

What is the issue? What are we doing about it?

We're continuing to focus on people's health outcomes and minimising building rot by reducing condensation and mould in new buildings. To do this, we're improving on earlier NCC changes for external walls and vapour permeance and improving roof ventilation.

Why are these changes proposed?

- Condensation, and the resulting mould, can result in adverse health outcomes such as respiratory illnesses.
- This can also cause building elements to prematurely rot and corrode.
- Research, analysis and modelling shows these risks could be reduced further.

Cost benefit analysis

Nationally, there's a net benefit of \$400 million but it varies across the country and depending on whether a wall has a cavity or not. The tropical and cooler climates show a significant overall benefit. In warmer (non-tropical) climates, it shows a net cost due to a lower baseline risk.

BENEFITS

Walls: tropical & cooler climates

Clear net benefits for Darwin, Sydney, Melbourne, Adelaide, Perth, Hobart, Canberra.

Walls with a drained & vented cavity

Show a net benefit of **\$217 million.**

Walls without a cavity

Show a net benefit of **\$500 million.**

Indirect benefits

Significant health benefits

Due to less Bronchitis, Asthma and upper respiratory tract symptoms

COSTS

Walls: warmer (non-tropical) climates

In areas like Brisbane & central Australia the proposed changes will reduce problems but the benefits do not outweigh the costs.

Walls with a drained & vented cavity

Show a net cost, **\$259 million.**

All buildings

Building construction costs

Approximate cost increase of **1% or less**

The technical stuff

The proposed technical changes are in the NCC 2025 Public Comment Draft in Part F8 (Volume One) and Part 10.8 (ABCBC Housing Provisions). The changes impact residential and residential type buildings (Class 1, 2, 3, 4 and 9c buildings) and build on NCC 2019 and NCC 2022 changes. They include cavity dependent vapour permeance requirements for external walls and expanded roof ventilation requirements to better align with practical design and construction in Australia.

What we want feedback on

- Tell us what you think about the assumptions used for estimating the prevalence and occurrence of condensation and mould issues
- Our modelling approach for the cost benefit analysis.
- Tell us whether we should solve problems even when the costs outweigh the benefits.