Northwest Services

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ADDRESS: 11 PENROSE AVE BELMORE NSW 2192

BUILDING CODE OF AUSTRALIA REPORT BCA231726R1.1

Date: 28 September 2023

The proposed development at 11 Penrose Ave Belmore NSW was assessed against the relevant requirements of the Building Code of Australia 2022 (BCA). The development involves the conversion of an existing garage into a secondary dwelling.

Based on the provided documentation and considering the requirements of the BCA 2022 Volume2 (BCA) and ABCB Housing Provisions Standard (Housing Provisions), I advise that compliance with BCA has been achieved except where noted otherwise in this report.

Compliance was established on the following basis:

1. Review of plans dated 3 August 2023

Details of assessed building elements and status of compliance is summarised in the following table.

Notes listed in the column "Comments" have the following meaning:

Compiles – plans indicate that the structure complies with the DTS requirements. The notation is also used in the case of existing building elements that are not altered as part of the work and are deemed that compliance with the NCC has been achieved at the time of construction.

Capable of Complying – the structure is capable of complying with DTS requirements however additional details need to be provided to confirm full compliance with the DTS requirements. Such may be manufacturer product specifications for compliance with listed standards, installer certificates for compliance with relevant standards or manufacturer specifications, or other documentation confirming suitability of materials and methods of construction.

N/A – requirement not applicable.

Manish Kumar

BCA Clause	Information / Documentation required	Comments
A6	Building Classification: Class 1a	
Part H1	**Structure**	
H1D2	**Structural provisions.** A building shall be designed and constructed in accordance with H1D3 to H1D13 or Section 2 below. Certification by structural engineer is required as confirmation for compliance of design at construction certificate stage.	**Capable of Complying**
H1D3	**Site preparation.** Subject to site classification (A, S, M, H or E), earth retaining structures shall be designed and constructed in accordance with Part 3.2 below or AS 4678-2002. Building shall comply with Part 3.4 for termite risk management requirements.	**Capable of Complying**
H1D4 NSW H1D4(1)	**Footings and slab.** The design and construction of footings and slabs shall be in accordance with AS 2870-2011 or AS 3600:2018. Subject to limitations, compliance with Section 4 below satisfies this clause. Certification by structural engineer is required as confirmation for compliance of design at construction certificate stage.	**Capable of Complying**
H1D5	**Masonry.** The design and construction of footings and slabs shall be in accordance with AS 3700:2018 or AS 4773.1:2015 and AS 4773.2:2015. Subject to limitations, compliance with Part 5.2 below satisfies this clause for masonry veneer walls. Subject to limitations, compliance with Part 5.3 below satisfies this clause for cavity masonry walls. Subject to limitations, compliance with Part 5.4 below satisfies this clause for single leaf unreinforced masonry walls. Subject to limitations, compliance with Part 5.5 below satisfies this clause for isolated piers. Subject to limitations, compliance with Part 5.6 below satisfies this clause for masonry accessories. Certification by structural engineer is required as confirmation for compliance of design at construction certificate stage.	**Capable of Complying**
H1D6	**Framing.** The design and construction of framing shall be in accordance with: - AS 4100:2020 for steel structures and structural steel sections - AS/NZS 4600:2018 for cold-formed steel structures - AS 1720.1-2010, AS1720.5:2015, AS 1684.2:2021, AS 1684.3:2021, AS 1684.4-2010 or AS1860.2 as applicable for timber structures. Subject to limitations, compliance with Part 6.3 below satisfies this clause for structural steel sections. Certification by structural engineer is required as confirmation for compliance of design at construction certificate stage.	**Capable of Complying**

BCA Clause	Requirements	Comments
H1D7	**Roof and wall cladding.** The design and construction of sheet roofing shall be in accordance with: - AS 1562.1:2018 for metal sheet roofing - AS 1562.3-2006 for plastic sheet roofing - AS 2050:2018 for roof tiles - AS 4597-1999 for terracotta, fibre cement and timber slates and shingles - AS 5146.1:2015 for aerated concrete wall cladding - AS 1562.1:2018 for metal wall cladding - Part 7.5 below for other wall cladding Subject to limitations, compliance with Part 7.2 below satisfies this clause for metal sheet roofing. Subject to limitations, compliance with Part 7.3 below satisfies this clause for roof tiles.	**Capable of Complying**
H1D8	**Glazing.** Glazing and windows shall be designed and constructed in accordance with - AS 2047-2014 or Part 8.2 below (subject to limitations) or Part 8.3 below for glazed assemblies in an external wall including windows, sliding and swinging glazed doors with a frame, adjustable louvres, window walls with one-piece framing. - AS 1288:2021 or Part 8.4 for glazed assemblies not listed above and for glazed assemblies not in an external walls, revolving doors, fixed louvres, skylights, roof lights and windows other than in the vertical plane, sliding and swinging doors without a frame; windows constructed on-site and architectural one-off windows, which are not design tested in accordance with AS 2047; second-hand windows, re-used windows and recycled windows; heritage windows; glazing used in balustrades and overhead glazing.	**Capable of Complying**
H1D9	**Earthquake areas.** Refer to Section 2 below.	**n/a**
H1D10	**Flood hazard areas.** Buildings located in a flood hazard area shall be constructed in accordance with the ABCB Standard for Construction of Buildings in Flood Hazard Area.	**Capable of Complying**
H1D11	**Attachment of framed decks and balconies to external walls of buildings using a waling plate.** Subject to limitations, a deck or a balcony attached to external walls shall comply with Part 12.3.	**n/a**
H1D12	**Piled footing.** Piled footing shall be designed and constructed in accordance with AS 2159-2009. Certification by structural engineer is required as confirmation for compliance of design at construction certificate stage.	**Capable of Complying**
Part H2	**Damp and weatherproofing**	
H2D2	**Drainage.** Drainage shall be designed and constructed in accordance with AS 3500.3:2021. Subject to limitations compliance with Part 3.3 below satisfies this clause. Certification by stormwater engineer is required as confirmation for compliance of design at construction certificate stage.	**Capable of Complying**

BCA Clause	Requirements	Comments
H2D3	**Footings and slab.** The design and construction of footings and slabs shall be in accordance with AS 2870-2011 or AS 3600:2018. Subject to limitations, compliance with Section 4 below satisfies this clause. Certification by structural engineer is required as confirmation for compliance of design at construction certificate stage.	**Capable of Complying**
H2D4	**Masonry.** The design and construction of masonry structure shall be in accordance with AS 3700:2018 or AS 4773.1:2015 and AS 4773.2:2015 Subject to limitations compliance with Part 5.7 below satisfies this clause.	**Capable of Complying**
H2D5	**Subfloor ventilation.** Subfloor ventilation shall be designed and constructed in accordance with Part 6.2 below.	**Capable of Complying**
H2D6	**Roof and wall cladding.** The design and construction of sheet roofing shall be in accordance with: - AS 3500.3:2021 for gutters and downpipes - AS1562.1:2018 for metal sheet roofing - AS 1562.3-2006 for plastic sheet roofing - AS 2050:2018 for roof tiles - AS 4597-1999 for terracotta, fibre cement and timber slates and shingles - AS 5146.1:2015 for aerated concrete wall cladding - AS 1562.1:2018 for metal wall cladding - Part 7.5 below for other wall cladding Subject to limitations, compliance with Part 7.2 below satisfies this clause for metal sheet roofing. Subject to limitations, compliance with Part 7.3 below satisfies this clause for roof tiles. Subject to limitations, compliance with Part 7.4 below satisfies this clause.	**Capable of Complying**
H2D7	**Glazing.** Glazing and windows shall be designed and constructed in accordance with AS2047-2014 or Part 8.2 below (subject to limitations).	**Capable of Complying**
H2D8	**External waterproofing. E**xternal waterproofing for roofing systems on flat roofs, roof terraces, balconies and terraces and other similar horizontal surfaces located above internal spaces shall be designed and constructed in accordance with AS 4654.1-2012 and AS 4654.2-2012.	**Capable of Complying**
Part H3	**Fire safety**	
H3D2	**Fire hazard properties and non-combustible building elements**. The fire hazard properties of materials used in a Class 1 building, including floor or ceiling spaces common with a Class 10 building, shall comply with the following: - Sarking type material used in roof shall have Flammability index not greater than 5 - Flexible ductwork used for the transfer of products initiating from a heat source that contains a flame shall comply with the fire hazard properties set out in AS 4254.1-2021	**Capable of Complying**

BCA Clause	Requirements	Comments
H3D3	**Fire separation of external walls.** Compliance with Part 9.2 below satisfies this clause.	**Information Required**
H3D4	**Fire protection of separating walls and floors.** Compliance with Part 9.3 below satisfies this clause.	**n/a**
NSW H3D5	**Fire separation of garage top dwellings.** Compliance with NSW Part 9.4 below satisfies this clause.	**n/a**
H3D6	**Smoke alarms and evacuation lighting** Compliance with Part 9.5 below satisfies this clause.	**Capable of Complying**
Part H4	**Health and Amenity**	
H4D2	**Wet areas.** Compliance with AS 3740-2021 or Part 10.2 below satisfies this clause.	**Capable of Complying**
H4D3	**Materials and installation of wet area components and system.** Compliance with Housing Provisions clauses 10.1.1 to 10.2.6 and - AS 3740-2021 together with Clause 10.2.12 or - Housing Provisions clauses 10.2.7 to 10.2.32 of Part 10.2 satisfies this clause.	**Capable of Complying**
H4D4	**Room heights.** Compliance with Part 10.3 below satisfies this clause.	**Complies**
H4D5	**Facilities.** Compliance with Part 10.4 below satisfies this clause.	**Complies**
H4D6	**Light.** Compliance with Part 10.5 below satisfies this clause.	**Capable of Complying**
H4D7	**Ventilation.** Compliance with the following satisfies this clause: - Part 10.6 - AS 1668.2-2012 (Except for an exhaust fan from a sanitary compartment, laundry, kitchen or bathroom)	**Capable of Complying**
H4D8	**Sound insulation.** Compliance with Part 10.7 below satisfies this clause.	**Capable of Complying**
H4D9	**Condensation management.** Compliance with Part 10.8 below satisfies this clause.	**Capable of Complying**
Part H5	**Safe movement and access**	
H5D2	**Stairway and ramp construction.** Compliance with Part 11.2 below satisfies this clause.	**n/a**
H5D3	**Barriers and handrails.** Compliance with Part 11.3 below satisfies this clause.	**n/a**
NSW Part H6	**Energy efficiency**	
NSW H6D2	**Application pf Part H6.** Compliance with Part 13.2, Part 13.4 and Part 13 .7 below satisfies this clause.	**n/a**

BCA Clause	Requirements	Comments
Part H7	**Ancillary provisions and additional construction requirements**	
NSW H7D2	**Swimming pools.** Compliance with the following satisfies this clause: - AS 1926.1-2012 and AS 1926.2-2007 for swimming pools - As above or clause 9 of the *NSW Swimming Pools Regulation 2018* for a spa pool - AS 1926.3-2010 for water reticulation systems	**n/a**
H7D3	**Construction in alpine areas. Compliance with Part 12.2 below satisfies this clause.**	**n/a**
NSW H7D4	**Construction in bushfire prone areas.** Compliance with the following satisfies this clause: - AS 3959:2018 as amended by *NSWRFS Planning for Bush Fire Protection* for Section 9 Construction requirements for Bushfire Attack Level FZ (BAL-FZ) or - NASH Standard 2021 – Steel Framed Construction in Bushfire Areas as amended by *NSWRFS Planning for Bush Fire Protection* for buildings subject to Bushfire Attack Level FZ (BAL-FZ) or - as modified by development consent following consultation with the NSW Rural Fire Service under section 4.14 of the *NSW Environmental Planning and Assessment Act 1979* if required or - as modified by development consent with a bushfire safety authority issued under section 100B of the NSW *Rural Fires Act 1997* for the purposes of integrated development	**n/a**
H7D5	**Heating appliances, fireplaces, chimneys and flues.** Compliance with the following satisfies this clause: - AS/NZS 2918:2018 for a domestic solid fuel burning appliance - Part 12.4 for a burning appliance	**n/a**
NSW Part H8	**Livable housing design –** this part does not apply in NSW	**n/a**

Refer to ABCB Housing Provisions Standard (Housing Provisions) on the following pages for additional details of applicable requirements.

Section Part/Clause	Information	Comments
Section 2	**Structure** Refer to H1D2 for structural design and construction requirements.	**Capable of Complying**
Section 3	**Site preparation**	Back
Part 3.2	**Earthworks.** Earth retaining structure associated with the construction of a building or structure shall be designed and constructed in accordance with AS 4678-2002. Refer to H1D2 for structural design and construction requirements.	**Capable of Complying**
Part 3.3	**Drainage.** Drainage shall be designed and constructed in accordance with AS/NZS 3500.3-2018. Refer to H2D2 for drainage design and construction requirements.	**Capable of Complying**
Part 3.4	**Termite Risk Management.** All building elements other than those constructed of the following materials: (i) steel, aluminium or other metals (ii) concrete or masonry (iii) fibre-reinforced cement (iv) termite resistant timber in accordance with AS 3660.1-2014 (v) preservative treated timber in accordance with AS 3660.1-2014 shall be protected by a termite management system installed in accordance with AS 3660.1-2014.	**Capable of Complying**
Section 4	**Footings and slabs**	Back
Part 4.2	**Footings, slabs and associated elements.** Footings and slabs shall be designed and constructed in accordance with AS 2870-2011. Alternatively, subject to limitations, footings and slabs shall be designed and constructed in accordance with Housing Provisions clauses 4.2.2 to 4.2.22.	**Capable of Complying**
Section 5	**Masonry**	Back
Part 5.2	**Masonry Veneer.** Masonry veneer shall be designed and constructed in accordance with AS 3700:2018 or AS 4773.1:2015 and AS 4773.2:2015. Alternatively, subject to limitations, masonry veneer shall be designed and constructed in accordance with Housing Provisions clauses 5.2.2 to 5.2.6.	**Capable of Complying**
Part 5.2	**Cavity Masonry.** Cavity Masonry shall be designed and constructed in accordance with AS 3700:2018 or AS 4773.1:2015 and AS 4773.2:2015. Alternatively, subject to limitations, cavity masonry shall be designed and constructed in accordance with Housing Provisions clauses 5.3.2 to 5.3.6.	**Capable of Complying**
Part 5.4	**Unreinforced single leaf masonry.** Unreinforced single leaf masonry shall be designed and constructed in accordance with AS 3700:2018 or AS 4773.1:2015 and AS 4773.2:2015. Alternatively, subject to limitations, unreinforced single leaf masonry shall be designed and constructed in accordance with Housing Provisions clauses 5.4.2 to 5.4.5.	**Capable of Complying**

Section Part/Clause	Information	Comments
Part 5.5	**Isolated piers.** Isolated piers shall be designed and constructed in accordance with AS 3700:2018 or AS 4773.1:2015 and AS 4773.2:2015. Alternatively, subject to limitations, isolated piers shall be designed and constructed in accordance with Housing Provisions clauses 5.5.2 to 5.5.6.	**Capable of Complying**
Part 5.6	**Masonry components and accessories**. Masonry components and accessories shall be designed and constructed in accordance with AS 3700:2018 or AS 4773.1:2015 and AS 4773.2:2015. Alternatively, subject to limitations, masonry components and accessories shall be designed and constructed in accordance with Housing Provisions clauses 5.6.2 to 5.6.8.	**Capable of Complying**
Part 5.7	**Weatherproofing of Masonry.** The design and construction of masonry for the purpose of weatherproofing shall be in accordance with AS 3700:2018 or AS 4773.1:2015 and AS 4773.2:2015. Alternatively, subject to limitations masonry shall be designed and constructed in accordance with Housing Provisions clauses 5.7.2 to 5.7.6.	**Capable of Complying**
Section 6	**Framing**	Back
Part 6.2	**Subfloor ventilation. S**ubfloor ventilation shall be designed and constructed in accordance with Housing Provisions 6.2.1	**Capable of Complying**
Part 6.3	**Structural steel members**. Structural steel members shall be designed and constructed in accordance with AS 4100:2020 (steel structures) and AS/NZS 4600:2018 (cold-formed steel structures). Alternatively, subject to limitations structural steel members shall be designed and constructed in accordance with Housing Provisions clauses 6.3.2 to 6.3.9.	**Capable of Complying**
Section 7	**Roof and wall cladding**	Back
Part 7.2	**Sheet roofing.** Metal sheet roofing shall be designed and constructed in accordance with AS 1562.1:2018. Alternatively, subject to limitations metal sheet roofing shall be designed and constructed in accordance with Housing Provisions clauses 7.2.2 to 7.2.8.	**Capable of Complying**
Part 7.3	**Roof tiles and shingles.** Roof tiles and shingles shall be designed and constructed in accordance with AS 2050:2018 and AS 4597-1999 as applicable. Alternatively, subject to limitations metal sheet roofing shall be designed and constructed in accordance with Housing Provisions clauses 7.3.2 to 7.3.6.	**Capable of Complying**
Part 7.4	**Gutters and downpipes.** Gutters and downpipes shall be designed and constructed in accordance with AS/NZS 3500.3:2018. Alternatively, subject to limitations gutters and downpipes shall be designed and constructed in accordance with Housing Provisions clauses 7.4.2 to 7.4.7.	**Capable of Complying**
Part 7.5	**Timber and composite wall cladding.** Timber and composite wall cladding shall be designed and constructed in accordance with Housing Provisions clauses 7.5.2 to 7.5.8.	**Capable of Complying**

Section Part/Clause	Information	Comments
Section 8	**Glazing**	Back
Part 8.2	**Windows and external glazed doors.** Windows and external glazed doors designed and constructed in accordance with AS 2074-2014. Alternatively, subject to limitations Windows and external glazed doors shall be designed and constructed in accordance with Housing Provisions clause 8.2.2.	**Capable of Complying**
Part 8.3	**Glass.** Glass shall be designed and constructed in accordance with AS 1288:2021 or Housing Provisions clauses 8.3.1 to 8.3.3.	**Capable of Complying**
Part 8.4	**Glazing human impact.** Glass shall be designed and constructed in accordance with AS 1288:2021 or Housing Provisions clauses 8.4.1 to 8.4.8.	**Capable of Complying**
Section 9	**Fire safety**	Back
Part 9.2	**Fire separation of external walls.**	
Clause 9.2.1	**External walls of Class 1 buildings.** External wall shall comply with 9.3.2 if the wall is less than: (vi) 900 mm from an allotment boundary other than the boundary adjoining a road alignment or other public space; or (vii) 1.8 m from another building on the same allotment other than an appurtenant Class 10 building or a detached part of the same Class 1 building. **External wall of the existing garage is within 900 mm of boundary. Walls need to achieve 60/60/60 FRL or be constructed of not less than 90 mm brick. Details need to be shown on drawings, see 9.2.3.**	**Information required**
Clause 9.2.2	**Measurement of distance.** Defines the method for measuring distances between walls boundaries and other buildings on the allotment.	**Note**

Section Part/Clause	Information	Comments
Clause 9.2.3	**Construction of external walls.** External walls (including gables) required to be fire-resisting shall— (viii) commence at the footings or ground slab, except where the external wall commences above a separating wall complying with 9.3.1 and (ix) extend to = the underside of a non-combustible roof covering, except that a wall may terminate not more than 200 mm from the underside of a non-combustible roof covering, where the area between the external wall and underside of the roof covering is sealed with a non-combustible fascia, gutter or flashing; or = the underside of a non-combustible eaves lining; and - be constructed such that the wall achieves an FRL of not less than 60/60/60 when tested from the outside; or - be of masonry-veneer construction in which the external masonry veneer is not less than 90 mm thick; or - be of masonry construction not less than 90 mm thick. Openings in external walls required to be fire-resisting shall be protected by - non-openable fire windows or other construction with an FRL of not less than –/60/–; or - self-closing solid core doors not less than 35 mm thick. **Details need to be shown on drawings.**	**Information required**
Clause 9.2.3 continued	<u>Concessions for non-habitable room windows, vents and weepholes</u>: A window in a non-habitable room that faces the boundary of an adjoining allotment may be located not less than 600 mm from that boundary or, where the window faces another building on the same allotment, or not less than 1.2 m from another building provided that: i. in a bathroom, laundry or toilet, the opening has an area of not more than 1.2 m^2; or ii. in a room other than referred to in (i), the opening has an area of not more than 0.54 m^2 and if the window is steel-framed, there are no opening sashes and it is glazed in wired glass; or the opening is enclosed with translucent hollow glass blocks. Subfloor vents, roof vents, weepholes, control joints, construction joints and penetrations for pipes, conduits and the like need not comply.	**Note**

Section Part/Clause	Information	Comments
Clause 9.2.4	**Class 10a buildings.** A Class 1 building shall be protected by a method (a) 9.2.5 where a Class 10a building is located between or adjacent to a Class 1 building and a boundary alignment hat is not a boundary with a road alignment or other public space; or (b) 9.2.6 where a Class 10a building is located between or adjacent to a Class 1 building it is associated with and another building on the same allotment; or (c) 9.2.7 where two or more Class 10a buildings on the same allotment are located between and are associated with different Class 1 buildings. A class 10 building shall not significantly increase the risk of spread of fire between class 2 to 9 buildings.	**n/a**
Clause 9.2.5	**Protection of Class 1 buildings – Class 10a between the Class 1 and the allotment boundary.** The following methods are acceptable for the protection of a Class 1 building where a Class 10a building is located between or adjacent to a Class 1 building and a boundary alignment that is not a boundary with a road alignment or other public space: (a) The Class 10a building is not less than 900 mm from the allotment boundary, other than the boundary adjoining a road alignment or other public space (b) An external wall of the Class 10a building which is less than 900 mm from an allotment boundary, other than the boundary adjoining a road alignment or other public space, complies with 9.2.3 (c) An external wall of the Class 10a building, which is less than 900 mm from the Class 1 building, complies with 9.2.3 (d) The Class 1 building is not less than 900 mm from the Class 10a building (e) An external wall of the Class 1 building, which is less than 900 mm from the Class 10a building, complies with 9.2.3	**n/a**
	(f) An external wall of the Class 10a building which is less than 900 mm from an allotment boundary other than the boundary adjoining a road alignment or other public space, complies with 9.2.3 (g) An external wall of the Class 10a building, which is less than 900 mm from the external wall of the Class 1 building, complies with 9.2.3 (h) An external wall of the Class 1 building, which is less than 900 mm from a Class 10a building that is situated less than 900 mm from an allotment boundary, complies with 9.2.3 (i) The external wall of the Class 1 and Class 10a building which are less than 900 mm from an allotment boundary, other than the boundary adjoining a road alignment or other public space, complies with 9.2.3	

Section Part/Clause	Information	Comments
Clause 9.2.6	**Protection of Class 1 buildings—Class 10a between Class 1 and other buildings on allotment.** The following methods are acceptable for the protection of a Class 1 building where a Class 10a building is located between or adjacent to a Class 1 building it is associated with and another building on the same allotment: (a) The Class 10a building is not less than 1.8 m from the other building (b) An external wall of the Class 10a building, which is less than 1.8 m from the other building, complies with 9.2.3 (c) An external wall of the Class 10a building, which is less than 1.8 m from the Class 1 building, complies with 9.2.3. (d) The Class 1 building is not less than 1.8 m from the Class 10a building (e) An external wall of the Class 1 building, which is less than 1.8 m from the Class 10a building, complies with 9.2.3 (f) An external wall of the Class 10a building, which is less than 1.8 m from the external wall of the other building, complies with 9.2.3 (g) An external wall of the Class 10a building, which is less than 1.8 m from the external wall of the Class 1 building, complies with 9.2.3 (h) An external wall of the Class 1 and 10a building, which is less than 1.8 m from the external wall of the other building, complies with 9.2.3	**n/a**
Clause 9.2.7	**Protection of Class 1 buildings—separation of Class 10a buildings on an allotment.** The following methods are acceptable for the protection of a Class 1 building where two or more Class 10a buildings on the same allotment are located between and are associated with different Class 1 buildings: (a) Each Class 10a building shall be separated from each other by a distance of not less than 1.8 m (b) Each Class 10a building shall be separated from each other by external walls complying with 9.2.3 (c) Each Class 10a building shall be separated from each Class 1 building by a distance of not less than 900 mm (d) (d) Each Class 10a building shall be separated from each Class 1 building by external walls complying with 9.2.3, (e) Each Class 10a building shall be separated by a wall complying with 9.3.1	**n/a**
	(f) Each Class 10a building shall be separated from each other by external walls complying with 9.2.3 (g) Each Class 10a building shall be separated from each Class 1 building by external walls complying with 9.2.3 (h) Each Class 10a building shall be separated by a wall complying with 9.3.1.	

Section Part/Clause	Information	Comments
Clause 9.2.8	**Open carports.** A carport is not required to be protected if: a) it has two or more sides open and not less than one third of its perimeter open; and b) for the purposes of this clause, a side is considered to be open if the roof covering adjacent to that side is not less than 500 mm from another building or allotment boundary); and c) has a polycarbonate or non-combustible roof covering; and d) any ceiling lining and wall cladding including gables is non-combustible; and e) does not provide direct vertical support to any part of the Class 1 building; and f) in the case where the carport has a common roof structure with the Class 1 building and the carport does not have a ceiling - the opening between the top of the wall of the Class 1 building and the underside of the roof covering is infilled with: (i) a non-combustible material; or (ii) construction clad with non-combustible material on the carport side	**n/a**
Clause 9.2.9	**Allowable encroachments**. 1) An encroachment is any construction— c. between the external wall of the building and the allotment boundary other than a boundary adjoining a road or other public space; or d. between the external walls of two buildings on the same allotment; or e. between the external wall of the building and the vertical projection of the external wall of another building on the same allotment; or f. that extends beyond the vertical projection of another building on the same allotment other than a building it is associated with. 2) For the purposes of (1), an encroachment relates to any external wall of— Class 10a building required to comply with 9.2.4; or a Class 1 building. 3) Encroachments allowed within 900 mm of an allotment boundary or within 1.8 m of another building on the same allotment are: a) non-combustible fascias, gutters and downpipes b) light fittings, electricity or gas meters, aerials or antennas c) pergolas, sun blinds or water tanks d) unroofed terraces, landings, steps and ramps not more than 1 m high	**Note**

Section Part/Clause	Information	Comments
Clause 9.2.9 continued	4) Encroachments allowed up to 450 mm from boundary and 900 mm from another building on the same allotment or encroachments associated with it: a) combustible fascias, gutters and downpipes b) eaves with non-combustible roof cladding and non-combustible lining c) flues, chimneys, pipes, domestic fuel tanks, cooling or heating appliances or other services a) Encroachments allowed between an external wall of a building and the vertical projection of an adjoining building on the same allotment are non- combustible fascias, gutters and downpipes.	
Clause 9.2.10	**Roof Lights.** Combustible roof lights, skylights or the like installed in a roof required to have a non-combustible covering shall: a) have an aggregate area not more than 20% of the roof or part of the roof; and b) be not less than (i) 900 mm from the allotment boundary other than a boundary adjoining a road alignment or other public space; and (ii) 1.8 m from any roof light or the like in another building on the allotment other than an associated building or a detached part of the same building	**n/a**
Part 9.3	**Fire protection of separating walls and floors**	Back
Clause 9.3.1	**Separating walls.** A separating wall between Class 1 buildings, or a wall that separates a Class 1 building from a Class 10a building which is not associated with that Class 1 building shall: a) be constructed— (i) having an FRL of not less than 60/60/60; or (ii) of masonry not less than 90 mm thick; and b) commence at the footings or ground slab, except for horizontal projections to which 9.3.4 applies; and c) extend— (i) if the building has a non-combustible roof covering, to the underside of the roof covering; or (ii) if the building has a combustible roof covering, to not less than 450 mm above the roof covering. d) comply with (i) to (v) and 9.3.2 as applicable 2) A separating wall of lightweight construction shall be tested in accordance with Specification 6. 3) A separating wall (i) shall not be crossed by timber or other combustible elements except for roof battens with dimensions of 75x50 mm or less, or roof sarking and	**n/a**

Section Part/Clause	Information	Comments
Clause 9.3.1 continued	(ii) shall have any gap between the top of the wall and the underside of the roof covering packed with mineral fibre or other suitable fire-resisting material. 4) Where a building has a masonry veneer external wall, any gap between the separating wall and the external masonry veneer shall be: (i) not more than 50 mm; and (ii) packed with a mineral fibre or other suitable fire resistant material with the packing arranged to maintain any weatherproofing requirements of H2D4. 5) Eaves, verandahs and similar spaces that are open to the roof space and are common to more than one Class 1 dwelling shall be separated by a non-combustible vertical lining.	
Clause 9.3.2	**Services in Separating walls.** 1) Any service opening in a separating wall, other than those listed below, shall have construction with an FRL of not less than -/60/60. 2) If an electrical wire or cable penetrates a separating wall a. the service and building element at the penetration shall i. be identical with a prototype assembly which has been tested in accordance with AS 4072.1 and AS 1530.4 and achieved an FRL of not less than -/60/60; or ii. differ from a prototype assembly of the service and building element in accordance with AS 4072.1; or b. the service shall be installed so: a) the opening is neatly formed, cut or drilled and no closer than 50 mm to any other service; and b) the opening is no larger in cross-section than— a 2000 mm^2 if only a single cable is accommodated and the gap between the cable and the wall is no wider than 15 mm; or b 500 mm^2 in any other case; and c) any gap between the service and the wall is packed with mineral fibre or other suitable fire-resistant material. 3) If an electrical switch, outlet, socket or the like is accommodated in a Separating wall— (a) the service and building element at the penetration shall— (i) be identical with a prototype assembly which has been tested in accordance with AS 4072.1 and AS 1530.4 and achieve an FRL of not less than -/60/60; or (ii) differ from a prototype assembly of the service and building element in accordance with AS 4072.1; or (b) the service shall be installed so that—	**n/a**

Section Part/Clause	Information	Comments
Clause 9.3.2 continued	(i) the opening or recess— (A) is not located opposite any point within 300 mm horizontally or 600 mm vertically of any opening or recess on the opposite side of the wall; or (B) does not extend beyond half the thickness of the wall; and (ii) any gap between the service and the wall is packed with mineral fibre or other suitable *fire-resisting* material.	
Clause 9.3.3	**Roof lights.** Combustible roof lights, skylights or the like installed in a roof or part of a roof required to have a non-combustible covering shall a) have an aggregate area not more than 20% of the roof or part of the roof; and b) be not less than 900 mm from the vertical projection of a separating walls extending to the underside of the roof covering.	**n/a**
Clause 9.3.4	**Horizontal projections.** 1) Where a horizontal projection forms part of a separating wall, any horizontal projection within 1.8 m on each side of the separating wall shall: a) be a floor/ceiling or floor/soffit system incorporating a ceiling or soffit which has a resistance to the incipient spread of fire to the space above itself of not less than 60 minutes; or b) have an FRL not less than 30/30/30 when tested from the underside; or c) have a fire-protective covering on the underside of the floor, including beams incorporated in it, if the floor is combustible or of metal. 2) The part of the separating wall that projects outwards horizontally shall— a) extend to the underside of the floor/ceiling or floor/soffit system described above; and b) not be crossed by timber or other combustible building elements except for framing members with dimensions of 75 x 50 mm or less, or sarking; and c) have any gap between the bottom of the wall and the underside of the floor/ceiling or floor/soffit system packed with mineral fibre or other suitable fire-resisting material. 3) Where a floor depends on direct vertical or lateral support from another part to maintain its FRL, that supporting part shall have an FRL of not less than 30/-/-. 4) Where a service passes through a floor, the penetration shall not reduce the fire performance of the floor or covering.	**n/a**

Section Part/Clause	Information	Comments
NSW Part 9.4	**Fire protection of garage top dwellings**	Back
NSW Clause 9.4.1	**Fire Separation.** 1) A garage top dwelling shall be separated from a non-associated private garage by a floor complying with NSW 9.4.2. 2) Where a garage top dwelling is served by an internal stair, the garage top dwelling shall be separated from a non-associated private garage by a wall complying with NSW 9.4.3 3) Where a garage top dwelling is located above both associated and non-associated private garages: a) in addition to a floor required by (1), the private garages shall be separated with a wall complying with NSW 9.4.3; or b) where a garage top dwelling is not served by an internal stair, the garage top dwelling may be separated from the private garages by a floor complying with NSW 9.4.2.	**n/a**
NSW Clause 9.4.2	**Construction of floors.** 1) A floor required by NSW 9.4.1(1) or NSW 9.4.1(3)(b) shall: a) have an FRL of not less than 30/30/30 when tested from the underside; or b) have a fire-protective covering on the underside of the floor, including beams incorporated in it; or c) be a floor/ceiling system incorporating a ceiling which has a resistance to the incipient spread of fire to the space above itself of not less than 60 minutes. 2) Where a floor subject to (a)(i) depends on direct vertical or lateral support from another part to maintain its FRL, that supporting part shall have an FRL of not less than 30/-/-. 3) Where a service passes through a floor referred to in (a), the penetration shall not reduce the fire performance of the floor or covering.	**n/a**

Section Part/Clause	Information	Comments
NSW Clause 9.4.3	**Construction of walls.** 1) A wall required by NSW 9.4.1(2) or 9.4.1(3)(a) shall— a) have an FRL of not less than 30/30/30 when tested from the non-associated private garage side; or b) be of masonry construction not less than 90 mm thick. 2) A wall subject to (1) shall a) commence at the footings or ground slab and b) extend to the underside of a floor complying with NSW 9.4.2. 3) If a wall referred to in (1) is of lightweight construction, it shall be tested in accordance with Specification 6 of BCA Volume One. 4) Where a service passes through a wall referred to in (1) the penetration shall not reduce the fire performance of the wall 5) A wall required by NSW 9.4.1(2) or NSW 9.4.1(3)(a) need not comply with 9.3.	**n/a**
Part 9.5	**Smoke alarms and evacuation lighting**	Back
Clause 9.5.1	**Smoke alarms requirements.** Smoke alarms shall a) be located in: (i) Class 1a buildings, excluding any non-associated Class 10a private garages, subject to (b), in accordance with 9.5.2 and 9.5.4; and (ii) Class 1b buildings in accordance with 9.5.3 and 9.5.4; and b) comply with AS3786-2014, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS1670.1-2018 may be installed provided that smoke alarms complying AS3786-20143 are installed elsewhere in the Class 1 building. c) Be powered from the consumer mains power where consumer power is supplied to the building; and d) be interconnected where there is more than one alarm.	**Capable of complying**
Clause 9.5.2	**Location – Class 1a buildings.** In a Class 1a building, smoke alarms shall be located in: (a) 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) each other storey not containing bedrooms.	**Capable of complying**
Clause 9.5.3	**Location – Class 1b buildings.** In a Class 1a building smoke alarms shall be located in: (a) every bedroom; and (b) every corridor or hallway associated with a bedrooms, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and (c) each other storey	**n/a**

Section Part/Clause	Information	Comments
Clause 9.5.4	**Installation of smoke alarms.** Smoke alarms shall be installed on or near the ceiling, in accordance with the following: (a) smoke alarm located on the ceiling it shall be a minimum of 300 mm away from the corner junction of the wall and ceiling and between 500 mm and 1500 mm away from the high point and apexes of the ceiling, if the room has a sloping ceiling. (b) where not possible, to be installed on the ceiling, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.	**Capable of complying**
Clause 9.5.5	**Lighting to assist evacuation - Class 1b buildings.** A lighting system shall be installed to assist evacuation of occupants in the event of a fire. The lighting system shall be activated by the smoke alarm and shall consist of: (a) a light incorporated within the smoke alarm; or (b) the lighting located in the corridor, hallway or area served by the smoke alarm.	**n/a**
Section 10	**Health and amenity**	Back
Part 10.2	**Wet areas waterproofing**	
Clause 10.2.1	**Wet Areas.** 1) Building elements in wet areas within a building shall be protected with a waterproofing system. 2) The waterproofing system in (1) shall be either waterproof or water resistant in accordance with 10.2.2 to 10.2.6	**Capable of complying**
Clause 10.2.2	**Shower area (enclosed and unenclosed)** 1) For a *shower area* with a hob, step-down or level threshold, the following applies: a. The floor of the shower area shall be waterproof, including any hob or step-down; and b. The walls of the shower area shall be waterproof not less than 1800 mm above the floor substrate c. Wall junctions and joints within the shower area shall be waterproof not less than 40 mm either side of the junction d. Wall/floor junctions within the shower area shall be waterproof e. Penetrations within the shower area shall be waterproof. 2) A shower with a preformed shower base shall also comply with the requirements of (1), except for (a) which is not applicable	**Capable of complying**

Section Part/Clause	Information	Comments
Clause 10.2.3	**Area outside shower area** 1) For concrete, compressed fibre-cement and fibre-cement sheet flooring, the floor of the room shall be water resistant 2) For timber floors including particleboard, plywood and other timber based flooring materials, the floor of the room shall be waterproof. 3) Wall/floor junctions shall be— a. waterproof; and b. (b) where a flashing is used, the horizontal leg shall be not less than 40 mm.	**Capable of complying**
Clause 10.2.4	**Areas adjacent to baths and spas without showers** 1) For areas adjacent to all baths and spas, the following applies: a. For concrete, compressed fibre-cement and fibre-cement sheet flooring, the floor of the room shall be water resistant. b. For timber floors including particleboard, plywood and other timber based flooring materials, the floor of the room shall be waterproof. c. Tap and spout penetrations shall be waterproof where they occur in horizontal surfaces.	**n/a**
	2) For areas adjacent to non-freestanding baths and spas, the following applies: a. Walls shall be water resistant - i. to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall; and ii. for all exposed surfaces below vessel lip. b. Wall junctions and joints shall be water resistant within 150 mm above a vessel for the extent of the vessel. (c) Wall/floor junctions shall be waterproof for the extent of the vessel 3) For inserted baths and spas, the following applies: a. For floors and horizontal surfaces: i. Any shelf area adjoining the bath or spa shall be waterproof and include a waterstop under the vessel lip. ii. There are no requirements for the floor under a bath or spa. b. For walls: i. Waterproof to not less than 150 mm above the lip of a bath or spa. ii. There are no requirements for the floor under a bath or spa. c. For wall junctions and joints, the following applies: i. Waterproof junctions within 150 mm of a bath or spa. ii. There are no requirements for junctions and joints in walls beneath the lip of a bath or spa. (d) Tap and spout penetrations shall be waterproof where they occur in horizontal surfaces.	

Clause 10.2.5	**Other areas** 1) For walls adjoining other types of vessels (e.g. sink, basin or laundry tub), the following applies: a. Walls shall be water resistant to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall b. Waterproof wall junctions where a vessel is fixed to a wall. c. Waterproof tap and spout penetrations where they occur in surfaces required to be waterproof or water resistant. 2) For laundries and WCs, the following applies: a. The floor of the room shall be water resistant. b. Wall/floor junctions shall be water resistant, and where a flashing is used, the horizontal leg shall not be less than 40 mm. 3) For WCs with handheld bidet spray installations, the following applies: a. The floor of the room shall be waterproof. b. Walls shall be—	**Capable of complying**
	i. waterproof in WC area within a 900 mm radius from the wall connection of the handheld bidet spray device to a height of not less than 150 mm above the floor substrate; and ii. water resistant in WC area within a 900 mm radius from the wall connection of the handheld bidet device to not less than 1200 mm above the finished floor level of the WC. c. Wall junctions within the WC area within 900 mm radius from the wall connection of the handheld bidet spray device shall be waterproof. d. Wall/floor junctions within the WC area within 1000 mm radius from the wall connection of the handheld bidet spray device shall be waterproof. (e) Penetrations in the WC area shall be waterproof e. Penetrations in the WC area shall be waterproof	
Clause 10.2.6	**Waterproofing system.** 1) For the purposes of this Part, a waterproofing system is deemed— a. waterproof, if it complies with (2); or b. water resistant, if it complies with (3). 2) For a waterproofing system required to be waterproof in accordance with 10.2.2 to 10.2.5, the materials nominated in 10.2.8 shall be used. 3) For a waterproofing system required to be water resistant in accordance with 10.2.2 to 10.2.5, the materials nominated	**Capable of complying**
Clause 10.2.7	**Materials.** Where required to be installed in accordance with 10.2.2 to 10.2.6, materials used in wet areas forming a waterproofing system shall be either waterproof or water resistant in accordance with 10.2.8 and 10.2.9	**Capable of complying**

Section Part/Clause	Information	Comments
Clause 10.2.8	**Materials – waterproof.** The following materials used in waterproofing systems are deemed to be waterproof: a. Stainless steel. b. Flexible waterproof sheet flooring material with waterproof joints. c. Membranes complying with AS/NZS 4858. d. Waterproof sealant.	**Capable of complying**
Clause 10.2.9	**Materials – water resistant substrates.** The following materials are deemed to be water resistant: a. For walls: i. Concrete complying with AS 3600, treated to resist moisture movement. ii. Cement render, treated to resist moisture movement. iii. Compressed fibre-cement sheeting manufactured in accordance with AS/NZS 2908.2. iv. Water resistant plasterboard sheeting. v. Masonry in accordance with AS 3700, treated to resist moisture movement.	**Capable of complying**
Clause 10.2.9 continued	b. For floors: i. Concrete complying with AS 3600. (ii) Concrete slabs complying with AS 2870. ii. Compressed fibre-cement sheeting manufactured in accordance with AS/NZS 2908.2 and supported on a structural floor.	
Clause 10.2.10	**Materials – water resistant surface materials.** The following surface materials are deemed to be water resistant: a. For walls: i. Thermosetting laminate. ii. Pre-decorated compressed fibre-cement sheeting manufactured in accordance with AS 2908.2. (iii) Tiles when used in conjunction with a substrate listed in 10.2.9. iii. Water resistant flexible sheet wall material with sealed joints when used in conjunction with a substrate iv. listed in 10.2.9. (v) Sanitary grade acrylic linings. b. For floors, when used in conjunction with a substrate listed in 10.2.9: i. Tiles. ii. Water resistant flexible sheet flooring material with sealed joints c. Concrete treated to resist moisture movement.	**Capable of complying**
Clause 10.2.11	**Construction of wet areas — wall and floor substrate materials.** For the purposes of this Part, materials used in wall and floor substrates shall comply with 10.2.9.	**Capable of complying**

Section Part/Clause	Information	Comments
Clause 10.2.12	**Construction of wet areas – falls.** Where a floor waste is installed— a. the minimum continuous fall of a floor plane to the waste shall be 1:80; and b. the maximum continuous fall of a floor plane to the waste shall be 1:50	**Capable of complying**
Clause 10.2.13	**Construction of wet areas – wall and floor surface materials.** For the purposes of this Part, wall and floor surface materials shall comply with 10.2.10	**Capable of complying**
Clause 10.2.14	**Shower are requirements.** Shower areas shall be designed as either enclosed or unenclosed a. to include a floor waste with falls complying with 10.2.12; and b. with a— i. stepdown complying with 10.2.15; or ii. hob complying with 10.2.16; or (iii) level threshold complying with 10.2.17	**Capable of complying**
Clause 10.2.15	**Stepdown showers**. For stepdown showers, the highest finished floor level of the shower area shall be stepped down a minimum of 25 mm lower than the finished floor level outside the shower	
Clause 10.2.16	**Hob construction.** 1) Hobs shall be constructed of— a. masonry; or b. concrete; or c. autoclaved aerated concrete; or d. (d) extruded polyurethane foam 2) All gaps, joints and intersections of the hob substrate shall be made flush before application of a membrane. 3) Hobs shall be adequately secured to the floor and sealed against the wall prior to applying a membrane. 4) Timber shall not be used for hob construction.	**Capable of complying**
Clause 10.2.17	**Enclosed showers with level threshold (without hob or set down).** For enclosed showers without a stepdown or a hob, at the extremity of the shower area, a water stop shall be positioned so that its vertical leg finishes— (a) where a shower screen is to be installed, not less than 5 mm above the finished floor level and (b) where the water stop intersects with a wall or has a joint, the junction shall be waterproof.	**Capable of complying**

Section Part/Clause	Information	Comments
Clause 10.2.18	**Unenclosed showers.** 1) Unenclosed showers shall be constructed as follows: (a) A waterstop shall be installed a minimum horizontal distance of 1500 mm from the shower rose. (b) The vertical leg of the waterstop shall finish— (i) flush with the top surface of the floor (see Figure 10.2.18); and (ii) where the waterstop intersects with a wall or is joined— (A) the junction shall be waterproof; or (B) the whole wet area floor shall be waterproofed and drained to a floor waste as for the shower area. 2) In the case of (1)(b)(ii)(B), at doorways, where the height of the tiling angle needs to be adjusted for tiling purposes, the angle shall be fixed with a sealant compatible with the waterproofing membrane without damaging the waterproofing system.	**Capable of complying**
Clause 10.2.19	**Performed shower bases.** Performed shower bases shall a. have an upturn lip and b. be recessed into the wall to allow the water resistant surface materials and substrate materials to pass down inside the perimeter upturn lip of the shower base; and c. be supported to prevent distortion or cracking.	**Capable of complying**
Clause 10.2.20	**Baths and spas.** Baths and spas, except freestanding baths and spas, shall (a) have an upturn lip; and b) be recessed into the wall; and c) have the water resistant substrate materials of the wall pass down inside the upturn lip	**n/a**
Clause 10.2.21	**Membrane installation for screed.** Where a *screed* is used in conjunction with a waterproof membrane, the waterproof membrane can be installed either above or below the tile bed or screed.	**Capable of complying**
Clause 10.2.22	**Substrate surface preparation for application of membrane.** The substrate surface area where a membrane is to be applied shall— a) be clean and dust free; and b) free of indentations and imperfections.	**Capable of complying**

Section Part/Clause	Information	Comments
Clause 10.2.23	**Penetrations.** Penetrations within shower areas shall comply with the following: a) Penetrations for taps, shower nozzles and the like shall be waterproofed by sealing with— (i) sealants; or (ii) proprietary flange systems; or (iii) a combination of (i) and (ii). b) The spindle housing of the tap body shall be able to be removed to enable replacement of the washer without damaging the seal. c) The following shall be waterproofed: (i) All penetrations due to mechanical fixings or fastenings of substrate materials. (ii) Any penetration of the surface materials due to mechanical fixings or fastenings. (iii) Recessed soap holders (niches) and the like. d) Tap and spout penetrations on horizontal surfaces surrounding baths and spas shall be waterproofed by— (i) sealing the tap body to the substrate with sealants; or (ii) proprietary flange systems.	**Capable of complying**
Clause 10.2.24	**Flashings/junctions** Flashings shall be installed in accordance with 10.2.2 to 10.2.5 and the following: a) Perimeter flashing to wall/floor junctions shall have a— (i) vertical leg that extends a minimum of 25 mm above the finished floor level, except across doorways; and (ii) horizontal leg that has a minimum width of not less than 50 mm. b) Where a water resistant substrate is used in conjunction with a water resistant surface material, a waterproof sealant shall be installed at the substrate junction at the wall/floor junction.	**Capable of complying**
Clause 10.2.24 continued	c) Perimeter flashings at a floor level opening shall comply with the following: (i) Where the whole wet area floor is waterproof, at floor level openings, a water stop shall be installed that has a vertical leg finishing flush with the top of the finished floor level with the floor membrane being terminated to create a waterproof seal to the water stop and to the perimeter flashing (see Figure 10.2.24). (ii) In any other case, at a floor level opening a water stop shall be installed that has a vertical leg finishing flush with the top of the finished floor level and waterproofed to the perimeter flashing. d) A vertical flashing, either external to the wet area or internal, shall extend a minimum of 1800 mm above the finished floor level.	

Section Part/Clause	Information	Comments
Clause 10.2.25	**Shower area floor membrane application.** The membrane shall be applied over the floor and up the vertical face of the wall substrate material as follows: a) For showers with hobs or step downs, to a height the greater of— (i) a minimum height of 150 mm above the finished tile level of the floor; or (ii) 25 mm above the maximum retained water level. b) For hobless showers, a minimum height of 150 mm above the finished tile level of the floor.	**Capable of complying**
Clause 10.2.26	**Shower area membrane requirements for wall sheeting substrates** 1) Where wall sheeting is used with an external membrane system in a shower area it shall be waterproof to prevent water movement by capillary action. 2) Where water resistant plasterboard is used all cut edges that have the potential to be affected by water and moisture shall be waterproofed, including the bottom edge over a performed shower base.	**Capable of complying**
Clause 10.2.27	**Bond breaker installation for bonded membranes** 1) Bond breakers shall be installed at all wall/wall, wall/floor, hob/wall junctions and at movement joints where the membrane is bonded to the substrate. 2) Bond breakers shall be of the type compatible with the flexibility class of the membrane to be used.	**Capable of complying**
Clause 10.2.28	**Installation of internal membranes** 1) Where a shower has a *hob* a) the membrane shall be brought over the top of the hob, down the outside face and terminate not less than 50 mm onto the floor and b) the membrane shall comply with Figure 10.2.28 for an internal shower tray. 2) Where the shower has a water stop, the membrane shall be brought to the top of the finished floor, except where it is under a framed shower screen where it shall terminate not less than 5 mm above the finished tile surface	**Capable of complying**

Section Part/Clause	Information	Comments
Clause 10.2.29	**Membrane to drainage connection** 1) Membrane drainage connections in concrete floors shall comply with one of the following: (a) A drainage flange shall be installed with the waterproofing membrane terminated at or in the drainage flange to provide a waterproof connection (b) Where a preformed shower base is used, provision shall be made to drain the tile bed and provide a waterproof connection to the drain. 2) For membrane drainage connections in other floors, a drainage flange shall be installed with the waterproofing membrane terminated at or in the drainage flange to provide a waterproof connection 3) Where a preformed shower base is used, provision shall be made to drain the tile bed and provide a waterproof connection to the drain. 4) Floor wastes shall be of sufficient height to suit the thickness of the tile and tile bed at the outlet position.	**Capable of complying**
Clause 10.2.30	**Drainage riser connection** 1) Where a preformed shower base is used, the drainage riser shall be connected to the tray with a waterproof joint. 2) Where an in situ shower tray is used, the membrane shall be able to form a permanent waterproof seal to the drainage riser or drainage flange.	**Capable of complying**
Clause 10.2.31	**Door jambs on tiled floors** Where the bottom of a door jamb does not finish above the floor tiling, the portion of the door frame below the floor tiling shall be waterproofed to provide a continuous seal between the perimeter flashing and the water stop.	**Capable of complying**
Clause 10.2.32	**Shower screens** 1) For a shower with a hob, the shower screen shall be installed flush with the shower area side of the hob or overhang into the shower area. 2) For a shower with a stepdown, the shower screen shall be installed flush with the finished vertical surface of the stepdown of the shower area. 3) For a shower without a hob or stepdown, the shower screen shall incorporate or be mounted on an inverted channel, positioned over the top of the water stop, that defines the shower area. 4) For bath end walls and dividing walls abutting a shower, the shower screen shall be positioned so that the bottom edge within the shower area is either flush with the outside edge of the bath or overhanging into the shower area.	**Capable of complying**

Section Part/Clause	Information	Comments
Part 10.3	**Room heights**	Back
Clause 10.3.1	**Heights of room and other spaces** 1) Heights of rooms and other spaces shall be not less than: a) in a habitable room excluding a kitchen — 2.4 m; and b) in a kitchen — 2.1 m; and c) in a corridor, passageway or the like — 2.1 m; and d) in a bathroom, shower room, laundry, sanitary compartment, airlock, pantry, storeroom, garage, car parking area or the like — 2.1 m; and e) in a room or space with a sloping ceiling or projections below the ceiling line within— (i) a habitable room— (A) in an attic — a height of not less than 2.2 m for at least two-thirds of the floor area of the room or space; and (B) in other rooms — a height of not less than 2.4 m over two-thirds of the floor area of the room or space; and (ii) a non-habitable room — a height of not less than 2.1 m for at least two-thirds of the floor area of the room or space, f) in a stairway, ramp, landing, or the like — 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, landing or the like 2) For the purposes of 1(e) when calculating the floor area of a room or space, any part that has a ceiling height of less than 1.5 m is not included.	**Complies**
Part 10.4	**Facilities**	
Clause 10.4.1	**Required facilities.** 1) A Class 1 building shall be provided with— a) a kitchen sink and facilities for the preparation and cooking of food; and b) a bath or shower; and c) clothes washing facilities, comprising at least one washtub and space in the same room for a washing machine; and d) a closet pan; and e) a washbasin. 2) If any of the facilities in (1) are detached from the main building, they shall be set aside for the exclusive use of the occupants of the building.	**Complies**
Clause 10.4.2	**Construction of sanitary facilities.** A door to a fully enclosed sanitary compartment shall open outwards, or slide, or be readily removable from the outside of the sanitary compartment if the space between the pan and door is less than 1.2m.	**Capable of complying**

Section Part/Clause	Information	Comments
Part 10.5	**Light**	Back
Clause 10.5.1	**Natural light.** 1) Natural light shall be provided to all habitable rooms, in accordance with (2) to (5): 2) Natural light shall be provided by— a) windows, excluding roof lights that— (A) have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 10% of the floor area of the room; and (B) are open to the sky or face a court or other space open to the sky or an open verandah, carport or the like; or b) roof lights that— (A) have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 3% of the floor area of the room; and (B) are open to the sky; or c) a proportional combination of windows and roof lights required by (a) and (b). 3) A window required to provide natural light that faces a boundary of an adjoining allotment shall not be less than a horizontal distance of 900 mm from that boundary. 4) Natural light to a room may come through one or more glazed panels or openings from an adjoining room (including an enclosed verandah) if— a) the glazed panels or openings have an aggregate light transmitting area of not less than 10% of the floor area of the room to which it provides light; and b) the adjoining room has— (i) windows, excluding roof lights that a. have an aggregate light transmitting area of not less than 10% of the combined floor area of both rooms; and b. are open to the sky or face a court or other space open to the sky or an open verandah, carport or the like (ii) roof light that a. have an aggregate light transmitting area of not less than 3% of the combined floor area of both rooms; and b. are open to the sky (iii) a proportional combination of windows and roof lights 5) The areas specified in (4)(a) and (b) may be reduced as appropriate if direct natural light is provided from another source.	**Complies**

Section Part/Clause	Information	Comments
Clause 10.5.2	**Artificial lighting.** Sanitary compartments, bathrooms, shower rooms, airlocks and laundries shall be provided with artificial lighting if natural light in accordance with the relevant provisions of 10.5.1 is not available— (a) at a rate of not less than one light fitting per 16 m^2 of floor area; or (b) in accordance with AS/NZS1680.0-2009	**Capable of complying**
Part 10.6	**Ventilation**	Back
Clause 10.6.2	**Ventilation requirements.** Ventilation shall be provided to a habitable room, sanitary compartment, bathroom, shower room, laundry and any other room occupied by a person for any purpose by any of the following means: a) Openings, windows, doors or other devices which can be opened and have a ventilating area not less than 5% of the floor area of the room required to be ventilated and open to: i. a suitably sized court, or space open to the sky; or ii. an open verandah, carport, or the like; or iii. an adjoining room in accordance with (b) b) Natural ventilation to a room may come through a window, opening, door or other device from an adjoining room (including an enclosed verandah) if— i. the room to be ventilated or the adjoining room is not a sanitary compartment; and ii. the window, opening, door or other device has a ventilating area of not less than 5% of the floor area of the room to be ventilated; and iii. the adjoining room has a window, opening, door or other device with a ventilating area of not less than 5% of the combined floor areas of both rooms iv. the ventilating areas specified may be reduced as appropriate if direct natural ventilation is provided from another source c) An exhaust fan or other means of mechanical ventilation may be used to ventilate a sanitary compartment, laundry or bathroom, or where mechanical ventilation is provided in accordance with 10.6.3(b), provided contaminated air exhausts comply with 10.8.2.	**Capable of complying**
Clause 10.6.3	**Location of sanitary compartments.** Sanitary compartments shall not open directly into a kitchen or pantry unless— a) access is by an airlock, hallway or other room, or b) the sanitary compartment is provided with an exhaust fan or other means of mechanical exhaust ventilation.	**Complies**

Section Part/Clause	Information	Comments
Part 10.7	**Sound insulation**	Back
Clause 10.7.1	**Sound insulation requirements.** 1) A separating wall between Class 1 buildings, or a wall that separates a Class 1 building from a Class 10a building which is not associated with the Class 1 building shall: a) have an Rw + Ctr (airborne) not less than 50; and b) be of discontinuous construction if it separates a bathroom, sanitary compartment, laundry or kitchen in one Class 1 building from a habitable room (other than a kitchen) in an adjoining Class 1 building (see Figure 3.8.6.3, Appendix 1) 2) A wall required to have sound insulation shall continue to— a) the underside of the roof above; or b) a ceiling that provides the sound insulation required for the wall.	**Capable of complying**
Clause 10.7.2	**Determination of airborne sound insulation ratings.** The Rw + Ctr sound insulation rating required by 10.7.1(1)(a) shall a) be determined in accordance with AS/NZS ISO 717.1, using results from actual measurements; or b) comply with 10.7.5 to 10.7.8 and the relevant provisions of 10.7.3	**Capable of complying**
Clause 10.7.3	**Construction of sound insulated walls.** To achieve the appropriate level of sound insulation, walls shall be designed and constructed as follows: a) Stud wall junction — junctions of sound insulated walls with any perimeter walls and roof cladding shall be sealed in accordance with BCA figure 10.7.3a (Appendix 2); b) Masonry wall - units shall be laid with all joints filled solid, except for articulation joints, including those between the masonry and any adjoining construction. c) Concrete panels - shall have joints between panels and any adjoining construction filled solid. d) Plasterboard sheeting - as follows: (i) If two layers are required, the second layer joints shall not coincide with those of the first layer (see Figure 10.7.3b, Appendix 2). (ii) Joints between sheets including the outer layer or between sheets and any adjoining construction shall be taped and filled solid. e) Steel framed construction — steel framing and perimeter members shall be installed as follows: (i) Steel framing members shall be not less than 0.6 mm thick. (ii) Studs shall be not less than 63 mm in depth unless another depth is specified in 10.7.5 to 10.7.8 (iii) All steel members at the perimeter of the wall shall be securely fixed to the adjoining structure and the joints shall be caulked so that there are no voids between the steel members and the wall.	**Capable of complying**

Section Part/Clause	Information	Comments
Clause 10.7.3 continued	f) Timber-framed construction — timber studs and perimeter members shall be installed as follows: (i) Noggings and like members shall not bridge between studs supporting different wall leaves. (ii) All timber members at the perimeter of the wall shall be securely fixed to the adjoining structure and the joints shall be caulked so there are no voids between the timber members and the wall	**Capable of complying**
Clause 10.7.4	**Services.** 1) Services shall not be chased into concrete or masonry separating walls. 2) If a duct, soil, waste, water supply or storm water pipe is located in a separating wall, a. a door or panel providing access to a duct or pipe required to be separated shall: i. not open into any habitable room, other than a kitchen; and ii. in any other part shall be firmly fixed so as to overlap the frame or rebate of the frame by not less than 10 mm and be constructed of: A. wood, plasterboard or blockboard not less than 33 mm thick; or B. compressed fibre reinforced cement sheeting not less than 9 mm thick; or C. other suitable material with a mass per unit area not less than 24.4 kg/m2; and b. In the case of a water supply pipe, it shall: i. only be installed in discontinuous construction; and ii. in the case of a water supply pipe that serves one dwelling, not be fixed to the wall leaf on the side of any other dwelling and have a clearance not less than 10 mm to the other wall leaf. 3) Electrical outlets shall be offset from each other— a. in masonry walling, not less than 100 mm; and b. (b) in timber or steel-framed walling, not less than 300 mm.	**Capable of complying**
Clause 10.7.5	**Acceptable forms of construction for masonry walls** 1) Acceptable forms of construction for masonry walls are set out in (2) to (6). 2) Two leaves of 110 mm clay brick masonry with— a) a cavity not less than 50 mm between leaves; and b) 50 mm thick glass wool insulation with a density of 11 kg/m3 or 50 mm thick polyester insulation with a density of 20 kg/m3 in the cavity,	**Capable of complying**

Section Part/Clause	Information	Comments
Clause 10.7.5 continued	has an R w + Ctr of not less than 50, if constructed in accordance with Figure 10.7.5a. (Appendix 1). 3) Two leaves of 110 mm clay brick masonry with— a) a *cavity* not less than 50 mm between leaves; and b) 13 mm cement render on each outside face, has an R w + Ctr of not less than 50, if constructed in accordance with Figure 10.7.5b. (Appendix 1). 4) A single leaf of 110 mm clay brick masonry with— a) a row of 70 mm x 35 mm timber studs or 64 mm steel studs at 600 mm centres, spaced 20 mm from the masonry wall; and b) 50 mm thick mineral insulation or glass wool insulation with a density of 11 kg/m3 positioned between studs; and c) (c) one layer of 13 mm plasterboard fixed to outside face of studs and outside face of masonry, has an R w + Ctr of not less than 50, if constructed in accordance with Figure 10.7.5c. (Appendix 1). 5) A single leaf of 90 mm clay brick masonry with— a) a row of 70 mm x 35 mm timber studs or 64 mm steels studs at 600 mm centres, spaced 20 mm from each face b) of the masonry wall; and c) 50 mm thick mineral insulation or glass wool insulation with a density of 11 kg/m3 positioned between studs in d) each row; and e) one layer of 13 mm plasterboard fixed to studs on each outside face, has an R w + Ctr of not less than 50, if constructed in accordance with Figure 10.7.5d. (Appendix 1). 6) A single leaf of 220 mm brick masonry with 13 mm cement render on each face has an Rw + Ctr of not less than 50, if constructed in accordance with Figure 10.7.5e . (Appendix 1).	
Clause 10.7.6	**Acceptable forms of construction for concrete walls** 1) Acceptable forms of construction for concrete walls are set out in (2) to (5). 2) 150 mm thick plain off form concrete, has an Rw + Ctr of not less than 50, if constructed in accordance with Figure 10.7.6a(Appendix 1). 3) 200 mm thick concrete panel with one layer of 13 mm plasterboard or 13 mm cement render on each face, has an R w + Ctr of not less than 50, if constructed in accordance with Figure 10.7.6b (Appendix 1). 4) A 100 mm thick concrete panel with— a) a row of 64 mm steel studs at 600 mm centres, spaced 25 mm from the concrete panel; and b) 80 mm thick polyester insulation or 50 mm thick glass wool insulation with a density of 11 kg/m3, positioned between studs; and	**Capable of complying**

Section Part/Clause	Information	Comments
Clause 10.7.6 continued	c) two layers of 13 mm plasterboard fixed to the outside face of studs and one layer of 13 mm plasterboard fixed to the outside face of the concrete panel has an R w + Ctr of not less than 50, if constructed in accordance with Figure 10.7.6c (Appendix 1). (5) A 125 mm thick concrete panel with— a) a row of 64 mm steel studs at 600 mm centres, spaced 20 mm from the concrete panel; and b) 70 mm polyester insulation with a density of 9 kg/m3, positioned between studs; and c) one layer of 13 mm plasterboard fixed to the outside face of the studs, has an R w + Ctr of not less than 50, if constructed in accordance with Figure 10.7.6d (Appendix 1).	
Clause 10.7.7	**Acceptable forms of construction for autoclaved aerated concrete walls** 1) Acceptable forms of construction for autoclaved aerated concrete walls are set out in (2) to (4). (2) A 75 mm thick autoclaved aerated concrete wall panel with— a) a row of 64 mm steel studs at 600 mm centres, spaced 20 mm from the autoclaved aerated concrete wall panel; b) 75 mm thick glass wool insulation with a density of 11 kg/m3 positioned between studs; and c) one layer of 10 mm moisture resistant plasterboard or 13 mm fire protective grade plasterboard fixed to outside face of studs and outside face of autoclaved aerated concrete wall panel, has an R w + Ctr of not less than 50, if constructed in accordance with Figure 10.7.7a (Appendix 1). (3) A 75 mm thick autoclaved aerated concrete wall panel with— a) a row of 64 mm steel studs at 600 mm centres, spaced 35 mm from the autoclaved aerated concrete panel wall; and b) 28 mm metal furring channels fixed to the outside face of the autoclaved aerated concrete wall panel, with 50 mm thick polyester insulation with a density of 9 kg/m3 positioned between furring channels and one layer of 13 mm fire protective grade plasterboard fixed to furring channels; and c) 105 mm thick glass wool insulation with a density of 7 kg/m3 positioned between studs; and (d) one layer of 13 mm fire protective grade plasterboard fixed to the outside face of the studs, has an R w + Ctr of not less than 50, if constructed in accordance with Figure 10.7.7b (Appendix 1). (4) Two leaves of 75 mm autoclaved aerated concrete wall panel with— a) a cavity not less than 30 mm between panels containing 50 mm glass wool insulation with a density of 11 kg/m3; and	**Capable of complying**

Section Part/Clause	Information	Comments
Clause 10.7.7 continued	c) one layer of 10 mm plasterboard fixed to outside face of each panel, has an R w + Ctr of not less than 50, if constructed in accordance with Figure 10.7.7c (Appendix 1).	
Clause 10.7.8	**Acceptable forms of construction for timber and steel framed walls** 1) Acceptable forms of construction for timber and steel framed walls are set out in (2) and (3). 2) Two rows of 90 mm x 35 mm timber studs or two rows of 64 mm steels studs at 600 mm centres with— a) an air gap not less than 20 mm between the rows of studs; and b) 50 mm thick glass wool insulation or 60 mm thick polyester insulation with a density of 11 kg/m³, positioned between one row of studs, and c) two layers of 13 mm fire protective grade plasterboard or one layer of 6 mm fibre cement sheet and one layer of 13 mm fire protective grade plasterboard, fixed to outside face of studs, has an R w + Ctr of not less than 50, if constructed in accordance with Figure 10.7.8a (Appendix 1). 3) Two rows of 64 mm steel studs at 600 mm centres with— a) an air gap not less than 80 mm between the rows of studs; and b) 200 mm thick polyester insulation with a density of 14 kg/m3 positioned between studs; and c) one layer of 13 mm fire-protective grade plasterboard and one layer 13 mm plasterboard on one outside face and one layer of 13 mm fire-protective grade plasterboard on the other outside face, has an R w + Ctr of not less than 50, if constructed in accordance with Figure 10.7.8b (Appendix 1).	**Capable of complying**
Part 10.8	**Condensation management**	Back
Clause 10.8.1	**External wall construction** 1) Where a pliable building membrane is installed in an external wall, it shall— a) comply with AS 4200.1; and b) be installed in accordance with AS 4200.2; and c) be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building. 2) Where a pliable building membrane, sarking-type material or insulation layer is installed on the exterior side of the primary insulation layer of an external wall it shall have a vapour permeance of not less than— a) in climate zones 4 and 5, 0.143 µg/N.s; and b) in climate zones 6, 7 and 8, 1.14 µg/N.s. 3) Except for single skin masonry or single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer shall be separated from water sensitive materials by a drained cavity.	**Capable of complying**

Section Part/Clause	Information	Comments
Clause 10.8.2	**Exhaust systems** 1) An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry shall have a minimum flow rate of— (a) 25 L/s for a bathroom or sanitary compartment; and (b) 40 L/s for a kitchen or laundry. 2) Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry shall discharge directly or via a shaft or duct to outdoor air. 3) Where a venting clothes dryer is installed, it shall discharge directly or via a shaft or duct to outdoor air. 4) An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with 10.6.2(a) shall— a) be interlocked with the room's light switch; and b) include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off. 5) Except for rooms that are ventilated in accordance with 10.6.2(a), a room with an exhaust system in accordance with (1) shall be provided with make-up air— a) via openings to an adjacent room with a free area of 14,000 mm2;or b) in accordance with AS 1668.2 (6) Except for rooms that are ventilated in accordance with 10.6.2(a), a room with an exhaust system in accordance with (3) shall be provided with make-up air in accordance with AS 1668.2.	**Capable of complying**
Clause 10.8.3	**Ventilation of roof spaces** 1) In climate zones 6, 7 and 8, a roof shall have a roof space that— a) is located— i) immediately above the primary insulation layer; or ii) immediately above sarking with a vapour permeance of not less than 1.14 µg/N.s, which is immediately above the primary insulation layer; or iii) immediately above ceiling insulation that meets the requirements of 13.2.3(3) and 13.2.3(4); and b) has a height of not less than 20 mm; and c) is either— i) ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or ii) located immediately underneath the roof tiles of an unsarked tiled roof. 2) The requirements of (1) do not apply to a— a) concrete roof; or	**Capable of complying**

<table>
<tr><th>Section
Part/Clause</th><th>Information</th><th>Comments</th></tr>
<tr><td>Clause 10.8.3
continued</td><td>b) roof that is made of structural insulated panels; or
c) roof that is subject to Bushfire Attack Level FZ requirements in accordance with AS 3959.

<table><tr><th>Roof pitch</th><th>Ventilation openings</th></tr><tr><td>< 10°</td><td>25,000 mm²/m provided at each of two opposing ends</td></tr><tr><td>≥ 10° and < 15°</td><td>25,000 mm²/m provided at the eaves and 5,000 mm²/m at high level</td></tr><tr><td>≥ 15° and < 75°</td><td>7,000 mm²/m provided at the eaves and 5,000 mm²/m at high level, plus an additional 18,000 mm²/m at the eaves if the roof has a cathedral ceiling</td></tr></table></td><td></td></tr>
<tr><td>Section 11</td><td>Safe movement and access</td><td>Back</td></tr>
<tr><td>Part 11.2</td><td>Stairway and ramp construction

Construction of stairways and ramps shall comply with the following Housing Provisions requirements:

a) clause 11.2.2 – for stairways
b) clause 11.2.3 – for ramps
c) clause 11.2.4 and 11.2.5 - for landings and slip resistance
d) clause 11.2.6 - for thresholds</td><td>Capable of complying</td></tr>
<tr><td>Part 11.3</td><td>Barriers and handrails
Construction of barriers and handrails shall comply with the following Housing Provisions requirements:

a) clause 11.3.2, 11.3.3 and 11.3.5 – for barriers to prevent falls
b) clause 11.3.4 – for handrails
c) clause 11.3.6 and 11.3.7 - for protection of openable windows</td><td>n/a</td></tr>
<tr><td>Section 12</td><td>Ancillary provisions</td><td></td></tr>
<tr><td>Part 12.2</td><td>Construction in alpine areas</td><td>n/a</td></tr>
<tr><td>Part 12.3</td><td>Attachment of framed decks and balconies to external walls of buildings using a waling plate

Part 12.3 applies subject to the limitations set out in H1D1.
Subject to limitations, attachment of framed decks and balconies to external walls of buildings using a waling plate shall be constructed in accordance with Clauses 12.3.2 to 12.3.4</td><td>n/a</td></tr>
</table>

Section Part/Clause	Information	Comments
Part 12.2	**Heating appliances**	
Clause 12.2.2	**Open fireplace construction.** An open fireplace, or solid-fuel burning appliance in which the fuel-burning compartment is not enclosed shall have— a) all masonry constructed in accordance with H1D5; and b) a hearth constructed of stone, concrete, masonry or similar non-combustible material so that— i) it extends not less than 300 mm beyond the front of the fireplace opening and not less than 150 mm beyond each side of that opening; and ii) its upper surface does not slope away from the back hearth; and iii) combustible material, such as flooring or framing members below the hearth, is situated not less than 150 mm from the upper surface of the hearth; and c) walls forming the sides and back of the fireplace up to a height of 300 mm above the underside of the arch or lintel which— i) are constructed in 2 separate leaves of solid masonry not less than 180 mm thick, excluding any cavity; and ii) do not consist of concrete block masonry in the construction of the inner leaf; and iii) are constructed of masonry units with a net volume, excluding cored and similar holes, not less than 75% of their gross volume, measured on the overall rectangular shape of the units, and with an actual thickness of not less than 100 mm; and d) the fireplace shall be constructed on footings complying with 4.2.18.	**n/a**
Clause 12.2.3	**Chimney construction.** The construction of the Chimney shall comply with H1D15 and the following: a) The walls of the chimney above the underside of the arch or lintel shall be lined internally to a thickness of not less than 10 mm with composition mortar parging. b) The composition mortar in (1) shall comply with AS 3700:2018 and AS4773 Parts 1 &2 (2015) except that the mortar shall be mixed by volume in the proportions of 1 part cement : 1 part lime : 5 parts sand. c) The chimney or flue shall terminate not less than 300 mm above the highest part of the building within a horizontal distance of 3.6 m of the chimney or flue.	**n/a**
Clause 12.2.4	**Installation of insert fire places and flues.** An insert fireplace and flue shall comply with the following: a) the insert fireplace shall be i. tested and pass the tests required by AS/NZS 2918:2018 ii. fitted into a masonry fireplace (including chimney) constructed in accordance with H1D5.	**n/a**

Section Part/Clause	Information	Comments
Clause 12.2.4 continued	b) the flue shall be double skin and have been tested and pass the tests required by AS/NZS 2918:2018. c) There shall be a clearance of 50 mm between the outer flue and adjacent materials. d) The flue shall terminate in accordance with Housing Provisions Figure 12.4.3. e) The hearth shall be constructed in accordance with Housing Provisions 12.4.2(b) and (d)	
Clause 12.2.5	**Installation of free-standing heating appliances.** The installation of a free-standing heating appliance shall comply with the following: a) The appliance shall— i) be installed with safety clearances determined by testing in accordance with AS/NZS2918-2018; or ii) be located not less than 1.2 m from adjoining walls (other than a masonry wall); or iii) have a heat shield between the adjoining wall (other than a masonry wall) and the heating appliance in accordance with Housing Provisions Figure 12.4.5a and Figure 12.4.5b. b) Where a heat shield is used, it shall be installed in accordance with Housing Provisions Figure 12.4.5a and Figure 12.4.5b and (i) it shall be not less than 90 mm thick masonry constructed in accordance with H1D5 and (ii) have an FRL of not less than 60/60/60. c) The heating appliance shall be installed on a hearth— i) complying with 12.4.2(b), except that the hearth shall extend 400 mm from the appliance in accordance with Housing Provisions Figure 12.4.5a and Figure 12.4.5b ii) where a heat shield is installed, in accordance with Housing Provisions Figure 12.4.5a and Figure 12.4.5b. d) The flue shall— i) have been tested and passed the tests required by AS/NZS2918-2018; and ii) be installed in accordance with Housing Provisions Figure 12.4.5c; and iii) terminate in accordance with Housing Provisions Figure 12.4.3. e) Flue types or installation of flues in areas not specifically covered by BCA 2019 Vol 2 Figure 3.10.7.4 Diagram a, b and Figure 3.10.7.5 shall be installed in accordance with AS/NZS2918-2018.	**n/a**

Section Part/Clause	Information	Comments
Part 12.3	**Attachment of framed decks and balconies to external walls of buildings using a waling plate**	Back
	Where a deck or balcony relies on the external wall of a building or structure for support, the method of attachment, including any fixings, to the external wall must comply with the following: (a) The deck or balcony's joist framing members must be supported at the wall by a waling plate. (b) The joist span nearest the external wall must not be more than 3 m (single or continuous span). (c) The size of a waling plate required by (a) must be not less than— (i) for a timber waling plate— (A) 140 x 35 mm with a minimum stress grade of F5 or MGP10 when fixed to concrete core-filled masonry using M12 chemical or expanding/mechanical anchors; or (B) 90 x 35 mm with a minimum stress grade of F5 or MGP10 when fixed to timber frames using No. 14 partial threaded self-drilling screws; or (ii) for a steel waling plate — C15015 (minimum Grade G550) with the web located against the external wall. (d) A waling plate must be attached so that— (i) for core-filled reinforced concrete masonry external walls, fixings are staggered along the waling plate at not more than 300 mm centres measured along the waling plate; and (ii) for timber external wall frames, two No. 14 Type screws are provided— (A) into a solid joist or bearer framing member that is not less than 90 x 45 mm with a minimum stress grade of F5 or MGP10; and (B) for deck construction— at not more than 450 mm centres measured along the waling plate; and (C) for tiled balcony construction— at not more than 400 mm centres measured along the waling plate; and (iii) for steel framed external walls, two fixings are provided into a joist or bearer framing member not less than C20015 (Grade G550) at not more than 300 mm centres measured along the waling plate; and (iv) fixings are installed within 300 mm of each end of the waling plate, and in accordance with the following (as applicable): (A) For a timber waling plate — deck construction: two No. 14 partial threaded self-drilling screws at not more than 450 mm centres and not located within 65 mm from the ends or within 30 mm from the top and bottom edges. (B) For a timber waling plate — deck construction: M12 chemical or expanding/mechanical anchors at not more	

Section Part/Clause	Information	Comments
	(C) For a timber waling plate — tiled balcony construction: two No. 14 partial threaded self-drilling screws at not more than 400 mm centres and not located within 65 mm from the ends or within 30 mm from the top and bottom edges. (D) For a timber waling plate — tiled balcony construction: M12 chemical or expanding/mechanical anchors at not more than 300 mm centres and not located within 120 mm from the ends or within 60 mm from the top and bottom edges. (E) For a steel waling plate — not located within 50 mm from the ends or within 30 mm from the top and (e) Fixings for attaching a waling plate to an external wall must be— (i) for timber external wall frames with a minimum stress grade of F5 or MGP 10, No. 14 partial threaded self-drilling screws so that each screw is embedded not less than 44 mm into the joist or bearer member (see Figure 12.3.2a); and (ii) for steel external wall frames, 8.8/S M12 bolts with not less than 3 mm thick 55 mm diameter washers; and (iii) for a core-filled masonry external wall, 4.6/S M12 chemical or expanding/mechanical anchors with— (A) a minimum 2 kN working load capacity in shear and 1.5 kN in tension; and (B) not less than 3 mm thick 55 mm diameter washers placed on the waling plate under the anchor head (f) Fixings used for attaching waling plates to external walls must be— (i) stainless steel where the building is located within 200 m of breaking surf; or (ii) hot-dipped galvanised, stainless steel or monel metal for all other areas.	
Section 13	**Energy efficiency** This part current does not apply in NSW. Refer BASIX report requirements.	**n/a**