

The Western Australian Liveable Homes initiative is largely consistent with the national Livable Housing Design Guidelines. Below is an extract from those Guidelines explaining the relationship to the National Construction Code.

## The relationship between the Livable Housing Design Guidelines and the National Construction Code (NCC), Building Code of Australia (BCA) Volume 1 and 2

The National Construction Code (NCC) sets out the legal construction requirements for all new building work in Australia. It includes performance requirements that must be achieved for each aspect of building construction.

In designing a home that incorporates the design elements of the LHD Guidelines it is important to ensure that all building work also complies with the relevant NCC, inclusive of BCA Volume 1 and 2, requirements where they apply, particularly for:

- fire safety
- water proofing of wet areas (internal)
- weather proofing (external)
- termite protection
- window location and size
- floor surfaces in wet areas and on stairs.
- stairways

## Application

The elements described in the LHD Guidelines are applicable to the following classes of buildings as specified in the NCC.

**Class 1** – one or more buildings, which in association constitute:

**Class 1a** – a single dwelling being:

- i. a detached house; or
- ii. one of a group of two or more attached dwellings, each being a building, separated by a fire-resisting wall, including a row house, terrace house, town house or villa unit; or

**Class 1b:**

- i. a boarding house, guest house, hostel or the like; with a total area of all floors not exceeding 300 m<sup>2</sup> measured over the enclosing walls of the Class 1b building; and in which not more than 12 persons would ordinarily be resident, which is not located above or below another dwelling or another Class of building other than a private garage;
- ii. 4 or more single dwellings located on one allotment and used for short-term holiday accommodation.

**Class 2** – a building containing 2 or more sole-occupancy units, each being a separate dwelling.

**Class 3** - a residential building, other than a building of Class 1 or 2, which is a common place of long term or transient living for a number of unrelated persons, including –

- a boarding house, guest house, hostel, lodging house or backpackers accommodation; or
- a residential part of a hotel or motel; or
- a residential part of a school; or
- d. accommodation for the aged, children or people with disabilities; or
- e. a residential part of a health-care building which accommodates members of staff; or
- f. a residential part of a detention centre.

**Class 4** – a dwelling in a building that is a Class 5, 6, 7, 8 or 9 if it is the only dwelling in the building.

**Note:** The design elements described in these Guidelines should only be applied to the parts of the building classes not covered by the Disability Standards and NCC (BCA Vol 1 and 2).