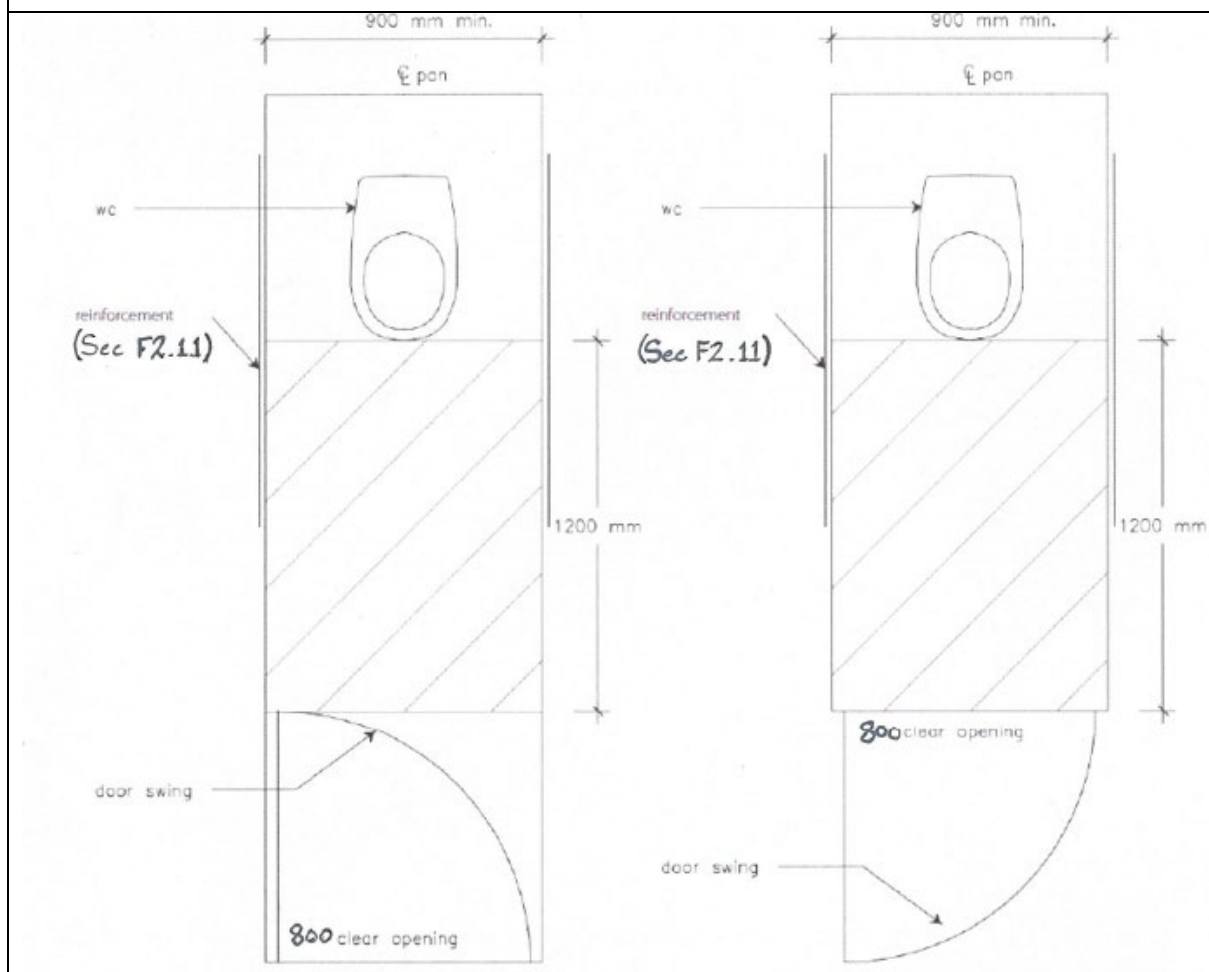
- **For Options 2 and 3, the width at (i) becomes 1200 mm.**

Volume Two – Figure 3.8.3.3 – diagram 2 (new)

Re-designate existing Figure 3.8.3.3 as Figure 3.8.3.3 – diagram 1, and insert new Figure 3.8.3.3 – diagram 2 as follows:

[see next page]

Figure 3.8.3.3 – diagram 2



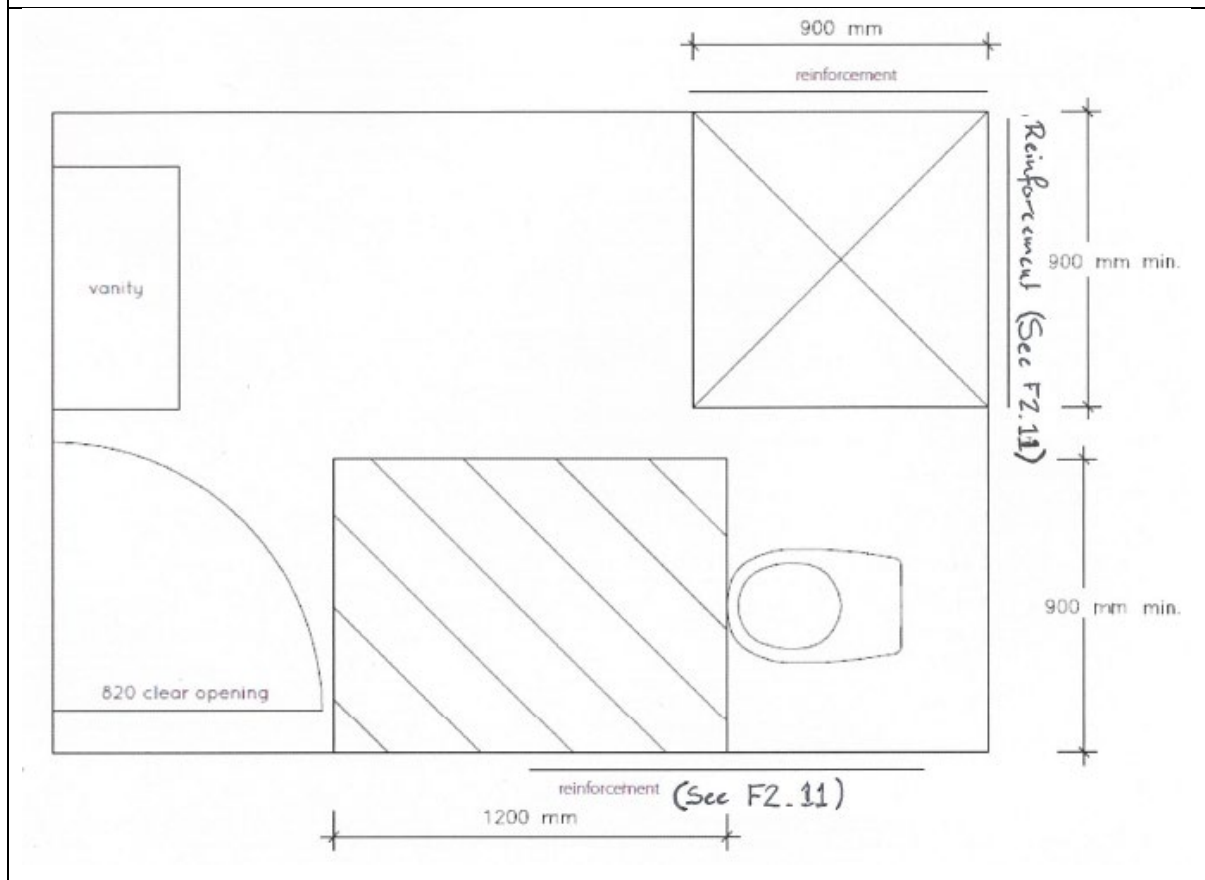
Applies to Options 1, 2 and 3, except as follows:

- For Options 2 and 3, the width shown as 900 mm becomes 1200 mm.

Volume One – Figure 3.8.3.3 – diagram 3 (new)

After new Figure 3.8.3.3 – diagram 2, insert new Figure 3.8.3.3 – diagram 3 as follows:

Figure 3.8.3.3 – diagram 3



Applies to Options 1, 2 and 3, except as follows:

- For Options 2 and 3, the width shown as 900 mm (in relation to the pan) becomes 1200 mm.
- For Option 1 there is no minimum dimension applicable to the shower.

5. Shower

This drafting addresses shower design, and is based on section 5 of the LHDG.

Proposed Objective

Volumes One and Two

Refer to the Proposed Objective for toilet design, as discussed in the previous section.

Applies to Options 1, 2 and 3.

Proposed Functional Statement

Volumes One and Two

Refer to the Proposed Functional Statement for toilet design (FF2.1(c) and F2.4.3(a)), as discussed in the previous section.

Applies to Options 1, 2 and 3.

Proposed Performance Requirement

Volumes One and Two

Refer to the Proposed Performance requirements for toilet design (FP2.7 and P2.4.3(a) only), as discussed in the previous section.

Applies to Options 1, 2 and 3.

Proposed Deemed-to-Satisfy Provisions

Volume One – F2.10 (new) (Option 1)

After F2.9, insert new clause F2.10 as follows:

F2.10 **Construction of shower compartments in Class 2 sole-occupancy units**

In a Class 2 building, in each sole-occupancy unit, at least one shower must comply with the following:

- (a) The shower screen door (if provided) must be capable of removal without causing damage to adjoining parts of the shower enclosure.
- (b) The height of any hob, raised step, kerb, step-down or the like, must not exceed 25 mm.

Applies to Option 1.

Volume One – F2.10 (new) (Options 2 and 3)

After F2.9, insert new clause F2.10 as follows:

F2.10 Construction of shower compartments in Class 2 sole-occupancy units

In a Class 2 building, in each sole-occupancy unit, at least one shower must comply with the following:

- (a) The shower screen door (if provided) must be capable of removal without causing damage to adjoining parts of the shower enclosure.
- (b) The height of any hob, raised step, kerb, step-down or the like, must not exceed 25 mm.
- (c) The shower recess must have minimum dimensions of 900 mm x 900 mm, with a clear space of 1200 mm x 1200 mm adjacent to the shower entry, as shown in **Figure F2.10**.
- (d) The shower must be located in a bathroom that is on the ground or entry level of the sole-occupancy unit.

Applies to Options 2 and 3.

Volume Two – 3.8.3.4 (new) (Option 1)

After 3.8.3.3, insert new clause 3.8.3.4 as follows:

3.8.3.4 Construction of shower compartment

In a Class 1a building, at least one shower must comply with the following:

- (a) The shower screen (if provided) must be capable of removal without causing damaging to adjoining parts of the shower enclosure.
- (b) The height of any hob, raised step, kerb, step-down or the like, must not exceed 25 mm.

Applies to Option 1.

Volume Two – 3.8.3.4 (new) (Options 2 and 3)

After 3.8.3.3, insert new clause 3.8.3.4 as follows:

3.8.3.4 Construction of shower compartment

In a Class 1a building, at least one shower must comply with the following:

- (a) The shower screen (if provided) must be capable of removal without causing damaging to adjoining parts of the shower enclosure.

- (b) The height of any hob, raised step, kerb, step-down or the like, must not exceed 25 mm.
- (c) The shower recess must have minimum dimensions of 900 mm x 900 mm, with a clear space of 1200 mm x 1200 mm adjacent to the shower entry, as shown in **Figure 3.8.3.4.**
- (d) The shower must be located in a bathroom that is on the ground or entry level of the dwelling.
- (e) The requirements of (d) need not be complied with if the dwelling is a garage top dwelling for the purpose of **Part 3.7.4.**

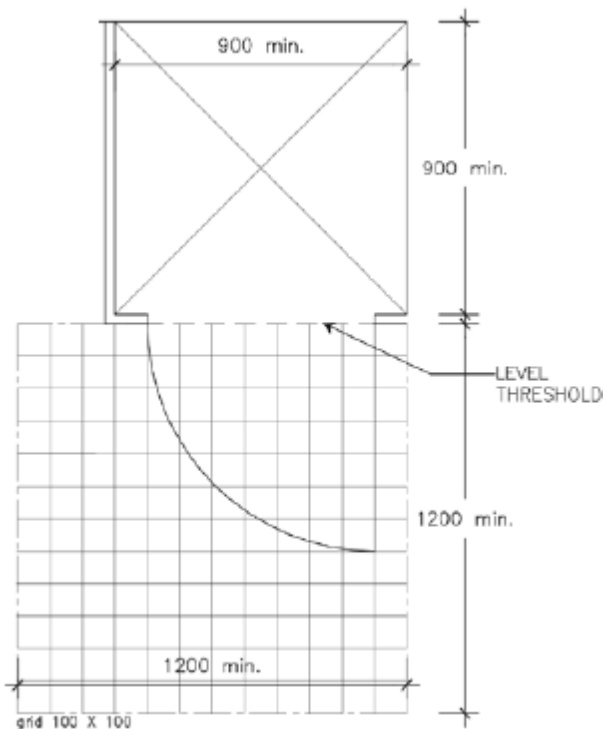
Applies to Options 2 and 3.

Volume One / Two – Figure F2.10 / 3.8.3.4 (new)

After new clause F2.10 / 3.8.3.4, insert new Figure F2.10 / 3.8.3.4 as follows:

Figure F2.10 / 3.8.3.4

Circulation space for shower



Applies to Options 2 and 3.

6. Reinforcement of bathroom and toilet walls

This drafting addresses reinforcement of bathroom and toilet walls, and is based on section 6 of the LHDG.

Proposed Objective

Volume One – FO2(f) (new)

After FO2(e), insert new Objective FO2(f) as follows:

[only relevant parts of FO2 shown]

FO2

The Objective of this Part is to—

...

- (f) enable bathrooms and *sanitary compartments* to be easily adapted for safe use by people with reduced mobility.

Application

FO2(f) only applies in a *sole-occupancy unit* of a Class 2 building.

Applies to Options 1, 2 and 3.

Volume Two – O2.4.3(f) (new)

After O2.4.3(e), insert new Objective O2.4.3(f) as follows:

[only relevant parts of O2.4.3 shown]

O2.4.3 Facilities

The Objective is to—

...

- (f) enable bathrooms and *sanitary compartments* to be easily adapted for safe use by people with reduced mobility.

Application

O2.4.3(f) only applies in a Class 1a building.

Applies to Options 1, 2 and 3.

Proposed Functional Statement

Volume One – FF2.5 (new)

After FF2.4, insert new Functional Statement FF2.5 as follows:

FF2.5

Bathrooms and *sanitary compartments* are to be constructed to include features that will enable future adaptation in a way that minimises impact on existing wall linings.

Application

FF2.5 only applies in a *sole-occupancy unit* of a Class 2 building.

Applies to Options 1, 2 and 3.

Volume Two – F2.4.3(f) (new)

After F2.4.3(e), insert new Functional Statement F2.4.3(f) as follows:

[only relevant parts of F2.4.3 shown]

F2.4.3 Facilities

A building is to be provided with suitable—

...

(f) features that will enable future adaptation of bathrooms and *sanitary compartments* in a way that minimises impact on existing wall linings.

Application

F2.4.3(a) to (e) only applies to a Class 1 building.

F2.4.3(f) only applies to a Class 1a building.

Applies to Options 1, 2 and 3.

Proposed Performance Requirement

Volume One – FP2.8 (new)

After FP2.7, insert new Performance Requirement FP2.8 as follows:

[see next page]

FP2.8 **Provision for future installation of grabrails — Class 2 buildings**

The walls of at least one bathroom or *sanitary compartment* must be constructed so as to enable future installation of grabrails, or the like, in a way that minimises the removal of existing wall linings.

Application

FP2.8 only applies in a *sole-occupancy unit* of a Class 2 building.

Applies to Options 1, 2 and 3.

Volume Two – P2.4.8 (new)

After P2.4.7, insert new Performance Requirement P2.4.8 as follows:

P2.4.8 **Provision for future installation of grabrails**

The walls of at least one bathroom or *sanitary compartment* must be constructed so as to enable future installation of grabrails, or the like, in a way that minimises the removal of existing wall linings.

Application

P2.4.8 only applies to a Class 1a dwelling.

Applies to Options 1, 2 and 3.

Proposed Deemed-to-Satisfy Provisions

Volume One – F2.11 (new)

After new clause F2.10, insert new clause F2.11 as follows:

F2.11 **Reinforcement of bathroom and sanitary compartment walls**

(a) Walls must be reinforced using noggings with a minimum thickness of 25 mm, plywood sheeting or a similar material with a minimum thickness of 12 mm when they are located adjacent to—

(i) a closet pan that is *required* to comply with **F2.5(d)**, so that—

(A) noggings are installed in the locations shown in **Figure F2.11 — diagram 1**; or

(B) plywood sheeting is installed in the locations shown in **Figure F2.11 — diagram 2**; and

(ii) a shower that is *required* to comply with **F2.10**, so that—

- (A) noggings are installed in the locations shown in **Figure F2.11 — diagrams 3a, 3b or 3c**; or
- (B) plywood sheeting is installed in the locations shown in **Figure F2.11 — diagram 4**; and
- (iii) a bath that is in the same room as a shower *required* to comply with **F2.10**, so that—
 - (A) noggings are installed in the locations shown in **Figure F2.11 — diagrams 5a and 5b**; or
 - (B) plywood sheeting is installed in the locations shown in **Figure F2.11 — diagrams 6a and 6b**.
- (b) Where the dimensions of a closet pan subject to **(a)(i)** are unknown, it may be assumed that the front edge of the pan will extend not more than 800 mm (+/- 10 mm) from the wall behind the pan.
- (c) If noggings are used for compliance with **(a)(i)**, **(ii)** or **(iii)**, they must be fixed in accordance with the relevant provisions of **Part B1**.
- (d) The requirements of **(a)** need not be complied with for—
 - (i) walls constructed of masonry, concrete or a similar material capable of supporting grabrails without reinforcement; or
 - (ii) a bath that is not mounted against a wall or in the corner of a room.

Applies to Options 1, 2 and 3.

Volume Two – 3.8.3.5 (new)

After new clause 3.8.3.4, insert new clause 3.8.3.5 as follows:

3.8.3.5 Reinforcement of bathroom and sanitary compartment walls

- (a) Walls must be reinforced using noggings with a minimum thickness of 25 mm, plywood sheeting or a similar material with a minimum thickness of 12 mm when they are located adjacent to—
 - (i) a closet pan that is *required* to comply with **3.8.3.3(b)**, so that—
 - (A) noggings are installed in the locations shown in **Figure 3.8.3.5 — diagram 1**; or
 - (B) plywood sheeting is installed in the locations shown in **Figure 3.8.3.5 — diagram 2**; and
 - (ii) a shower that is *required* to comply with **3.8.3.4**, so that—

- (A) noggings are installed in the locations shown in **Figure 3.8.3.5** — **diagrams 3a, 3b or 3c**; or
 - (B) plywood sheeting is installed in the locations shown in **Figure 3.8.3.5** — **diagram 4**; and
- (iii) a bath that is in the same room as a shower *required* to comply with **3.8.3.4**, so that—
 - (A) noggings are installed in the locations shown in **Figure 3.8.3.5** — **diagrams 5a and 5b**; or
 - (B) plywood sheeting is installed in the locations shown in **Figure 3.8.3.5** — **diagrams 6a and 6b**.
- (b) Where the dimensions of a closet pan subject to **(a)(i)** are unknown, it may be assumed that the front edge of the pan will extend not more than 800 mm (+/- 10 mm) from the wall behind the pan.
- (c) If noggings are used for compliance with **(a)(i)**, **(ii)** or **(iii)**, they must be fixed in accordance with—
 - (i) **Part 3.4.2** for steel framed construction; or
 - (ii) **Part 3.4.3** for timber framed construction.
- (d) The requirements of **(a)** need not be complied with for—
 - (i) walls constructed of masonry, concrete or a similar material capable of supporting grabrails without reinforcement; or
 - (ii) a bath that is not mounted against a wall or in the corner of a room.

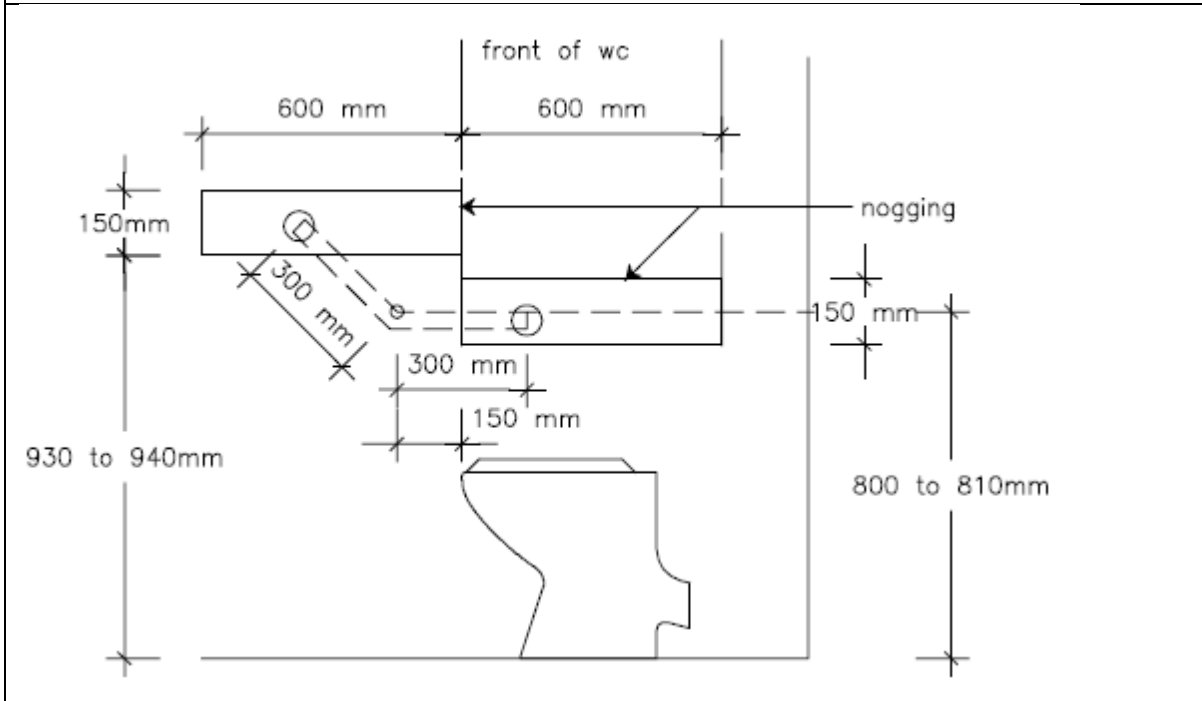
Applies to Options 1, 2 and 3.

Volume One / Two – Figure F2.11 / 3.8.3.5 – diagram 1 (new)

After new clause F2.11 / 3.8.3.5, insert new Figure F2.11 / 3.8.3.5 as follows:

Figure F2.11 / 3.8.3.5

Diagram 1 – Location of noggings (closet pan)



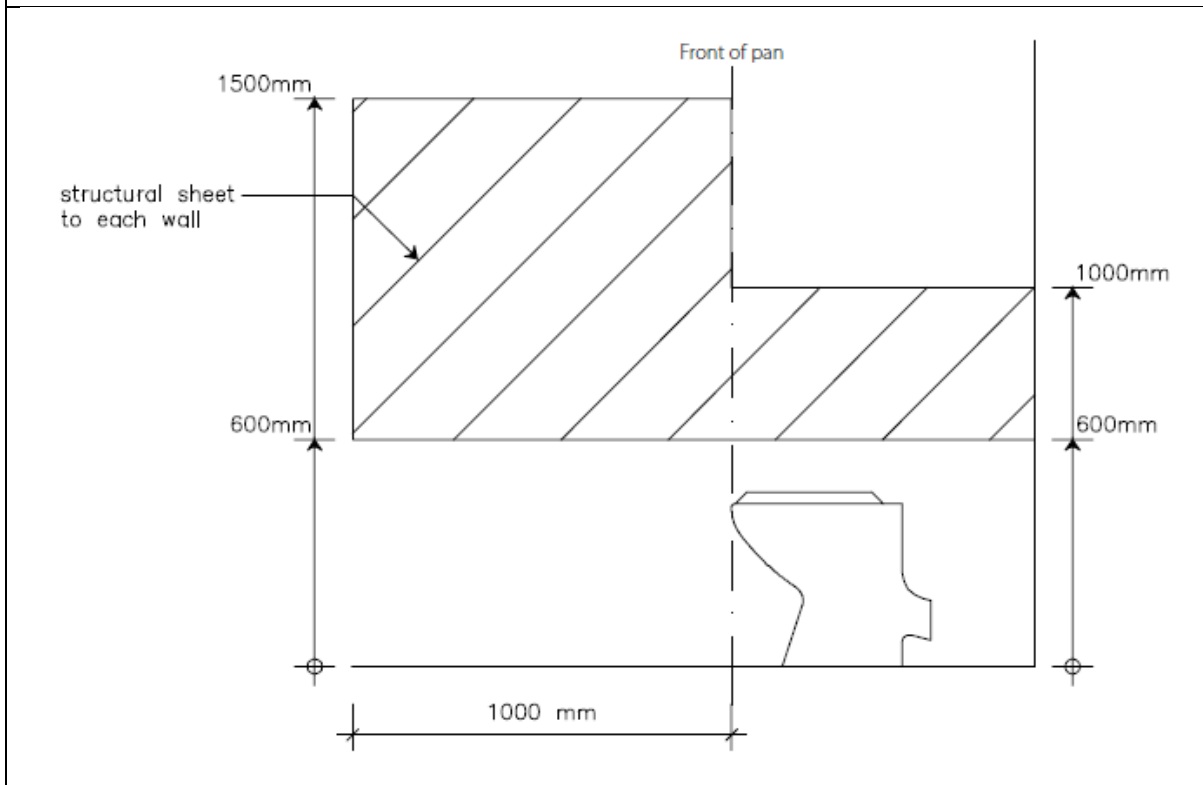
Applies to Options 1, 2 and 3.

Volume One / Two – Figure F2.11 / 3.8.3.5 – diagram 2 (new)

After new clause F2.11 / 3.8.3.5, insert new Figure F2.11 / 3.8.3.5 as follows:

Figure F2.11 / 3.8.3.5

Diagram 2 – Location of sheet reinforcing (closet pan)



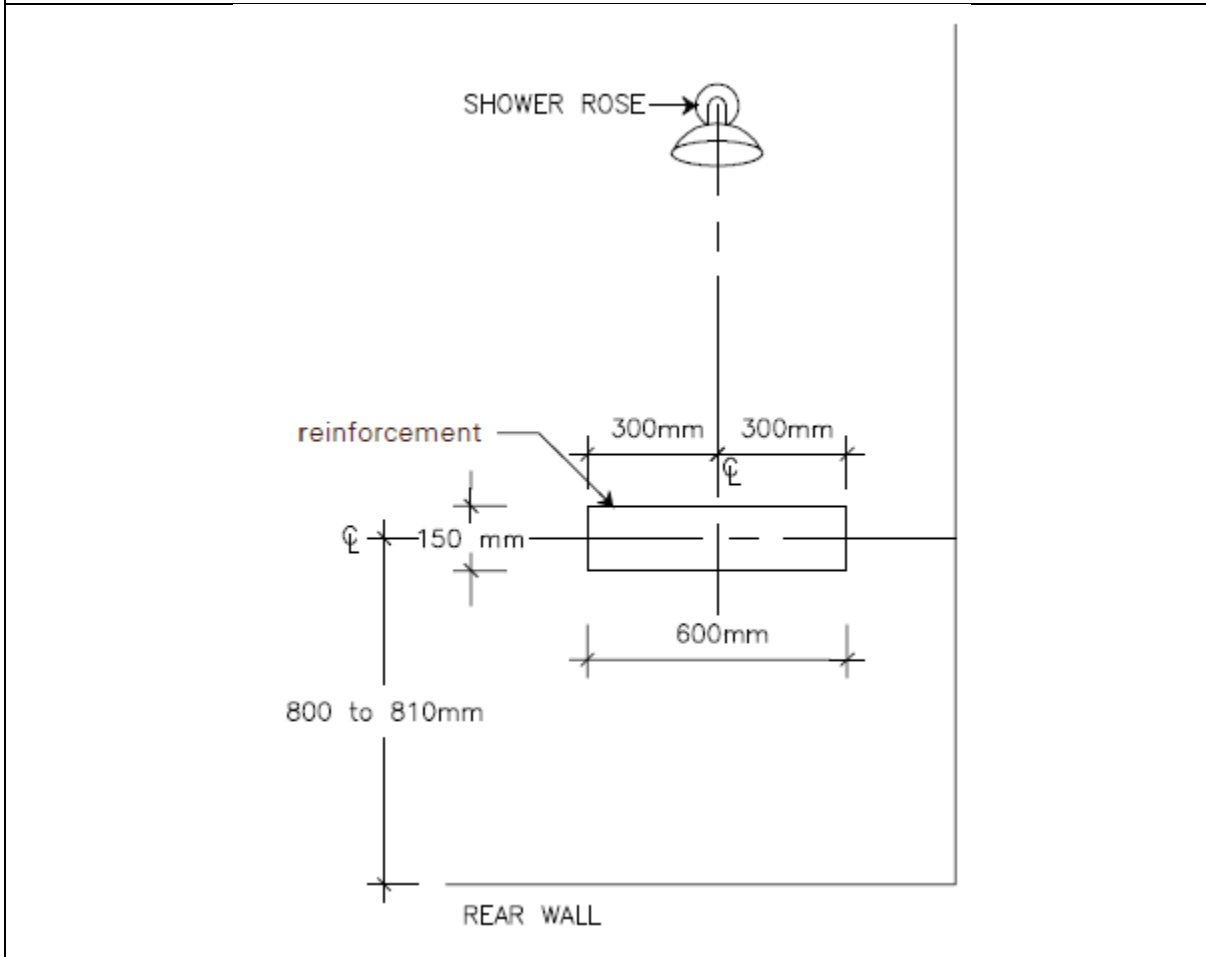
Applies to Options 1, 2 and 3.

Volume One / Two – Figure F2.11 / 3.8.3.5 – diagram 3a (new)

After new clause F2.11 / 3.8.3.5, insert new Figure F2.11 / 3.8.3.5 as follows:

Figure F2.11 / 3.8.3.5

Diagram 3a – Location of noggings (shower—rear wall)



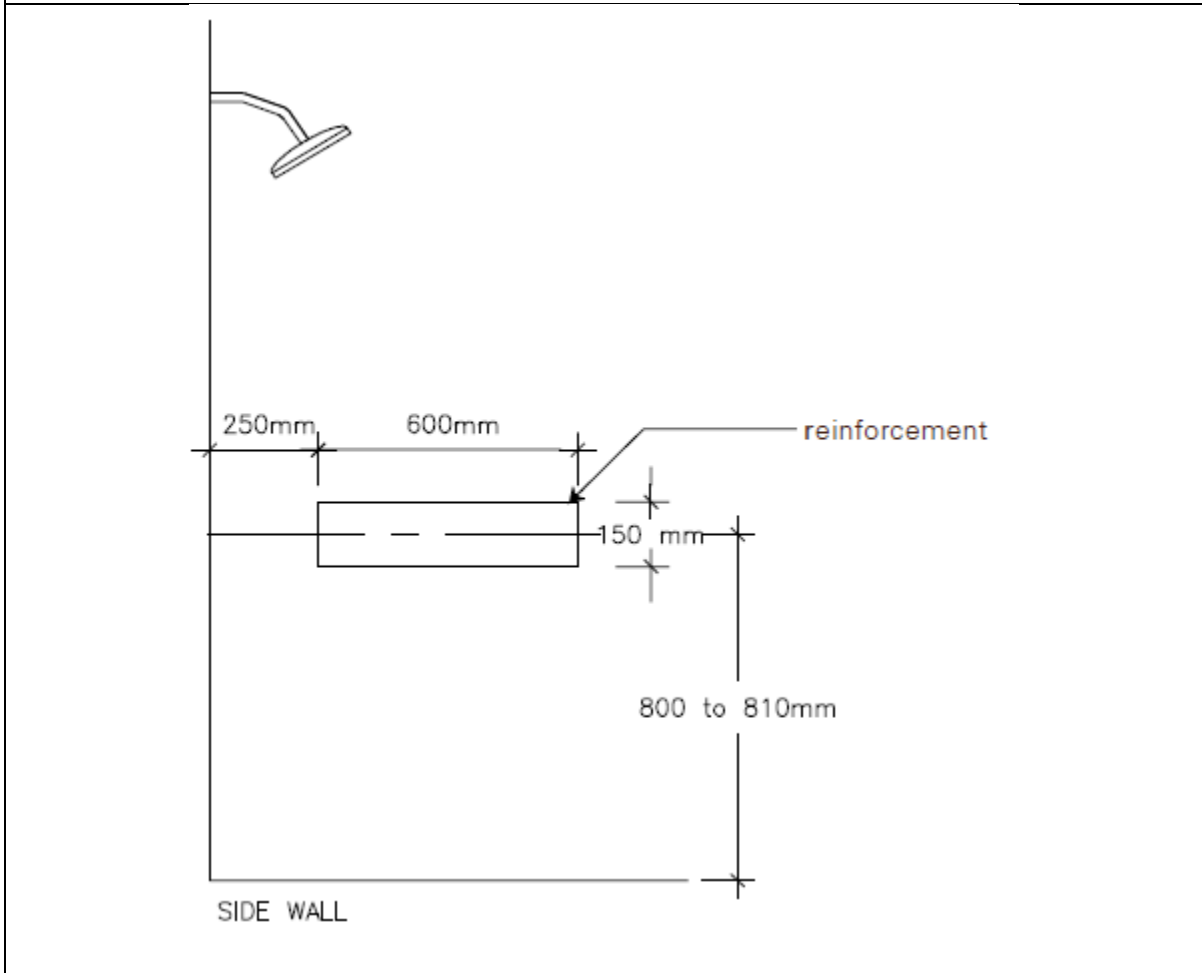
Applies to Options 1, 2 and 3.

Volume One / Two – Figure F2.11 / 3.8.3.5 – diagram 3b (new)

After new clause F2.11 / 3.8.3.5, insert new Figure F2.11 / 3.8.3.5 as follows:

Figure F2.11 / 3.8.3.5

Diagram 3b – Location of noggings (shower—side wall)



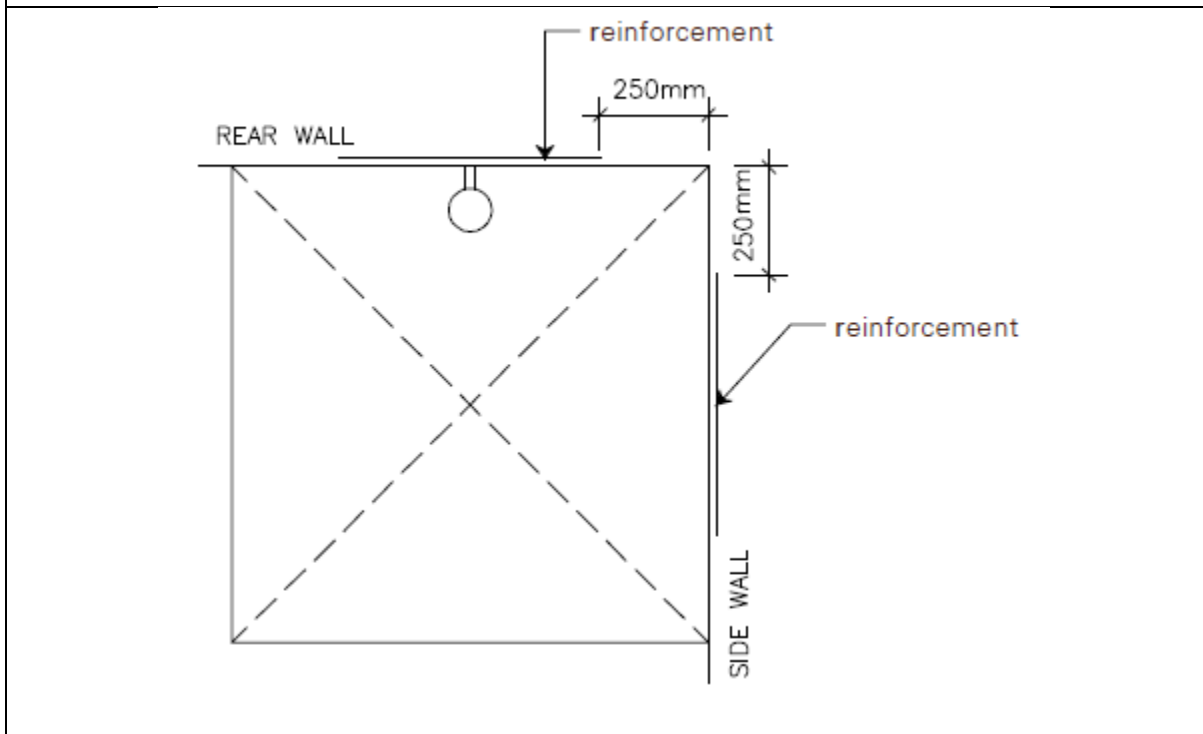
Applies to Options 1, 2 and 3.

Volume One / Two – Figure F2.11 / 3.8.3.5 – diagram 3c (new)

After new clause F2.11 / 3.8.3.5, insert new Figure F2.11 / 3.8.3.5 as follows:

Figure F2.11 / 3.8.3.5

Diagram 3c – Location of noggings (shower—plan view)



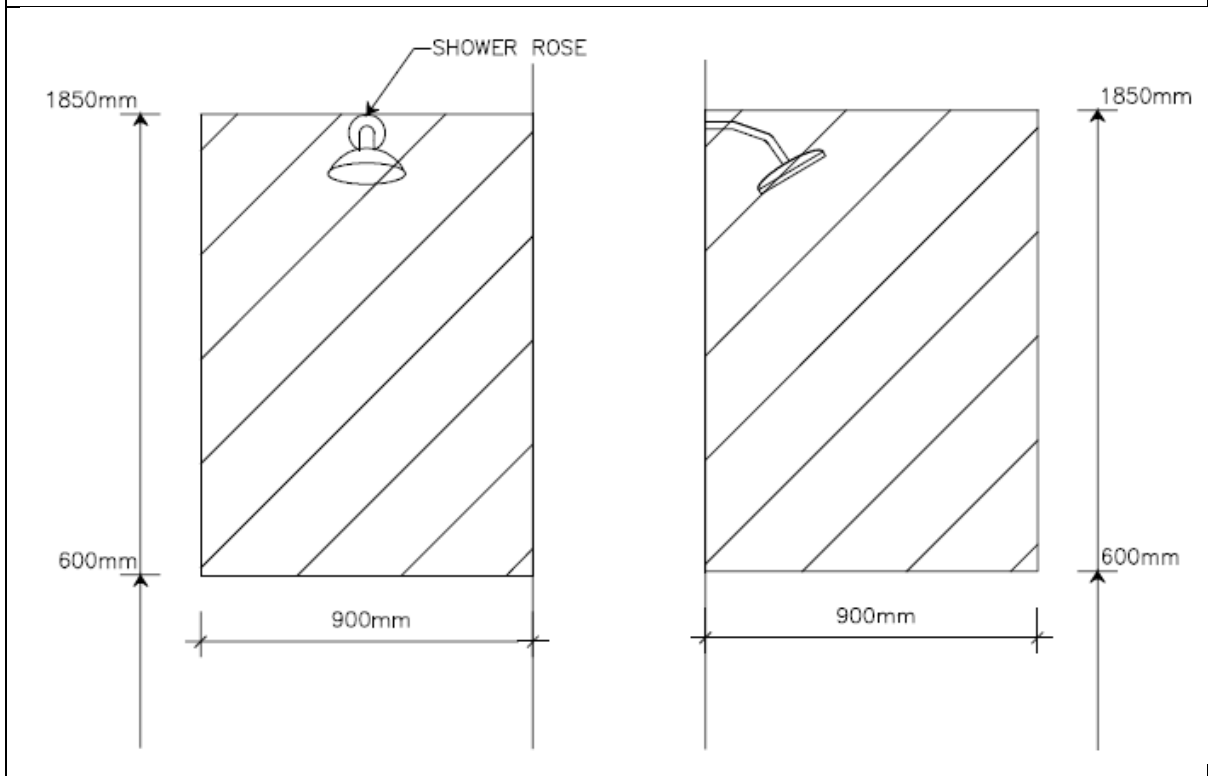
Applies to Options 1, 2 and 3.

Volume One / Two – Figure F2.11 / 3.8.3.5 – diagram 4 (new)

After new clause F2.11 / 3.8.3.5, insert new Figure F2.11 / 3.8.3.5 as follows:

Figure F2.11 / 3.8.3.5

Diagram 4 – Location of sheet reinforcing (shower)



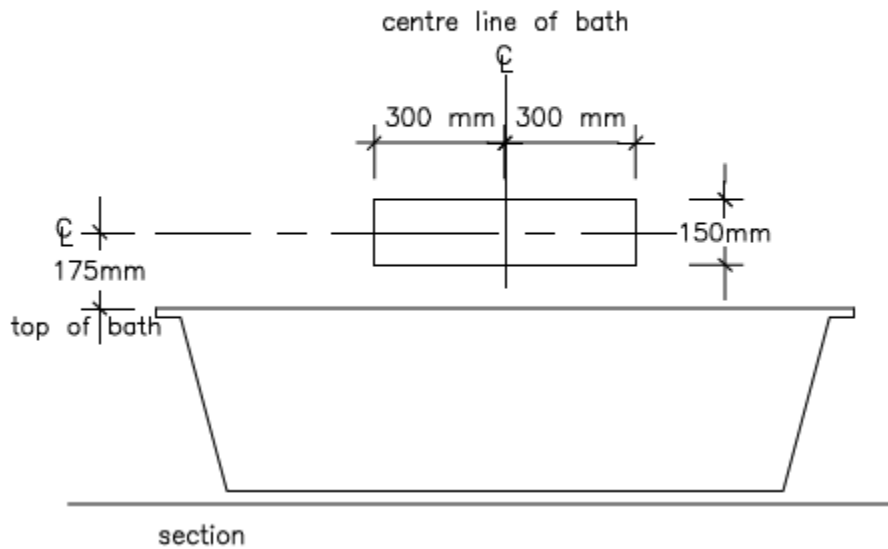
Applies to Options 1, 2 and 3.

Volume One / Two – Figure F2.11 / 3.8.3.5 – diagram 5a (new)

After new clause F2.11 / 3.8.3.5, insert new Figure F2.11 / 3.8.3.5 as follows:

Figure F2.11 / 3.8.3.5

Diagram 5a – Location of noggings (bath—long edge)



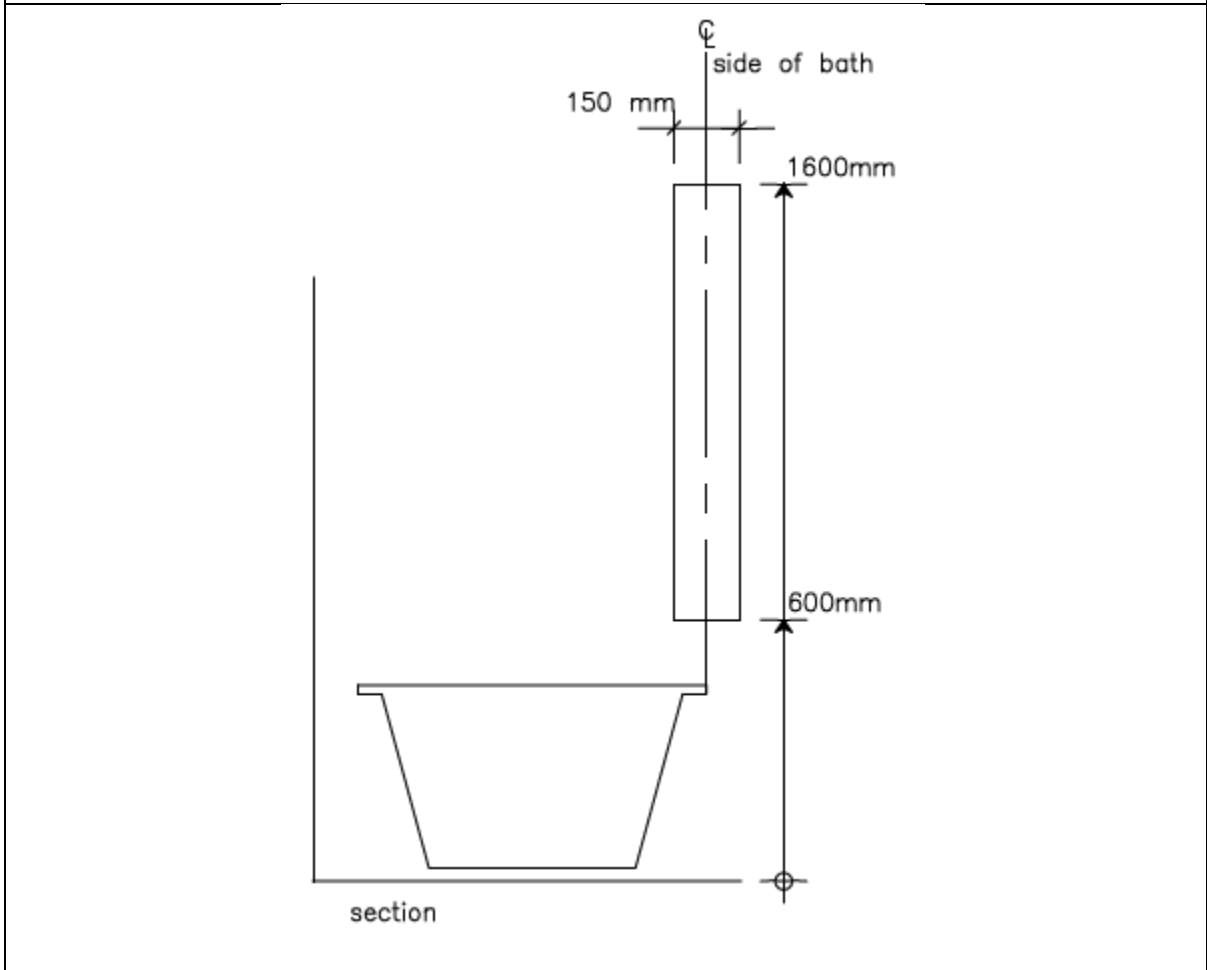
Applies to Options 1, 2 and 3.

Volume One / Two – Figure F2.11 / 3.8.3.5 – diagram 5b (new)

After new clause F2.11 / 3.8.3.5, insert new Figure F2.11 / 3.8.3.5 as follows:

Figure F2.11 / 3.8.3.5

Diagram 5b – Location of noggings (bath—short edge)



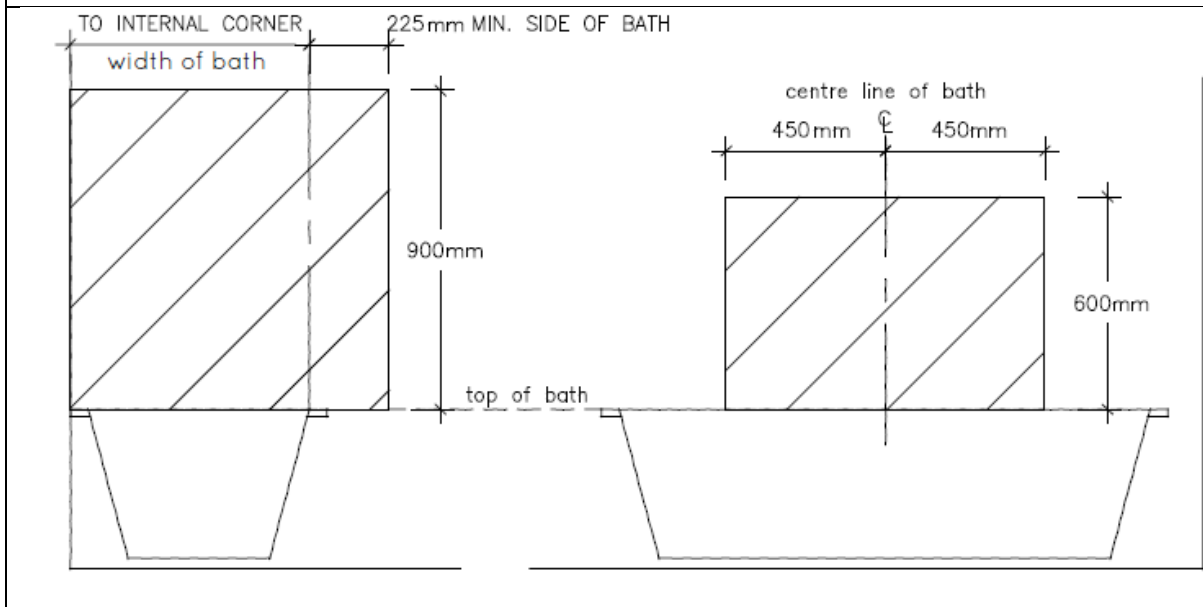
Applies to Options 1, 2 and 3.

Volume One / Two – Figure F2.11 / 3.8.3.5 – diagram 6a (new)

After new clause F2.11 / 3.8.3.5, insert new Figure F2.11 / 3.8.3.5 as follows:

Figure F2.11 / 3.8.3.5

Diagram 6a – Location of sheet reinforcing (bath—long and short edges)



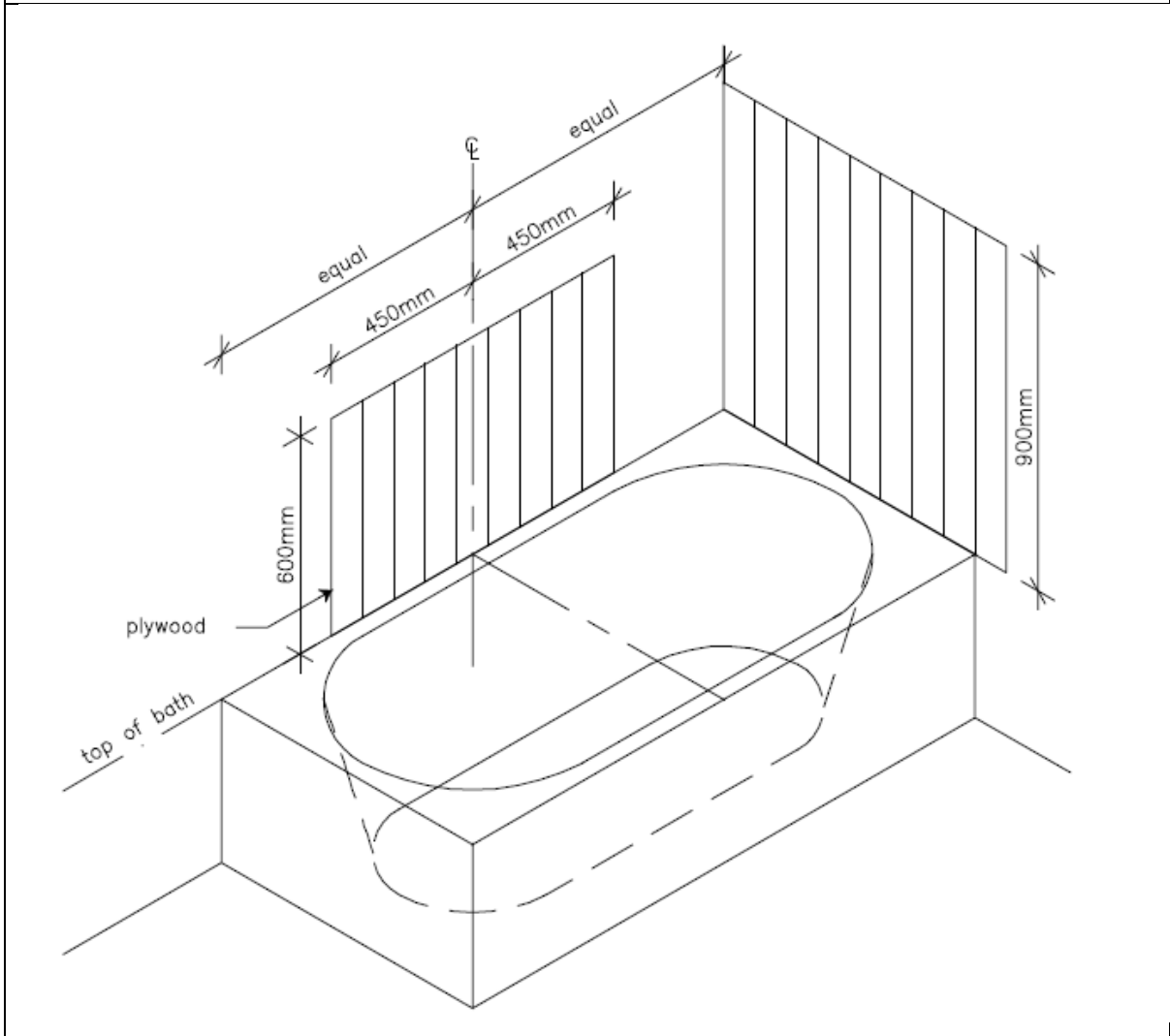
Applies to Options 1, 2 and 3.

Volume One / Two – Figure F2.11 / 3.8.3.5 – diagram 6b (new)

After new clause F2.11 / 3.8.3.5, insert new Figure F2.11 / 3.8.3.5 as follows:

Figure F2.11 / 3.8.3.5

Diagram bb – Location of sheet reinforcing (bath—isometric view)



Applies to Options 1, 2 and 3.

7. Internal stairways

This drafting addresses the construction of internal stairways, and is based on section 7 of the LHDG.

Option 1 applies the existing requirements of the NCC, therefore only Options 2 and 3 are considered in the proposed changes set out below.

Proposed Objective

Volume One – DO1

Apply the existing Objective DO1 as shown below:

DO1

The Objective of this Section [Section D] is to —

- (a) provide, as far as is reasonable, people with safe, equitable and dignified access to —
 - (i) a building; and
 - (ii) the services and facilities with a building; and
- (b) safeguard occupants from illness or injury while evacuating in an emergency.

Applies to Options 2 and 3.

Volume Two – O2.5

Apply the existing Objective O2.5 as shown below:

O2.5

The Objective is to provide people with safe access to and within a building.

Applies to Options 2 and 3.

Proposed Functional Statement

Volume One – DF1

Apply the existing Functional Statement DF1 as shown below:

DF1

A building is to provide, as far as is reasonable—

- (a) safe; and
- (b) equitable and dignified,

access for people to the services and facilities within.

Limitation

DF1(b) does not apply to a Class 4 part of a building.

Applies to Options 2 and 3.

Volume Two – F2.5.1

Apply existing Functional Statement F2.5.1, as shown in Section 1 (Dwelling access).

Applies to Options 2 and 3.

Proposed Performance Requirement

Volume One – DP2

Apply existing Performance requirement DP1, as shown in Section 1 (Dwelling access).

Applies to Options 2 and 3.

Volume Two – P2.5.1

Apply new existing Performance Requirement P2.5.3, as shown in Section 1 (Dwelling access).

Applies to Options 2 and 3.

Proposed Deemed-to-Satisfy Provisions

Volume One – D2.13(d) (new)

After D2.13(c), insert new subclause (d) as follows:

[only relevant parts shown]

D2.13 Goings and risers

...

(d) A stairway within a sole-occupancy unit in a Class 2 building must be constructed such that each flight is—

(i) straight in design; and

- (ii) positioned adjoining a wall that is able to support a handrail, if the required handrail is not installed against the same wall; and
- (iii) not connected to winder stairs used in lieu of a landing.

Applies to Options 2 and 3.

Volume Two – 3.9.1.2(e) (new)

After 3.9.1.2(d), insert new subclause (e) as follows:

[only relevant parts shown]

3.9.1.2 Stairway construction

...

- (e) A stairway, other than a stairway constructed in accordance with (b), within a Class 1a dwelling, must be constructed such that each flight is—
 - (i) straight in design; and
 - (ii) positioned adjoining a wall that is able to support a handrail, if the required handrail is not installed against the same wall; and
 - (iii) not connected to winder stairs used in lieu of a landing.

Applies to Options 2 and 3.

8. Kitchen Space

This drafting addresses kitchen space, and is based on section 8 of the LHDG.

Option 1 does not include provisions for kitchen, therefore this drafting only addresses Options 2 and 3.

Proposed Objective

Volume One – FO3(b) (new)

Apply the new Objective FO3(b) as previously set out in Section 3.

Applies to Options 2 and 3.

Volume Two – O2.4.2(b) (new)

Apply the new Objective O2.4.2(b) as previously set out at Section 3.

Applies to Options 2 and 3.

Proposed Functional Statement

Volume One – FF3.2 (new)

Apply the new Functional Statement FF3.2 as previously set out in Section 3.

Applies to Options 2 and 3.

Volume Two – F2.4.2(b) (new)

Apply the new Functional Statement F2.4.2(b) as previously set out at Section 3.

Applies to Options 2 and 3.

Proposed Performance Requirement

Volume One – FP3.3 (new)

After new Performance Requirement FP3.2, insert new Performance Requirement FP3.3 as follows:

FP3.3 **Kitchen space**

Kitchen space must be configured so as to facilitate unimpeded movement between fixed benches and appliances or spaces for appliances (excluding handles).

Application

FP3.3 only applies to a *sole-occupancy unit* in a Class 2 building.

Applies to Options 2 and 3.

Volume Two – P2.4.2(c) (new)

After new Performance Requirement P2.4.2(b), insert new Performance Requirement P2.4.2(c) as follows:

[P2.4.2]

...

(c) Kitchen space must be configured so as to facilitate unimpeded movement between fixed benches and appliances or spaces for appliances (excluding handles).

Application

P2.4.2(b) and **(c)** only applies to a Class 1a building.

Applies to Options 2 and 3.

Proposed Deemed-to-Satisfy Provisions

Volume One – F3.3 (new)

After new clause F3.2, insert new clause F3.3 as follows:

F3.3 **Kitchen space**

In a sole-occupancy unit in a Class 2 building, kitchen space must include not less than 1200 mm clearance in front of fixed benches and appliances or spaces for appliances (excluding handles).

Applies to Options 2 and 3, except that—

- **For Option 3, the clearance space at (a)(i) is to be 1500 mm.**

Volume Two – 3.8.2.4 (new)

After new clause 3.8.2.3, insert new clause 3.8.2.4 as follows:

3.8.2.4 **Kitchen space**

In a Class 1a building, kitchen space must include not less than 1200 mm clearance in front of fixed benches and appliances or spaces for appliances (excluding handles).

Applies to Options 2 and 3, except that—

- **For Option 3, the clearance space at (a)(i) is to be 1500 mm.**

9. Laundry space

This drafting addresses laundry space, and is based on section 9 of the LHDG.

Option 1 does not include provisions for kitchen, therefore this drafting only addresses Options 2 and 3.

Proposed Objective

Volume One – FO3(b) (new)

Apply the new Objective FO3(b) as previously set out in Section 3.

Applies to Options 2 and 3.

Volume Two – O2.4.2(b) (new)

Apply the new Objective O2.4.2(b) as previously set out at Section 3.

Applies to Options 2 and 3.

Proposed Functional Statement

Volume One – FF3.2 (new)

Apply the new Functional Statement FF3.2 as previously set out in Section 3.

Applies to Options 2 and 3.

Volume Two – F2.4.2(b) (new)

Apply the new Functional Statement F2.4.2(b) as previously set out at Section 3.

Applies to Options 2 and 3.

Proposed Performance Requirement

Volume One – FP3.4 (new)

After new Performance Requirement FP3.3, insert new Performance Requirement FP3.4 as follows:

FP3.4 **Laundry space**

Laundry space must be configured so as to facilitate unimpeded movement between fixed benches (if provided).

Application

FP3.4 only applies to a sole-occupancy unit in a Class 2 building.

Applies to Options 2 and 3.

Volume Two – P2.4.2(d) (new)

After new Performance Requirement P2.4.2(c), insert new Performance Requirement P2.4.2(d) as follows:

[P2.4.2]

...

(d) Laundry space must be configured so as to facilitate unimpeded movement between fixed benches (if provided).

Application

P2.4.2(b), (c) and (d) only applies to a Class 1a building.

Applies to Options 2 and 3.

Proposed Deemed-to-Satisfy Provisions

Volume One – F3.4 (new)

After new clause F3.3, insert new clause F3.4 as follows:

F3.4 **Laundry space**

In a Class 2 sole-occupancy unit, laundry space must include—

- (a) not less than 1200 mm clearance in front of a wash basin and any other fixed benches and appliances or spaces for appliances (excluding handles); and
- (b) where space is provided for a washing machine, it must be not less than 600 mm in depth.

Applies to Options 2 and 3, except that—

- **For Option 3, the clearance space at (a)(i) is to be 1550 mm.**

Volume Two – 3.8.2.5 (new)

After new clause 3.8.2.4, insert new clause 3.8.2.5 as follows:

3.8.2.5 Laundry space

In a Class 1a building, laundry space must include—

- (a) not less than 1200 mm clearance in front of a wash basin and any other fixed benches and appliances or spaces for appliances (excluding handles); and
- (b) where space is provided for a washing machine, it must be not less than 600 mm in depth.

Applies to Options 2 and 3, except that—

- For Option 3, the clearance space at (a) is to be 1550 mm.**

10. Ground (or entry level) bedroom space

This drafting addresses ground (or entry level) bedroom space, and is based on section 10 of the LHDG.

Option 1 does not include provisions for ground (or entry level) bedroom space, therefore this drafting only addresses Options 2 and 3.

Proposed Objective

Volume One – FO3(b) (new)

Apply the new Objective FO3(b) as previously set out in Section 3.

Applies to Options 2 and 3.

Volume Two – O2.4.2(b) (new)

Apply the new Objective O2.4.2(b) as previously set out at Section 3.

Applies to Options 2 and 3.

Proposed Functional Statement

Volume One – FF3.2 (new)

Apply the new Functional Statement FF3.2 as previously set out in Section 3.

Applies to Options 2 and 3.

Volume Two – F2.4.2(b) (new)

Apply the new Functional Statement F2.4.2(b) as previously set out at Section 3.

Applies to Options 2 and 3.

Proposed Performance Requirement

Volume One – FP3.5 (new)

After new Performance Requirement FP3.4, insert new Performance Requirement FP3.5 as follows:

FP3.5 **Bedroom space**

There must be space provided on the ground or entry level that is suitable for use as a bedroom.

Application

FP3.5 only applies to a *sole-occupancy unit* in a Class 2 building.

Applies to Options 2 and 3.

Volume Two – P2.4.2(e)

After new Performance Requirement P2.4.2(d), insert new Performance Requirement P2.4.2(e) as follows:

[P2.4.2]

- (e) There must be space provided on the ground or entry level that is suitable for use as a bedroom.

Application

P2.4.2(b), (c), (d) and (e) only applies to a Class 1a building.

Limitation:

P2.4.2(e) does not apply to a garage top dwelling.

Applies to Options 2 and 3.

Proposed Deemed-to-Satisfy Provisions

Volume One – F3.5 (new)

After new clause F3.4, insert new clause F3.5 as follows:

F3.5 **Bedroom space**

For a Class 2 *sole-occupancy unit* the following applies:

- (a) There must be a suitable room or space on the ground or entry level that—
- (i) has a floor space of not less than 10 m²; and
 - (ii) provides a clear path of travel not less than 1 m wide along at least one side of the space intended for placement of a bed.
- (b) For the purposes of (a), a room is considered suitable if it is—
- (i) a *habitable room*; and
 - (ii) provided with natural light and ventilation in accordance with **Part F4**.

- (c) For the purposes of (a)(i), the area of the *required* clear floor space must be measured exclusive of any—
 - (i) fixed wardrobes, wall linings or skirting boards; and
 - (ii) the swing arc of any door that swings into the room.
- (d) Within the space *required* by (a)(i), the space intended for placement of a bed must—
 - (i) be not less than 1520 mm x 2030 mm; and
 - (ii) not intrude upon the space *required* by (a)(ii).

Applies to Options 2 and 3.

Volume Two – 3.8.2.6 (new)

After new clause 3.8.2.5, insert new clause 3.8.2.6 as follows:

3.8.2.6 Bedroom space

For a Class 1a building, the following applies:

- (a) There must be a suitable room or space on the ground or entry level that—
 - (i) has a floor space of not less than 10 m²; and
 - (ii) provides a clear path of travel not less than 1 m wide along at least one side of the space intended for placement of a bed.
- (b) For the purposes of (a), a room is considered suitable if it is—
 - (i) a *habitable room*; and
 - (ii) provided with natural light and ventilation in accordance with **Parts 3.8.4 and 3.8.5**, respectively.
- (c) For the purposes of (a)(i), the area of the *required* clear floor space must be measured exclusive of any—
 - (i) fixed wardrobes, wall linings or skirting boards; and
 - (ii) the swing arc of any door that swings into the room.
- (d) Within the space *required* by (a)(i), the space intended for placement of a bed must—
 - (i) be not less than 1520 mm x 2030 mm; and
 - (ii) not intrude upon the space *required* by (a)(ii).

Applies to Options 2 and 3.

11. Light switches and powerpoints

This drafting addresses light switches and powerpoints, and is based on section 11 of the LHDG.

Option 1 does not include provisions for switches and powerpoints, therefore this drafting only addresses Options 2 and 3.

Proposed Objective

Volume One – FO3(c) (new)

After new Objective FO3(b), insert new objective FO3(c) as follows:

FO3

The Objective of this Part is to safeguard occupants from injury or loss of amenity caused by—

...

(c) undue difficulty operating light switches or general power outlets,

of or within a room or space.

Application

FO3(b) and (c) only applies to a sole-occupancy unit in a Class 2 building.

Applies to Options 2 and 3.

Volume Two – O2.4.2(c) (new)

After new Objective O2.4.2(b), insert new objective O2.4.2(c) as follows:

O2.4.2 Room heights and layouts

The Objective is to safeguard occupants from injury or loss of amenity caused by—

...

(c) undue difficulty operating light switches or general power outlets,

of or within a room or space.

Application

O2.4.2(b) and (c) only applies to a Class 1a building.

Applies to Options 2 and 3.

Proposed Functional Statement

Volume One – FF3.3 (new)

After new Functional Statement FF3.2, insert new Functional Statement FF3.3 as follows:

FF3.3

A building must be constructed such that light switches and general power outlets are located at heights that are easy to reach.

Application

FF3.3 only applies to a sole-occupancy unit in a Class 2 building.

Applies to Options 2 and 3.

Volume Two – F2.4.2(c) (new)

After new Functional Statement F2.4.2(b), insert new Functional Statement F2.4.2(c) as follows:

F2.4.2 Room heights and layouts

A building is to be constructed to—

...

(c) have light switches and general power outlets located at heights that are easy to reach.

Application

F2.4.2(b) and (c) only applies in a Class 1a building.

Applies to Options 2 and 3.

Proposed Performance Requirement

Volume One – FP3.6 (new)

After new Performance Requirement FP3.5, insert new Performance Requirement FP3.6 as follows:

FP3.6 Switches and general power outlets

To the degree necessary, light switches and general power outlets must be located at heights that enable use by building occupants either standing or in a seated position.

Application

FP3.6 only applies to a sole-occupancy unit in a Class 2 building.

Applies to Options 2 and 3.

Volume Two – P2.4.2(f) (new)

After new Performance Requirement P2.4.2(e), insert new Performance Requirement P2.4.2(f) as follows:

[P2.4.2]

- (f) To the degree necessary, light switches and general power outlets must be located such that they enable use by building occupants either standing or in a seated position.

Application

P2.4.2(b), (c), (d), (e) and (f) only applies to a Class 1a building.

Applies to Options 2 and 3.

Proposed Deemed-to-Satisfy Provisions

Volume One – F3.6 (new)

After new clause F3.5, insert new clause F3.6 as follows:

F3.6 Switches and general power outlets

For a Class 2 sole-occupancy unit, the following applies:

- (a) Light switches must be positioned—
- (i) at height not less than 900 mm, but not more than 1100 mm, above finished floor level; and
 - (ii) horizontally aligned with the door handle at the entrance to the room.
- (b) General power outlets must be positioned not less than 300 mm above finished floor level.
- (c) The requirements of (a) and (b) need not be complied with where—
- (i) doing so would pose a risk to the safety of users; or
 - (ii) the light switch or general power outlet is located above a fixed benchtop, shelf, or the like.
- (d) The requirements of (b) need not be complied with for general power outlets that are provided for a specific purpose that necessitates their location at a different height.

Applies to Options 2 and 3.

Volume Two – 3.8.2.7 (new)

After new clause 3.8.2.6, insert new clause 3.8.2.7 as follows:

3.8.2.7 **Switches and general power outlets**

For a Class 1a building, the following applies:

- (a) Light switches must be positioned—
 - (i) at height not less than 900 mm, but not more than 1100 mm, above finished floor level; or
 - (ii) horizontally aligned with the door handle at the entrance to the room.
- (b) General power outlets must be positioned not less than 300 mm above finished floor level.
- (c) The requirements of (a) and (b) need not be complied with where—
 - (i) doing so would pose a risk to the safety of users; or
 - (ii) the light switch or general power outlet is located above a fixed benchtop, shelf, or the like.
- (d) The requirements of (b) need not be complied with for general power outlets that are provided for a specific purpose that necessitates their location at a different height.

Applies to Options 2 and 3.

12. Door hardware

This drafting addresses door hardware, and is based on section 12 of the LHDG.

Option 1 does not include provisions for door hardware, therefore this drafting only addresses Options 2 and 3.

Although section 12 of the LHDG also addresses tap hardware, those provisions are not under consideration as part of Option 1, 2 or 3.

Proposed Objective

Volume One – FO3(d) (new)

After new Objective FO3(c), insert new objective FO3(d) as follows:

FO3

The Objective of this Part is to safeguard occupants from injury or loss of amenity caused by—

...

(d) undue difficulty opening or closing doors,

of or within a room or space.

Application

FO3(b), (c) and (d) only applies to a sole-occupancy unit in a Class 2 building.

Applies to Options 2 and 3.

Volume Two – O2.4.2(d) (new)

After new Objective O2.4.2(c), insert new objective O2.4.2(d) as follows:

O2.4.2 **Room heights and layouts**

The Objective is to safeguard occupants from injury or loss of amenity caused by—

...

(d) undue difficulty opening or closing doors,

of or within a room or space.

Application

O2.4.2(b), (c) and (d) only applies to a Class 1a building.

Applies to Options 2 and 3.

Proposed Functional Statement

Volume One – FF3.4 (new)

After new Functional Statement FF3.3, insert new Functional Statement FF3.4 as follows:

FF3.4

A building must be constructed such that occupants are able to easily and independently open and close doors.

Application

FF3.4 only applies to a sole-occupancy unit in a Class 2 building.

Applies to Options 2 and 3.

Volume Two – F2.4.2(d) (new)

After new Functional Statement F2.4.2(c), insert new Functional Statement F2.4.2(d) as follows:

F2.4.2 Room heights and layouts

A building is to be constructed to—

...

(d) enable occupants to easily and independently open and close doors.

Application

F2.4.2(b), (c) and (d) only applies to a Class 1a building.

Applies to Options 2 and 3.

Proposed Performance Requirement

Volume One – FP3.7 (new)

After new Performance Requirement FP3.6, insert new Performance Requirement FP3.7 as follows:

FP3.7 Door hardware

To the degree necessary, door hardware must be located such that it enables use by building occupants either standing or in a seated position.

Application

FP3.7 only applies to a sole-occupancy unit in a Class 2 building.

Limitation

FP3.7 does not apply to any door that is subject to GP1.2.

Applies to Options 2 and 3.

Volume Two – P2.4.2(g) (new)

After new Performance Requirement P2.4.2(f), insert new Performance Requirement P2.4.2(g) as follows:

[P2.4.2]

(g) To the degree necessary, door hardware must be located such that it enables use by building occupants either standing or in a seated position.

Application

P2.4.2(b), (c), (d), (e), (f) and (g) only applies to a Class 1a building.

Limitation

P2.4.2(g) does not apply to any door that is subject to P2.7.1.

Applies to Options 2 and 3.

Proposed Deemed-to-Satisfy Provisions

Volume One – F3.7 (new)

After new clause F3.6, insert new clause F3.7 as follows:

F3.7 Door hardware

- (a) For a Class 2 sole-occupancy unit, door hardware that is used to operate—
- (i) any entrance door that is subject to compliance with G7.2 or G7.5; and
 - (ii) any internal doorway that is subject to compliance with F3.2,
- must be located not less than 900 mm and not more than 1100 mm above finished floor level.
- (b) The requirements of (a) do not apply to any door that is subject to compliance with G1.1.

Applies to Options 2 and 3.

Volume Two – 3.8.2.8 (new)

After new clause 3.8.2.7, insert new clause 3.8.2.8 as follows:

3.8.2.8 **Door hardware**

- (a) In a Class 1a building, door hardware that is used to operate—
- (i) any entrance door that is subject to compliance with **3.9.3.2** or **3.9.3.3**; and
 - (ii) any internal doorway that is subject to compliance with **3.8.2.3**,
must be located not less than 900 mm and not more than 1100 mm above finished
floor level.
- (b) The requirements of (a) do not apply to any door that is subject to compliance with
Part 3.10.1.

Applies to Options 2 and 3.

13. Window sills

This drafting addresses window sills, and is based on section 14 of the LHDG.

(Section 13 of the LHDG contains only applies to the Platinum Level and is therefore not included in this draft.)

Options 1 and 2 do not include provisions for window sills, therefore this drafting only addresses Option 3.

Proposed Objective

Volume One – FO3(e) (new)

After new Objective FO3(d), insert new Objective FO3(e) as follows:

FO3

The Objective of this Part is to safeguard occupants from injury or loss of amenity caused by—

...

(e) undue difficulty operating window controls or enjoying the view from a window,

of or within a room or space.

Application

FO3(b), (c), (d) and (e) only applies to a sole-occupancy unit in a Class 2 building.

Applies to Option 3.

Volume Two – O2.4.2(e) (new)

After new Objective O2.4.2(d), insert new objective O2.4.2(e) as follows:

O2.4.2 Room heights and layouts

The Objective is to safeguard occupants from injury or loss of amenity caused by—

...

(e) undue difficulty operating window controls or enjoying the view from a window,

of or within a room or space.

Application

O2.4.2(b), (c), (d) and (e) only applies to a Class 1a building.

Applies to Option 3.

Proposed Functional Statement

Volume One – FF3.5 (new)

After new Functional Statement FF3.4, insert new Functional Statement FF3.5 as follows:

FF3.5

A building is to be constructed such that occupants are able to control openable windows and enjoy views to outdoor spaces.

Application

FF3.5 only applies to a sole-occupancy unit in a Class 2 building.

Applies to Option 3.

Volume Two – F2.4.2(e)

After new Functional Statement F2.4.2(d), insert new Functional Statement F2.4.2(e) as follows:

F2.4.2 Room heights and layouts

A building is to be constructed to—

...

(e) enable occupants to control windows and enjoy views to outdoor spaces.

Application

F2.4.2(b), (c), (d) and (e) only applies to a Class 1a building.

Applies to Option 3.

Proposed Performance Requirement

Volume One – FP3.8 (new)

FP3.8 Window sills and operating controls

To the degree necessary—

(a) window sills must be set at a height that enable views to be enjoyed from a seated position; and

(b) where provided, window operating controls are able to be operated with one hand, from a seated or standing position.

Application

FP3.8 only applies to a *sole-occupancy unit* in a Class 2 building.

Limitation

FP3.8 does not apply in any case where to do so would be inconsistent with—

- (a) **DP3(b)** or **(c)**; or
- (b) an applicable State or Territory planning legislation.

Applies to Option 3.

Volume Two – P2.4.2(h) (new)

After new Performance Requirement P2.4.2(g), insert new Performance Requirement P2.4.2(h) as follows:

[P2.4.2]

- (h) To the degree necessary—
 - (i) window sills must be set at a height that enable views to be enjoyed from a seated position; and
 - (ii) where provided, window operating controls are able to be operated with one hand, from a seated or standing position.

Application

P2.4.2(b), (c), (d), (e), (f), (g) and (h) only applies to a Class 1a building.

Limitation

P2.4.2(h) does not apply where to do so would be inconsistent with—

- (a) **P2.5.2(b)** or **(c)**; or
- (b) an applicable State or Territory planning legislation.

Applies to Option 3.

Proposed Deemed-to-Satisfy Provisions

Volume One – F3.8 (new)

After new clause F3.7, insert new clause F3.8 as follows:

F3.8 Window sill height

- (a) In a Class 2 sole-occupancy unit, for any window that is—
- (i) located in a habitable room; and
 - (ii) transparent,
- the sill must be not more than 1000 mm above finished floor level.
- (b) The requirements of (a) need not be complied with—
- (i) if the window does not open on to an outdoor area; or
 - (ii) where the sill of the window is to be above a fixed benchtop, shelf or the like; or
 - (iii) in cases where to do so would—
 - (A) compromise the privacy of the occupants of the sole-occupancy unit or any other property; or
 - (B) be inconsistent with applicable State or Territory planning legislation.

Applies to Option 3.

Volume One – F3.9 (new)

After new clause F3.8, insert new clause F3.9 as follows:

F3.9 Window operating controls

- (a) In a Class 2 sole-occupancy unit, for any window that—
- (i) is located in a habitable room; and
 - (ii) provides natural ventilation in accordance with F4.6,
- the internal controls must be operable using one hand from a standing or seated position.
- (b) The requirements of (a) need not be complied with—
- (i) for any window that is subject to compliance with G1.1; or
 - (ii) in a way that would be inconsistent with D2.24.

Applies to Option 3.

Volume Two – 3.8.2.9 (new)

After new clause 3.8.2.8, insert new clause 3.8.2.9 as follows:

3.8.2.9 Window sill height

- (a) In a Class 1a building, for any window that is—
- (i) located in a *habitable room*; and
 - (ii) transparent; and
- the sill must be set not more than 1000 mm above finished floor level.
- (b) The requirements of (a) need not be complied with—
- (i) if the window does not open on to an outdoor area; or
 - (ii) where the sill of the window is to be above a fixed benchtop, shelf or the like; or
 - (iii) in cases where to do so would—
 - (A) compromise the privacy of the occupants of the dwelling or any other property; or
 - (B) be inconsistent with applicable State or Territory planning legislation.

Applies to Option 3.

Volume Two – 3.8.2.10 (new)

After new clause 3.8.2.9, insert new clause 3.8.2.10 as follows:

3.8.2.10 Window operating controls

- (a) In a Class 1a building, for any window that—
- (i) is located in a *habitable room*; and
 - (ii) provides natural ventilation in accordance with **3.8.5.2**,
- the internal controls must be operable using one hand from a standing or seated position.
- (b) The requirements of (a) need not be complied with—
- (i) for any window that is subject to compliance with **Part 3.10.1**; or

(ii) in a way that would be inconsistent with 3.8.2.6 or 3.8.2.7.

Applies to Option 3.

Consequential amendments

This drafting outlines amendments to other parts of the NCC as a consequence of the proposed drafting at Sections 1 to 14 and Schedule 3 of this document.

Deemed-to-Satisfy Provisions

Volume One – D3.0(a)(vi) (new)

After D3.0(a)(v), insert new subclause (vi) as follows:

D3.0 Deemed-to-Satisfy Provisions

- (a) Where a *Deemed-to-Satisfy Solution* is proposed, *Performance Requirements DP1 to DP6, DP8 and DP9*, are satisfied by complying with—
- (i) **D1.1 to D1.16, D2.1 to D2.25 and D3.1 to D3.12**; and
 - (ii) in a building containing an *atrium*, **Part G3**; and
 - (iii) in a building in an *alpine area*, **Part G4**; and
 - (iv) for additional requirements for Class 9b buildings, **Part H1**; and
 - (v) for public transport buildings, **Part H2**; and
 - (vi) for sole-occupancy units in Class 2 buildings, Part G7.
- (b) Where a *Performance Solution* is proposed, the relevant *Performance Requirements* must be determined in accordance with **A2.2(3)** and **A2.4(3)** as applicable.
- (c) *Performance Requirement DP7* must be complied with if lifts are to be used to assist occupants to evacuate a building.

Applies to Options 1, 2 and 3.

Volume One – F2.0(a)

Amend F2.0(a) and (a)(i) as follows:

F2.0 Deemed-to-Satisfy Provisions

- (a) Where a *Deemed-to-Satisfy Solution* is proposed, *Performance Requirements FP2.1 to ~~FP2.6~~FP2.8* are satisfied by complying with—
- (i) **F2.1 to ~~F2.9~~F2.11**; and
 - (ii) for public transport buildings, **Part H2**; and
 - (iii) for *farm sheds*, **Part H3**.
- (b) Where a *Performance Solution* is proposed, the relevant *Performance Requirements* must be determined in accordance with **A2.2(3)** and **A2.4(3)** as applicable.

Applies to Options 1, 2 and 3.

Volume One – F3.0(a)

Amend F3.0(a) as follows:

F3.0 Deemed-to-Satisfy Provisions

- (a) Where a *Deemed-to-Satisfy Solution* is proposed, *Performance Requirements* **FP3.1 to FP3.8** ~~is~~are satisfied by complying with—
- (i) **F3.1 to F3.9**; and
 - (ii) for *farm sheds*, **Part H3**.
- (b) Where a *Performance Solution* is proposed, the relevant *Performance Requirements* must be determined in accordance with **A2.2(3)** and **A2.4(3)** as applicable.

Applies to Options 1, 2 and 3.

Appropriate Performance Requirements

Volume Two – Part 3.8.2

Amend the Appropriate Performance Requirements box for Part 3.8.2 as follows:

Appropriate Performance Requirements

Where an alternative room height or layout is proposed as a *Performance Solution* to that described in **Part 3.8.2**, that proposal must comply with—

- (a) *Performance Requirement* **P2.4.2**; and
- (b) the relevant *Performance Requirements* determined in accordance with **A2.2(3)** and **A2.4(3)** as applicable.

Applies to Options 1, 2 and 3.

Volume Two – Part 3.8.3

Amend the Appropriate Performance Requirements box for Part 3.8.3 as follows:

Appropriate Performance Requirements

Where an alternative arrangement for facilities is proposed as a *Performance Solution* to that described in **Part 3.8.3**, that proposal must comply with—

- (a) *Performance Requirement* **P2.4.3**; and

- (b) Performance Requirement P2.4.8; and
- (~~b~~c) the relevant *Performance Requirements* determined in accordance with **A2.2(3)** and **A2.4(3)** as applicable.

Applies to Options 1, 2 and 3.

Volume Two – Part 3.9.3 (new)

Insert the following Appropriate Performance requirements box at the beginning of new Part 3.9.3:

Appropriate Performance Requirements

Where an alternative dwelling access design is proposed as a *Performance Solution* to that described **Part 3.9.3**, that proposal must comply with—

- (a) Performance Requirements P2.5.3 and P2.5.4; and
- (b) the relevant *Performance Requirements* determined in accordance with **A2.2(3)** and **A2.4(3)** as applicable.

Applies to Options 1, 2 and 3.

Acceptable Construction Practice (application of)

Volume Two – 3.8.2.1

Amend 3.8.2.1 as follows:

Acceptable Construction Practice

3.8.2.1 Application

Compliance with this acceptable construction practice satisfies *Performance Requirement P2.4.2* for room heights and layouts.

Applies to Options 1, 2 and 3.

Required facilities in a separate building

Volume Two – 3.8.3.2(b)(ii) (new)

Amend 3.8.3.2(b) and insert new subclause (b)(ii) as follows:

3.8.3.2 Required facilities

...

- (b) If any of the facilities in (a) are detached from the main building, they must—
- (i) be set aside for the exclusive use of the occupants of the building; and
 - (ii) be connected to the main building by way of an access path that complies with 3.9.3.2.

Applies to Options 1, 2 and 3.

Ramps (other than as part of a dwelling entry path)

Volume Two – 3.9.1.3

Amend 3.9.1.3 as follows:

3.9.1.3 Ramps

An external ramp serving an external doorway or a ramp within a building, other than a ramp required by 3.9.3.2, must—

- (a) be designed to take loading forces in accordance with AS/NZS 1170.1; and
- (b) have a gradient not steeper than 1:8; and
- (c) be provided with landings complying with 3.9.1.5 at the top and bottom of the ramp and at intervals not greater than 15 m.

Applies to Options 1, 2 and 3.

Landings (other than as part of a dwelling entry path)

Volume Two – 3.9.1.5

Amend 3.9.1.5 as follows:

3.9.1.5 Landings

Landings, other than as required by 3.9.3.2, must—

- (a) be not less than 750 mm long and where this involves a change in direction, the length is measured 500 mm from the inside edge of the landing (see **Figure 3.9.1.3a**); and
- (b) have a gradient not steeper than 1:50; and
- (c) be provided where the sill of a threshold of a doorway opens onto a stairway or ramp that provides a change in floor level or floor to ground level greater than 3 risers or 570 mm (see **Figure 3.9.1.3b**); and
- (d) extend across the full width of a doorway; and

- (e) in the case of a stairway serving only non-*habitable rooms*, such as attics, storerooms and the like that are not used on a regular or daily basis, the requirements of (a) may be substituted with a minimum length of *landing* being not less than 600 mm long.

Applies to Options 1, 2 and 3.

Attached decks or balconies

Volume Two – 3.10.6.5 (new)

After 3.10.6.4, insert new clause 3.10.6.5 as follows:

3.10.6.5 Decks or balconies forming part of a required access path

Where a deck or balcony attached to an external wall forms a part of a *required access path*, it must also comply with **3.9.3.2**.

Applies to Options 1, 2 and 3.

Flood hazard areas

Volume Two – 3.10.3.0(b) (new)

Amend 3.10.3.0 as follows:

Acceptable Construction Manual

3.10.3.0 Application

- (a) *Performance Requirement P2.1.2* for Class 1 buildings constructed in a *flood hazard area* is satisfied if the building is constructed in accordance with the ABCB Standard for Construction of Buildings in Flood Hazard Areas.
- (b) Where compliance with (a) renders compliance with **Part 3.9.3** impossible or impractical, **Part 3.9.3** need not be complied with.

Applies to Options 1, 2 and 3.

Fire hazard properties

Volume One – Specification C1.10—Table 3

Amend Specification C1.10—Table 3 (notes) as follows:

[only affected rows of Table 3 shown—see next page]

Table 3 Wall and ceiling lining materials (material groups permitted)

Building Classification	Fire-isolated exits and fire control rooms	Public corridors	Specific areas	Other areas
Class 2 or 3, Unsprinklered Excluding accommodation for the aged, people with disabilities and children	Walls: 1 Ceilings: 1	Walls: 1, 2 Ceilings: 1, 2	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3
Class 2 or 3, Sprinklered Excluding accommodation for the aged, people with disabilities and children	Walls: 1 Ceilings: 1	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3

Notes to Table 3:

...

3. For Class 2 buildings, “accommodation for the aged, people with disabilities and children” refers only to buildings that include additional or specialist features that are otherwise not required by the NCC.

Applies to Options 1, 2 and 3.

Smoke detection and alarm systems

Volume One – Specification E2.2a – Clause 3(b)(v) (new)

In Specification E2.2a, after clause 3(b)(iv), insert new subclause (v) as follows:

[only affected part shown]

Specification E2.2a Smoke detection and alarm systems

...

3. Smoke alarm system

...

- (b) Class 2 or 3 buildings or Class 4 parts of a building — In a Class 2 or 3 building or Class 4 part of a building provided with a smoke alarm system, the following applies:

...

- (v) For the purposes of (b), a ‘bedroom’ includes a room provided for future use as a bedroom, as required by F3.5.

Applies to Options 1, 2 and 3.

Volume Two – 3.7.5.3(b) (new)

Amend 3.7.5.3 as follows:

3.7.5.3 Location – Class 1a buildings

- (a) In a Class 1a building, smoke alarms must be located in—
- ~~(a)~~(i) any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and
 - ~~(b)~~(ii) each other storey not containing bedrooms.
- (b) For the purposes of (a), a 'bedroom' includes a room provided for future use as a bedroom, as required by 3.8.2.6.

(see **Figure 3.7.5.1, Diagram a** and **b**)

Applies to Options 1, 2 and 3.