

Response Sheet

Your details

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Response(s)

NCC Volume(s): One Two Three Housing Provisions Livable Housing Design Standard

Clause/Figure/Table: Clause 6.2 (2) and Figure 6.2 f & g

Recommended change to draft:

It is recommended that Clause 6.2 (2) be amended as follows—

Delete

~~Reinforcing need only be provided across the available width of the wall where a wall referred to in (1)(a) or (b)—~~

Insert

Reinforcing need only be provided across the available width of the wall where a wall referred to in (1)(a) or (b) or (d)

Comment/reason for change:

The proposed changes to Figure 6.2f include a reference “ Minimum extent of framing clear of any door frame window or wall opening” That reference adds to the difficulties that already exist in applying the intent of Figure 6.2f & 6.2g.

Background:

Figure 6.2e is applicable for the placement of reinforcing when the side wall is adjacent to and within 460mm of the centre line of the toilet pan.

When a toilet pan centreline is further than 460mm from the side wall, then clause 6.2 (d) provides that Figures 6.2f or 6.2g are to apply and the reinforcement is to extend a minimum 500mm either side of centreline.

This makes sense for a toilet pan that is not intended to be positioned in a corner of the room and is generally located away from a side wall.

The consequence of this however is that reinforcement cannot be installed in accordance with Figures 6.2f or 6.2g when the toilet pan centreline is situated between 460mm and 500mm.

There is affectively a 40 mm zone that would require a performance solution for the installation of reinforcement to behind the toilet pan, which is an unnecessary expense that impacts housing affordability.

Clause 6.2 (2) addresses situations where reinforcing cannot be provided across the available width for baths and shower areas.

It is recommended that that clause 6.2 (2) also includes a reference to clause 6.2 (d) which would remove the anomaly with the 40mm zone as discussed above.

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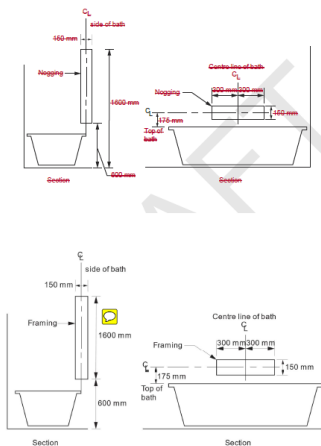
Clause/Figure/Table: Figure 6.2 a

Recommended change to draft:

It is recommended that Figure 6.2a be amended as follows—

Reinstate the location of the dimensional (1600mm) arrow heads within the draft back to the original location within Figure 6.2a

Figure 6.2a: Location of ~~noggin~~ framing for walls surrounding a bath



Comment/reason for change:

There is no issue in changing the word noggin to framing.

However, when making those changes within the draft Figure 6.2a they have repositioned the dimensional (1600mm) arrow heads to the top of the framing above the bath. The consequence being that the top of framing is now indicated as being 2200mm above the floor which does provide any benefit or improvement.

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Clause/Figure/Table: Clause F1D4 Provision of drainage and grading to external areas

Recommended change to draft:

Remove red text

F1D4 Provision of drainage and grading to external areas

(1) A concrete roof, balcony or similar part of a building must have

~~*(a) the structural substrate graded with a minimum fall of 1:80 to the floor drain, rainwater outlet or other drainage outlet;*~~

Insert green Text

(a) the substrate graded with a minimum fall of 1:80 to the floor drain, rainwater outlet or other drainage outlet; to drain surface and substrate water from the area.

Remove red text

~~*Notes For the purposes of this part, a tile bed, screed, topping, or similar component is not considered a structural substrate except within planter boxes where it can be used to achieve the minimum fall of 1:80.*~~

Insert green Text

Notes: The substrate is defined as the surface to which the membrane system is applied as specified by the membrane manufacturer.

Comment/reason for change:

The proposed changes to structural substrates, waterproofing and finishes is a substantial change that has not accounted for the acceptable construction tolerances that can occur in structural substrates which are adequately addressed during construction without the need for multiple performance solutions.

The entire section F for structural substrates within Volume 1 should be revised to provide industry with suitable deemed to satisfy options that do not unnecessarily impact costs and depart from current acceptable building practices.

Excluding screeds, drainage mats and glue manufacturers installation requirements does not reduce moisture ingress defects. It does however increase construction costs with no benefit.

The inclusion of bonded mortar toppings or bonded & tooled screeds as acceptable membrane substrates will:

1. Restore buildability to the proposed NCC changes for new and renovation works.
2. Provide a DTS pathway to compliance rather than heavily relying on Performance Solutions subject to higher costs.

3. Place the suitability of bonded screeds as membrane substrates and also finish substrates back in the hands of membrane and material manufacturers as complete systems and not ancillary components.
4. Control Water Shedding where: Collect/Contain; Redirect; Drain at Surface & Substrate are at topical levels

NCC Volume(s): One Two Three Housing Provisions Livable Housing Design Standard

Clause/Figure/Table: F1D5

Recommended change to draft:

Remove red text

~~F1D5 Substrate materials~~

~~(1) In a building or part of a building, a roof, balcony, podium, or similar part of a building must have a structural substrate consisting of~~

~~(a) concrete complying with AS 3600; or~~

~~(b) fibre cement sheeting manufactured in accordance with AS 2908.2.~~

~~(2) The surface of structural substrates in (1) must be free of any material or variation in finish that will affect the performance of a membrane.~~

Insert green Text

F1D5 Substrate materials

(1) In a building or part of a building, a roof, balcony, podium, or similar part of a building must have a substrate consisting of

(a) concrete complying with AS 3600 prepared for membrane application as determined by the membrane manufacturer; or

(b) bonded engineered screed prepared for membrane application as determined by the membrane manufacturer; or

(c) fibre cement sheeting manufactured in accordance with AS 2908.2. and prepared for membrane application as determined by the membrane manufacturer

(2) The surface of substrates in (1) must be free of any material or variation in finish that will affect the performance of a membrane.

Click here to enter text.

Comment/reason for change:

The proposed changes to structural substrates, waterproofing and finishes is a substantial change that has not accounted for the acceptable construction tolerances that can occur in structural substrates which are adequately addressed during construction without the need for multiple performance solutions.

The entire section F for structural substrates within Volume 1 should be revised to provide industry with suitable deemed to satisfy options that do not unnecessarily impact costs and depart from current acceptable building practices.

Excluding screeds, drainage mats and glue manufacturers installation requirements does not reduce moisture ingress defects. It does however increase construction costs with no benefit.

The inclusion of bonded mortar toppings or bonded & tooled screeds as acceptable membrane substrates will:

1. Restore buildability to the proposed NCC changes for new and renovation works.
2. Provide a DTS pathway to compliance rather than heavily relying on Performance Solutions subject to higher costs.
3. Place the suitability of bonded screeds as membrane substrates and also finish substrates back in the hands of membrane and material manufacturers as complete systems and not ancillary components.
4. Control Water Shedding where: Collect/Contain; Redirect; Drain at Surface & Substrate are at topical levels.

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Clause/Figure/Table: F1D7

Recommended change to draft:

Remove red text

F1D7 External waterproofing membranes

(1) A roof, balcony, podium or similar horizontal surface part of a building must be provided with a waterproofing membrane—

(a) consisting of materials complying with AS 4654.1; and

(b) designed and installed in accordance with AS 4654.2.

(2) Where a membrane required by (1) is applied to a concrete roof, balcony, podium or similar horizontal surface, the membrane must be installed directly on a ~~structural~~ substrate complying with F1D4(1)(a) and F1D5

[Click here to enter text.](#)

Comment/reason for change:

[Click here to enter text.](#)

The proposed changes to structural substrates, waterproofing and finishes is a substantial change that has not accounted for the acceptable construction tolerances that can occur in structural substrates which are adequately addressed during construction without the need for multiple performance solutions.

The entire section F for structural substrates within Volume 1 should be revised to provide industry with suitable deemed to satisfy options that do not unnecessarily impact costs and depart from current acceptable building practices.

Excluding screeds, drainage mats and glue manufacturers installation requirements does not reduce moisture ingress defects. It does however increase construction costs with no benefit.

The inclusion of bonded mortar toppings or bonded & tooled screeds as acceptable membrane substrates will:

1. Restore buildability to the proposed NCC changes for new and renovation works.
2. Provide a DTS pathway to compliance rather than heavily relying on Performance Solutions subject to higher costs.
3. Place the suitability of bonded screeds as membrane substrates and also finish substrates back in the hands of membrane and material manufacturers as complete systems and not ancillary components.
4. Control Water Shedding where: Collect/Contain; Redirect; Drain at Surface & Substrate are at topical levels.

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Clause/Figure/Table: F1D10

Recommended change to draft:

Remove red text

F1D10 Surface finishes

In a building or part of a building, the flooring or surface finish of a roof, balcony, terrace, podium, or similar part of a building must be

~~*(a) self-draining; or*~~

~~*(b) directly fixed to a membrane complying with F1D7.*~~

Insert green Text

In a building or part of a building, the flooring or surface finish of a roof, balcony, terrace, podium, or similar part of a building must be

(a) self-draining; or

(b) bonded to and compatible with a membrane complying with F1D7; and

(c) drain surface water from the balcony and drain substrate water.

[Click here to enter text.](#)

Comment/reason for change:

The proposed changes to structural substates, waterproofing and finishes is a substantial change that has not accounted for the acceptable construction tolerances that can occur in structural substrates which are adequately addressed during construction without the need for multiple performance solutions.

The entire section F for structural substates within Volume 1 should be revised to provide industry with suitable deemed to satisfy options that do not unnecessarily impact costs and depart from current acceptable building practices.

Excluding screeds, drainage matts and glue manufacturers installation requirements does not reduce moisture ingress defects. It does however increase construction costs with no benefit.

The inclusion of bonded mortar toppings or bonded & tooled screeds as acceptable membrane substrates will:

1. Restore buildability to the proposed NCC changes for new and renovation works.
2. Provide a DTS pathway to compliance rather than heavily relying on Performance Solutions subject to higher costs.
3. Place the suitability of bonded screeds as membrane substrates and also finish substrates back in the hands of membrane and material manufacturers as complete systems and not ancillary components.
4. Control Water Shedding where: Collect/Contain; Redirect; Drain at Surface & Substrate are at topical levels.

End Comments:

300624 at 6.52am

Your response has been submitted

Your response ID is ANON-FP32-ZMR3-7. Please have this ID available if you need to contact us about your response.

A receipt for your response has been emailed to you from the address **no-reply@mail1.citizenspace.com** with the subject "**Response received - Response ID: ANON-FP32-ZMR3-7**". If it doesn't appear in your inbox within a couple of minutes, please check your "spam" or "junk" folder.

Thank you for completing the consultation.