



INFORMATION SHEET

BUILDING

Ref: NAT BCA 12-02

Overview of Changes to BCA 2012 Volume 2 – Housing Provisions (Nat)

This information sheet provides details of the proposed changes to the Building Code of Australia (BCA) in 2012 in respect to Volume 2 – Housing Provisions. The information is based on the pre-publication draft released in late 2011. The BCA became part of the 'National Construction Code' in 2011 which incorporates building and plumbing construction regulations and is implemented through State and Territory legislation on 1 May 2012.

The new 2012 edition of the code will introduce some unprecedented changes.

Note - the following does not provide details on changes to various State or Territory variations; further detail on both State and Territory specific provisions and the general provisions can be obtained from BCA 2012 when published.

The specific changes to Volume 2 or the 'Housing Provisions' include:

- removal of the Acceptable Construction Practice for **masonry construction** including unreinforced and reinforced masonry, masonry accessories and weatherproofing of masonry. It will be required to rely on the Acceptable Construction Manuals AS 3700 *Masonry structures* or AS 4773 *Masonry for small buildings*
- changes to the Table for the **acceptable corrosion protection** for roof sheeting that includes another minimum coating option for various levels and subsequent changes to the Table in relation to acceptability of contact between different roofing materials to accommodate the new included coating option
- deletion of the Acceptable Construction Practice for **wet areas** with the technical construction information removed and the retention of the revised Table that specifies the waterproofing and water resistant requirements for elements in wet areas
- a new requirement for **handrails on stairways and ramps**. A handrail will need to be provided along at least one side of the stair or a ramp and can be provided as part of a balustrade. The handrail will need to be continuous and not break a handhold except for newel posts or the like. The provisions do not apply to non-habitable areas such as a plant room or the like or a Class 10 building such as a garage. Also a winder in a stair is exempt where a newel post is installed to provide a handhold.
- a new definition of 'Housing energy rating software' that means software accredited under the Nationwide House Energy Rating Scheme is limited to assessing the potential thermal efficiency of the dwelling envelope.

DISCLAIMER - The above is intended to provide general information in summary form. The contents do not constitute specific advice and should not be relied upon as such. Formal specific advice should be sought by members with respect to particular matters before taking action.

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- a new definition to replace 'Renewable Energy Certificates' now be known as 'Small-scale Technology Certificate' which means a certificate issued under the Commonwealth Government's Small-scale Renewable Energy Scheme which is a scheme to accommodate small scale renewable energy such as domestic hot water services
- changes to the table in relation to adjustment of minimum R-Value for loss of ceiling insulation that provides lower minimum R-Values and adjusted R-Values.

Details of the proposed common changes to both Volume 1 and 2 are outlined in HIA's information sheet ['Overview of changes to BCA 2012'](#).

Details of the changes proposed under Volume 1 are outlined in HIA's information sheet ['Proposed changes to BCA 2012 – Volume 1 Class 2 – 9 buildings'](#).

For more information on any of the changes to the BCA this year, HIA members can contact the Building Services staff in your region on 1300 650 620 or technical@hia.com.au.