

Health and amenity

Part F1 ~~Surface-water~~ **Water management, rising damp and external**

Introduction to this Part

This Part is intended to minimise the risk of water leaking into or accumulating within a building and causing unhealthy conditions or damaging building elements by corrosion or rot. It is also intended to prevent water redirected away from the building damaging nearby properties.

Objectives

F101 Objective

The Objective of this Part is to—

- (a) safeguard occupants from illness or injury and protect the building and its internal surfaces from damage caused by the entry of water, and—
 - (i) ~~surface water~~; and
 - (ii) ~~external moisture entering a building~~; and
 - (iii) ~~the accumulation of internal moisture in a building~~; and
- (b) protect *other property* from damage caused by redirected ~~surface-water~~ water.

Functional Statements

F1F1 Protection from ~~redirected surface~~ water

A building, including any associated *sitework*, is to be constructed in a way that protects people and *other property* from the adverse effects of ~~redirected surface~~ water including water that may enter the building and cause damage to internal surfaces.

F1F2 Resistance to ~~rain, surface water~~ rising damp and ground water

A building is to be constructed to provide resistance to moisture ~~penetrating from the outside, including rising~~ from the ground.

2025 NCC

What is in store for next year?

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; and
 - (b) a floor *drainage system*, rainwater outlet or other drainage outlet that is connected to a stormwater *drainage system* complying with F1D3.
- (2) A concrete roof, balcony, podium, or similar part must have a minimum—
- (a) **70 mm step down from the internal floor level to the external *structural substrate***; and
 - (b) **70 mm high integral hob around its perimeter**; and
 - (c) F1D4(2)(b) does not apply where the external *structural substrate* abuts an external wall or door.

Limitations

F1D4(b) does not apply to floors of planter boxes.

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.

F1D46

Exposed joints

Exposed joints in the *drainage surface* on a roof, balcony, podium or similar horizontal surface part of a building must—

- (a) be located on the ridge line or highest point of the *structural substrate*; and
- (b) have a hob with a minimum height of 50 mm formed within the *structural substrate* for the full length of both sides of the *exposed joint*; and
- ~~(a)~~(c) be protected in accordance with Section 2.9 of AS 4654.2; and
- ~~(b)~~(d) not be located beneath or run through a planter box, water feature or similar part of the building.

F1D57

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.

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.*

Updated Referenced Documents

<https://ncc.abcb.gov.au/resources/videos/abcb-roadshow-2024-ncc-referenced-documents>

Alternative referenced documents

- Proposed changes intend to:
 - Allow alternative referenced documents instead of Referenced Documents listed in Schedule 2
 - Allow use as part of a Deemed-to-Satisfy (DTS) Solution or a Verification Method (VM)
- Proposed changes developed by the ABCB office, in consultation with BCC and PCC

Edition of Referenced Document



Schedule 2

OR



Alternative referenced document

2025 NCC Changes



NCC 2025 Public Comment Draft (PCD)

- B1D3 10-year deflection to be calculated
- F1P1 Basements now included
- F1D4 1:80 Structural Fall
- F1D4
 - 70mm step down from internal to external
 - 70mm integral hob to perimeter
 - Screeds not permitted
- F1D6 Exposed joints at ridge with hob
- Referenced document adoption
- Quantified Performance Requirements