



Building Amendment Regulations (No. 5) 2020:

NCC 2019 Amendment 1 effective as of 1 May 2021

The Building Amendment Regulations (No. 5) 2020 (Amendment Regulations) were published in the Government Gazette on 9 October 2020 and have commenced operation.

The Amendment Regulations amend regulation 31A of the Building Regulations 2012 (Building Regulations) to simplify its transitional provisions by reducing the number of adoption dates for different editions of the Building Code being Volume One and Two of the National Construction Code (NCC).

This will mean that NCC 2019 Amendment 1 will be the only edition of the Building Code in effect from 1 May 2021 until the next edition of the NCC is adopted.

The effect of the Amendment Regulations is that:

- from now until 30 April 2021 an applicant for a building permit may choose to comply with NCC 2016 (Volume One Amendment 1 and Volume Two); NCC 2019; or NCC 2019 Amendment 1; but
- from 1 May 2021 an applicant for a building permit must comply with NCC 2019 Amendment 1.

As noted in Industry Bulletin 129, NCC 2019 and the out of cycle NCC 2019 Amendment 1, which was adopted on 1 July 2020, include further important life safety measures and deal with building confidence matters.

Accordingly, while the Building Regulations allow the use of NCC 2016 (Volume One Amendment 1 and Volume Two) for a building permit application submitted on or before 30 April 2021, it is recommended that NCC 2019 Amendment 1 be used as soon as practicable.

The table below provides a summary on the use of NCC editions based on the time the application for the building permit is made.

Time application for building permit is made	Edition of the Building Code		
	NCC 2016 Volume One Amendment 1 and Volume Two	NCC 2019 Volume One and Volume Two	NCC 2019 Volume One Amendment 1 and Volume Two Amendment 1
Until 30 April 2021	✓	✓	✓
From 1 May 2021	✗	✗	✓

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