

Industry Bulletin 168

New Western Australian State variations to the National Construction Code 2022

This Industry Bulletin provides information on the new Western Australian State variations to the National Construction Code 2022 (NCC 2022) edition.

With the publication of the 2025 edition of the NCC delayed, the [Australian Building Codes Board](#) (ABCB) has published NCC 2022 Amendment 1 (Amendment 1) which takes effect on 1 May 2025.

Amendment 1 has been published as a separate document and must be read and applied with [NCC 2022](#).

National changes include correction of minor errors and an update of the copyright and licence notice. Amendment 1 includes new variations and additions for WA.

The new WA variations offer additional compliance options for users of the NCC that may be more readily achievable using WA building practices and products. They apply to NCC Volumes One and Two (Volume One and Two) and the ABCB Housing Provisions Standard (HP). Amendment 1 has explanatory information for the new WA variations which relate to:

- **Gutters and downpipes** – HP Part 7.4 provides for selecting and installing eaves gutters and downpipes. It has been varied to allow the use of AS/NZS 3500.3:2021 – Plumbing and drainage – Stormwater drainage (AS/NZS:3500.3) in conjunction with HP Part 7.4. This provides a solution for eaves gutters with falls less than 1:500. Where applied, downpipes must be fitted vertically to the sole of the gutter. In addition, WA variations to NCC Schedule 2 change the application of AS/NZS3500.3 providing a solution for 95mm x 45mm rectangular downpipes.
- **Installation of windows** – HP Part 8.2 requires the gap between the head of the window and the nearest loadbearing element be at least 10mm. The WA variation allows the required gap to be less in masonry construction so

long as it is sufficient to prevent the transfer of structural loads

- **Energy efficiency** – Includes three distinct WA variations:
 - Volume Two Part H6 has been varied for alterations and extensions of existing buildings so that NCC 2019 Amendment 1 may apply.
 - HP Part 13.2.1 and 13.3.1 have been varied to allow climate zone 6 to be considered as climate zone 5 for the purpose of building fabric and external glazing.
 - HP Part 13.2.7 has been varied to specify the insulation to be added to suspended floors in climate zones 4 and 5 in certain circumstances.
- **Swimming pool covers and blankets** – Volume Two clause WA H9D3 has been amended to replace reference to the Smart Approved WaterMark Scheme with AS 5348:2022 – Pool covers.

NCC users must read the new WA variations in conjunction with the relevant NCC provisions and be aware that previous WA variations and additions are retained in NCC 2022. This includes the WA state variation in wind regions B and D as outlined in [Industry Bulletin 147](#).

The changes made by the new variations are summarised in the tables in the following pages.

NCC 2022 Amendment 1 Volume One – Schedule 11 WA variations

Reference	Changes and commentary
Schedule 2	Note (2) is added varying the application of AS/NZS 3500.3:2021 as per WA Part F9.
WA F9D1	Varies clause 3.5.1 of AS/NZS 3500.3:2021, prescribing that eaves gutter overflows may be in accordance with the Housing Provisions.
WA F9D2	Varies Table 3.5.2 of AS/NZS 3500.3:2021, providing solutions for 95mm x 45mm rectangular downpipes.

NCC 2022 Amendment 1 Volume Two – Schedule 11 WA variations

Reference	Changes and commentary
Schedule 1	<p>The definition of 'existing building' has been added for the purpose of WA Part H6.</p> <p>Existing building: for the purposes of Part H6, an existing Class 1 building or an existing attached Class 10 part that was not required to comply with the energy efficiency requirements of NCC 2022 or any later edition.</p>
Schedule 2	<p>AS 5348:2022 has been added to the schedule of reference documents for the purpose of the amendment to WA H9D3.</p> <p>Note (2) is added varying the application of AS 3500.3:2021 as per WA Part H10.</p>
WA Part H6	Note added to allow for the continued application of the Performance Requirements from NCC 2019 Amendment 1 for alterations and extensions to, or the installation of a swimming pool associated with, an existing building.
WA H9D3	WA H3D3(b) has been amended to reference AS 5348-2022 regarding pool covers.
WA H10D1	Varies clause 3.5.1 of AS/NZS 3500.3:2021, prescribing that eaves gutter overflows may be in accordance with the Housing Provisions.
WA H10D2	Varies Table 3.5.2 of AS/NZS 3500.3:2021, providing solutions for 95mm x 45mm rectangular downpipes.

NCC 2022 Housing Provisions – Schedule 11 WA variations

Reference	Changes and commentary
7.4.3	Varied to allow eaves gutters to be in accordance with AS/NZS 3500.3:2021 when applying the Housing Provisions.
7.4.4	Varied to allow eaves gutters to be installed with a fall less than 1:500 where designed in accordance with AS/NZS 3500.3:2021.
7.4.5	Varied to allow downpipes to be selected in accordance with AS/NZS 3500.3:2021.
8.2.2	Varied to disapply the specific requirement that the gap between the head of the window and the nearest loadbearing member be a minimum of 10mm for windows installed in a masonry wall provided there is sufficient gap to prevent transfer of structural loads.
13.2.1	WA 13.2.1(4) added to allow climate zone 6 to be considered as climate zone 5 for building fabric.
13.2.7	Varied to specify the required insulation to be added to the floors of upper storeys of Class 1 buildings, providing separation from an attached Class 10 part, or projecting beyond external walls of the ground floor.
13.3.1	WA 13.3.1(3) added to allow climate zone 6 to be considered as climate zone 5 for external glazing.

Disclaimer – The information contained in this document is provided as general information and a guide only. It should not be relied upon as legal advice or as an accurate statement of the relevant legislation provisions. If you are uncertain as to your legal obligations, you should obtain independent legal advice.

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