

Queensland Development Code

Mandatory Part 4.5 – Livable dwellings and grading to floor wastes

Version 1.3

Commenced on insert date

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Queensland Development Code

The QDC consolidates Queensland-specific *building* standards into a single legislative document.

This QDC part applies to *class 1 buildings* and *sole-occupancy units* in *class 2 buildings*.

Note: The QDC covers Queensland matters which are outside the scope of, and in addition to, the relevant *building* assessment provisions under the *Building Code of Australia (BCA)*.

Building Code of Australia

The *BCA* refers to Volumes One and Two of the National Construction Code (*NCC*) as defined in section 12 of the *Building Act 1975*.

The *NCC* is Australia's primary set of technical design and construction provisions for *buildings*.

Terminology

The following terms are used interchangeably between the *BCA* and *QDC*:

<i>Building Code of Australia</i>	<i>Queensland Development Code</i>
<i>Performance requirement</i>	<i>Performance criteria</i>
<i>Deemed-to-Satisfy Provision</i>	<i>Acceptable Solution</i>

Relationship between the BCA and the QDC

The *BCA* contains *performance requirements* that *building work* must comply with. It also contains *building* solutions for those requirements in the form of *Deemed-to-Satisfy (DtS) Provisions*, which are *building* solutions that are deemed to meet the *performance requirements*.

Under section 35 of the *Building Act 1975*, if a part of the *QDC* is inconsistent with the *building* assessment provisions of the *BCA*, that *QDC* part prevails to the extent of the inconsistency. This section allows a part of the *QDC* to vary and take precedence over specific requirements in the *BCA*. In particular, section 35 allows a part of the *QDC* to vary *performance requirements* in the *BCA* by setting *performance criteria* that replace or vary the *BCA performance requirements*. The section also allows a part of the *QDC* to vary compliance solutions for particular *BCA performance requirements* by setting *Acceptable Solutions* that differ from the DtS Provisions for those *performance requirements*.

Where a requirement of the *BCA* is not varied by a part of the *QDC*, that requirement continues to apply.

Approval of the QDC part

The chief executive of the department may amend the *QDC*, including by adding another part to it or replacing a part of it. However, an amendment does not take effect until the chief executive publishes the amendment on the department's website and a regulation approves the amendment. A provision approving the amended version of the *QDC* part is set out in Schedule 7 of the Building Regulation 2021.

Chapter 1 Preliminary

1 Name of the Queensland Development Code part

This part of the *Queensland Development Code* (QDC) may be cited as the *Queensland Development Code, Mandatory Part 4.5 – Livable dwellings and grading to floor wastes* (QDC part or QDC MP 4.5).

2 Purpose

The purpose of this QDC part is to facilitate the adoption of the livable housing design and grading to *floor wastes* provisions in the *BCA (NCC, volume 1 and volume 2)* by providing additional *acceptable solutions* and appropriate transitional arrangements.

3 Commencement

This version of QDC MP 4.5 commences on [date] and replaces MP 4.5 – Livable dwellings and grading to *floor wastes* published on 10 March 2025.

Table 1: Commencement

Version	Publication date	Commencement date	Changes
1.3	XXX	XXX	Introduced additional acceptable solutions and clarifications for LHDS requirements. Extended temporary exemption for affected lots until 30 September 2029.
1.2	24 January 2025	10 March 2025	Introduced transitional arrangements to provide temporary exemptions from the livable housing design provisions for affected dwellings and affected lots.
1.1	19 September 2023	22 September 2023 1 October 2023	Introduced additional acceptable solutions and transitional arrangements to facilitate the adoption of grading to floor wastes and the LHDS.

4 Application

- (1) This QDC part applies to the lawful carrying out of *building work* as indicated by ticks (✓) in the relevant columns in Table 2.

Table 2 – Application of QDC MP 4.5

Application	Performance criteria							
	P1	P2	P3	P4	P5	P6	P7	P8
Class 1a building	✓	✓	✓	✓	✓	✓	✓	✓
Class 1b building					✓			
Each sole-occupancy unit located on the ground or entry level of a class 2 building	✓	✓	✓	✓	✓			✓
Each sole-occupancy unit located above the ground or entry level of a class 2 building	✓	✓	✓	✓				✓

5 Exclusions

- (1) P5 and A5 in Chapter 2.2 do not apply to:
- each *sole-occupancy unit* located above the ground or entry level of a *class 2 building*; or
 - a room containing a urinal; or
 - a part of a floor that provides drainage for a shower area.

6 Exemptions

- (1) Ending 30 September 2026, the Livable Housing Design provisions in Part H8 of the *BCA (NCC, volume 2)* and P1 to P4 and A1 to A4 in Chapter 2.1 do not apply to the lawful carrying out of *building work* and assessment of a *building development application* for *building work* for an *affected dwelling*.
- (2) Ending 30 September 2029, the Livable Housing Design provisions in Part H8 of the *BCA (NCC, volume 2)* and P1 to P4 and A1 to A4 in Chapter 2.1 do not apply to the lawful carrying out of *building work* and assessment of a *building development application* for *building work* for a *class 1a building* that is located or is to be located on an *affected lot*.

7 Compliance

- (1) This QDC part is a *building* assessment provision under section 30(g) of the *Building Act 1975*. Additionally, section 34A states that if the *building development application* complies with the *building* assessment provisions, the assessment manager must approve the application.

Note: In accordance with section 30(f) of the *Building Act 1975*, the provisions of the *BCA* are also building assessment provisions.

- (2) Compliance with the QDC is governed by section 14 of the *Building Act 1975*. Section 14 of the *Building Act 1975* provides that *building work* complies with the QDC only if it complies with all relevant *performance requirements*. The *building work* complies with a relevant *Performance requirement* only if it achieves a relevant *building* solution under this QDC part for the requirement. This is achieved by:

- (a) complying with the *Acceptable Solutions* under the QDC for the *Performance requirement*; or
- (b) formulating a *Performance Solution* which complies with the *performance criteria* or is shown to be at least equivalent to the relevant requirement; or
- (c) a combination of (a) and (b).

Note: This QDC part contains eight *performance criteria* (P1-P8), and eight *acceptable solutions* (A1-A8).

8 Requirements of the *BCA* not varied

Where a requirement of the *BCA* is not varied by this QDC part, that requirement continues to apply.

9 Explanatory information

The objectives, functional statements, notes and figures of QDC MP 4.5 are explanatory information only and purely for the purpose of aiding interpretation and to provide guidance on the intent of the *performance requirements*. They have no regulatory status.

10 Referral agency

There is no referral agency for this QDC part.

11 Associated requirements

The following legislation and codes include requirements that apply to *class 1a buildings*, *class 1b buildings*, and *sole-occupancy units* in *class 2 buildings*. These requirements are additional to the requirements in the QDC part:

- *Building Act 1975*
- Building Regulation 2021
- *BCA (NCC, volume 1 and volume 2)*
- *Plumbing and Drainage Act 2018*
- Plumbing and Drainage Regulation 2019
- Plumbing Code of Australia (*NCC, volume 3*).

12 Referenced standards

- (1) Table 3 sets out the number and title of each Australian Standard and other document referred to in this QDC part.
- (2) The Australian Standards are the editions as amended from time to time by Standards Australia and as referenced by the *BCA*.

Table 3 – Referenced standards

Number	Year	Title
	-	<i>Australian Building Codes Board <u>Livable Housing Design Standard</u></i>
AS 1428.1	-	Design for access and mobility, Part 1: General requirements for access – New <i>Building Work</i>
AS/NZS 3500.0	-	Plumbing and Drainage, Part 0: Glossary of Terms
AS 3660.1	-	Termite management, Part 1: New <i>Building Work</i>
AS 3740	-	Waterproofing of domestic wet areas
WMTS-479	-	Flood stop safety valve

13 Definitions

Note: The format of the definitions reflects the source document they have been accessed from. This results in some inconsistencies in the numbering conventions.

ABCB means the Australian Building Codes Board.

Acceptable solution as defined in Schedule 10 of the Building Regulation 2021:

Acceptable solution, for a particular *performance criteria*, means the *acceptable solution* for the *performance criteria* stated in the QDC.

Affected dwelling means a *class 1a* building that:

- a) has a *floor area* of 55 metres² or less;
- b) is wholly or predominantly manufactured off-site;
- c) is completed prior to 1 October 2023; and
- d) is *installed* on or prior to 30 September 2026.

Affected lot means a *lot* with any *frontage* of 12.5 metres or less in width that is:

- a) *created* prior to 1 October 2023; or
- b) *created* on or after 1 October 2023 and on or before 30 September 2029 but only if:
 - (i) a *Properly Made Application* for a *development permit* for *reconfiguring* of a *lot* to create the *lot* is made prior to 1 October 2023; or
 - (ii) the *lot* is identified in a disclosure plan under the Land Sales Act 1984 prior to 1 October 2023.

Allotment as defined in Schedule 2 of the *Building Act 1975*:

allotment means a separate, distinct parcel of land on which a building is to be built or is built.

AS means Australian Standard developed by Standards Australia.

AS/NZS means Australian/New Zealand Standard developed by Standards Australia.

Basin as defined in clause 3B.18 of AS/NZS 3500.0 Plumbing and drainage – Part 0:
Glossary of terms:

Basin means a fixture for holding water for ablutionary purposes, which may be designed for mounting in a corner, mounted on a floor supported pedestal, attached to a wall by means of brackets and screws, or set in a vanity top.

Bath as defined in clause 3B.19 of AS/NZS 3500.0 Plumbing and drainage – Part 0:
Glossary of terms:

Bath means a fixture for containing water, in which the human body may be immersed for ablutionary or treatment purposes.

Bathroom as defined in the National Dictionary of Building and Plumbing Terms:

Bathroom means a room fitted with a *bath* or shower or both, a *basin*, and sometimes a *water closet* suite.

Building as defined in Schedule 2 of the *Building Act 1975*:

Building—

- (1) A *building* is a fixed *structure* that is wholly or partly enclosed by walls or is roofed.
- (2) The term includes a floating *building* and any part of a *building*.

Building Code of Australia (BCA) as defined in Section 12 of the *Building Act 1975*:

- (1) The *Building Code of Australia* (or *BCA*) is the document called 'National Construction Code', volume 1 and volume 2 (including the Queensland Appendixes) published by the entity known as the Australian Building Codes Board (the board).
- (2) The reference to the document called 'National Construction Code' in subsection (1) includes the edition of the code as amended from time to time by amendments published by the board.

Building development application as defined in Section 6(1) of the *Building Act 1975*:

Building development application—

- (1) a development application for a development approval—
 - a) if the local government is the assessment manager for the application—to the extent the application is for *building work* that, under the *Planning Act 2016*, must be assessed against the building assessment provisions; and
 - b) if a private certifier is the assessment manager for the application—for *building work*; or
- (2) a change application, other than a minor change application, to change a development approval—
 - a) if the development approval approves *building work*—in relation to the *building work*; or
 - b) otherwise—to approve *building work*.

Building development approval as defined in Schedule 2 of the *Building Act 1975*:

Building development approval means a development approval to the extent it approves a *building development application*.

Building work as defined in section 5 of the *Building Act 1975*:

(1) **Building work** is—

- (a) *building*, repairing, altering, underpinning (whether by vertical or lateral support), moving or demolishing a *building* or other *structure*; or
 - (b) excavating or filling—
 - (i) for, or incidental to, the activities mentioned in paragraph (a); or
 - (ii) that may adversely affect the stability of a *building* or other *structure*, whether on the land on which the *building* or other *structure* is situated or on adjoining land; or
 - (c) supporting, whether vertically or laterally, land for activities mentioned in paragraph (a); or
 - (d) other work regulated under the *building* assessment provisions.
- (2) For subsection (1)(d), work includes a management procedure or other activity relating to a *building* or *structure* even though the activity does not involve a structural change to the *building* or *structure*.

Examples—

- a management procedure under the fire safety standard relating to a budget accommodation building
- a management procedure under the fire safety standard (RCB) relating to a residential care building

Class as defined in Schedule 2 of the *Building Act 1975*:

Class for a *building* or *structure*, means its classification under the *BCA*.

Created in respect of a *lot* means that the plan of subdivision creating that *lot* was registered under the *Land Title Act 1994* or *Building Units and Group Titles Act 1980*.

Deemed-to-Satisfy Provision as defined in Schedule 1 of the *NCC*:

Deemed-to-Satisfy Provision: means provisions which are deemed to satisfy the *performance requirements*.

Deemed-to-Satisfy Solution as defined in Schedule 1 of the *NCC*:

Deemed-to-Satisfy Solution: means a method of satisfying the *Deemed-to-Satisfy Provisions*.

Deflector means a strip positioned at the bottom of a *shower screen* that controls the spread of water from the *shower area*.

Demolition as defined in the National Dictionary of Building and Plumbing Terms:

Demolition means the complete or partial dismantling and removal of a building or other complex asset by pre-planned and controlled methods or procedures, and normally carried out prior to redevelopment work.

Development permit as defined in Section 49(3) and Schedule 2 of the *Planning Act 2016*:

Development permit means the part of a decision notice for a development application that authorises the carrying out of the assessable development to the extent stated in the decision notice.

Door jamb as defined in the National Dictionary of Building and Plumbing Terms:

Door jamb means one of the two vertical side members of a door frame.

Doorway as defined in the National Dictionary of Building and Plumbing Terms:

Doorway means an access way to a space opened or closed by a door.

Fall as defined in the National Dictionary of Building and Plumbing Terms:

Fall means the difference in level over a given length in the direction of flow.

Flexible hose assembly as defined in clause 3F.38 in AS/NZS 3500.0 Plumbing and Drainage – Part 0: Glossary of Terms:

Flexible hose assembly means a hose intended for use between a pipework system and a fixture, fitting, valve, tap, appliance or similar, that is capable of being adapted or bent in any direction without damage.

Note: The *flexible hose assembly* may consist of an inner liner and an outer reinforcement braid or sleeve with secured end connectors to ensure watertightness.

Floor area as defined in Schedule 1 of the *BCA 2022*:

Floor area means—

- (a) in relation to a building — the total area of all storeys; and
- (b) in relation to a storey — the area of all floors of that storey measured over the enclosing walls, and includes—
 - (i) the area of a mezzanine within the storey, measured within the finished surfaces of any external walls; and
 - (ii) the area occupied by any internal walls or partitions, any cupboard, or other built-in furniture, fixture or fitting; and
 - (iii) if there is no enclosing wall, an area which has a use that contributes to the fire load or impacts on the safety, health or amenity of the occupants in relation to the provisions of the *BCA*; and
- (c) in relation to a room — the area of the room measured within the internal finished surfaces of the walls, and includes the area occupied by any cupboard or other built-in furniture, fixture or fitting; and
- (d) in relation to a fire compartment — the total area of all floors within the fire compartment measured within the finished internal surfaces of the bounding construction, and if there is no bounding construction, includes an area which has a use which contributes to the fire load; and
- (e) in relation to an atrium — the total area of all floors within the atrium measured within the finished surfaces of the bounding construction and if no bounding construction, within the external walls.

Floor waste as defined in Schedule 1 of the *BCA*:

Floor waste means a grated inlet within a floor intended to drain the floor surface.

Frontage means the boundary of a *lot* with an adjoining road.

Grade or Gradient clause 3G.14 in AS/NZS 3500.0 Plumbing and Drainage – Part 0:
Glossary of Terms:

Grade or Gradient means an inclination expressed as the ratio or percentage of unit rise to horizontal distance.

Habitable room as defined in Schedule 1 of the BCA 2022:

Habitable room means a room used for normal domestic activities, and—

- (a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but
- (b) excludes a *bathroom*, laundry, *water closet*, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.

Installed for an *affected dwelling* means the dwelling has been lawfully constructed on a *lot* under a *building development approval*.

LHDS means the Livable Housing Design Standard published by the ABCB.

Linear drain as defined in clause 1.3.15 in AS 3740 Waterproofing of domestic wet areas:

Linear drain means a longitudinal *floor waste* containing a channel, waste outlet, and grating.

Note: Also known as a shower channel or strip grate.

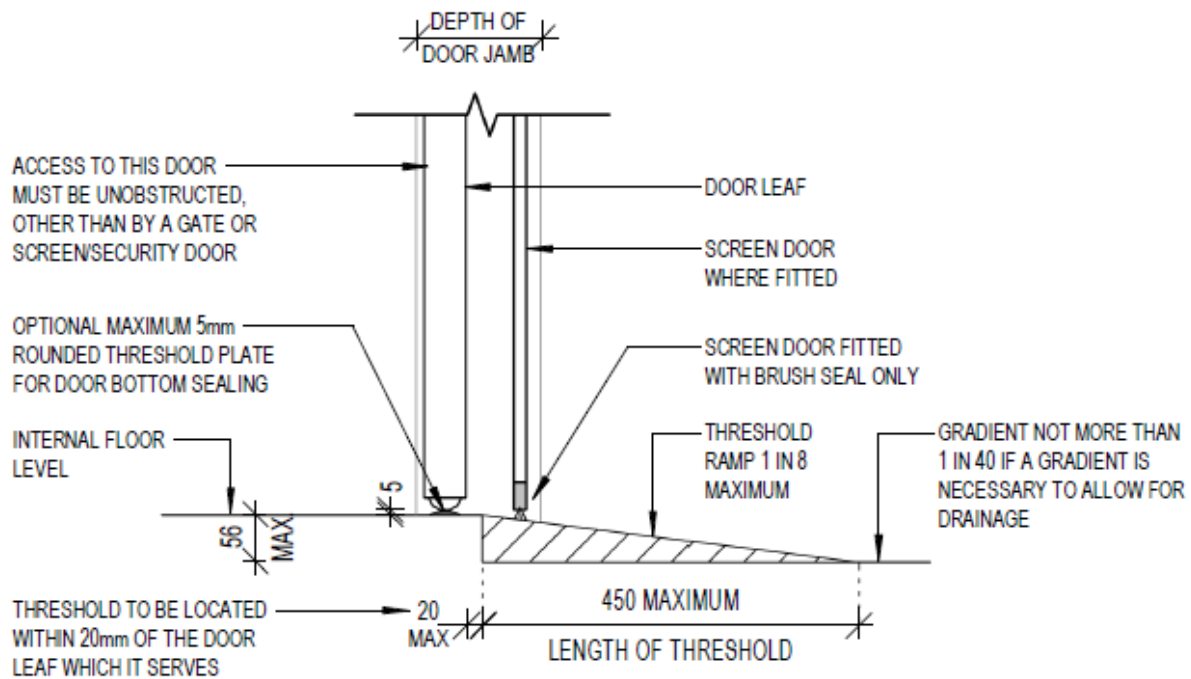
Lot has the same meaning as *allotment*.

Maintenance as defined in the National Dictionary of Building and Plumbing Terms:

Maintenance means regular routine technical and administrative actions, taken during an item's service life, aimed at retaining it in a state in which it can perform its *required* functions.

Modified threshold ramp means a *threshold ramp* that complies with clause 7.5 of AS 1428.1 except that:

- (a) the maximum rise may be 56mm; and
- (b) the maximum length may be 450mm.



Note: Figure is for informative purposes only.

NCC means the National Construction Code.

Passage as defined in the National Dictionary of Building and Plumbing Terms:

Passage means a space providing access between the different rooms of a house.

Path of travel as defined in the National Dictionary of Building and Plumbing Terms:

Path of travel means a passageway, walkway, *ramp*, landing or other space used for circulation.

Performance criteria as defined in Schedule 10 to the Building Regulation 2021:

Performance criteria, for *building work*, means the particular *performance criteria* for the *building work* stated in the QDC.

Performance requirement as defined in Schedule 2 of the *Building Act 1975*:

Performance requirements means any of the following—

- (a) the *performance requirements* under the *BCA*;
- (b) the *performance criteria* under the QDC;
- (c) a requirement for the assessment of *building work* for which a discretion may need to be exercised under this Act.

Performance solution as defined in Schedule 2 of the *Building Act 1975*:

Performance solution means a material, system, method of building or other thing, other than the following, intended to be used by a person to comply with relevant *performance requirements*—

- (a) if the relevant *performance requirements* are under the *BCA*—a building solution under the *BCA* that complies with the *Deemed-to-Satisfy Provisions* under the *BCA* for the *performance requirements*;
- (b) if the relevant *performance requirements* are under *QDC*—an *Acceptable Solution* under the *QDC* for the *performance requirements*.

Properly made application means an application that complies with sections 51(1) to 51(3) of the *Planning Act 2016*, or that the assessment manager accepts under sections 51(4)(c) or 51(4)(d) of the *Planning Act 2016*.

Ramp, other than a *threshold ramp*, as defined in the National Dictionary of Building and Plumbing Terms:

Ramp means an inclined surface on a continuous accessible *path of travel* between two landings with a *gradient* steeper than 1 in 20 but not steeper than 1 in 14.

Ramp-ready – see A7(2).

Reconfiguring a lot as defined in Schedule 2 of the *Planning Act 2016*:

Reconfiguring a lot means—

- (a) creating *lots* by subdividing another *lot*; or
- (b) amalgamating 2 or more *lots*; or
- (c) rearranging the boundaries of a *lot* by registering a plan of subdivision under the *Land Act* or *Land Title Act*; or
- (d) dividing land into parts by agreement rendering different parts of a *lot* immediately available for separate disposition or separate occupation, other than by an agreement that is—
 - (i) a lease for a term, including renewal options, not exceeding 10 years; or
 - (ii) an agreement for the exclusive use of part of the common property for a community titles scheme under the *Body Corporate and Community Management Act 1997*; or
- (e) creating an easement giving access to a *lot* from a constructed road.

Renovation means any alterations or addition to an existing *class 1a* building or a *sole-occupancy unit* in an existing *class 2* building.

Repair as defined in National Dictionary of Building and Plumbing Terms:

Repair means returning an item to an acceptable condition by the renewal, replacement or mending of worn, damaged or degraded parts.

Required as defined in Schedule 1 of the *BCA 2022*:

Required means *required* to satisfy a *Performance requirement* or a *Deemed-to-Satisfy Provision* of the *BCA* as appropriate.

Sanitary compartment as defined in Part 4.1 of the *Livable Housing Design Standard v1.2*:

Sanitary compartment means a room or space containing a *toilet*.

Sanitary plumbing as defined in Schedule 1 of the *Plumbing and Drainage Act 2018*:

Sanitary plumbing means an apparatus, fitting, fixture or pipe, above ground level, for carrying sewage to a sanitary drain.

Shower area as defined in Schedule 1 of the *BCA 2022*:

Shower area means the area affected by water from a shower, including a shower over a *bath* and for a *shower area* that is—

- (a) enclosed – the area enclosed by walls or screens including hinged or sliding doors that contain the spread of water to within the space; or
- (b) unenclosed – the area where, under normal use, water from the shower rose is not contained within the *shower area*.

Shower screen as defined in clause 1.3.33 in AS 3740 Waterproofing of domestic wet areas:

Shower screen means panels, doors or glazing system enclosing or partially enclosing a *shower area*.

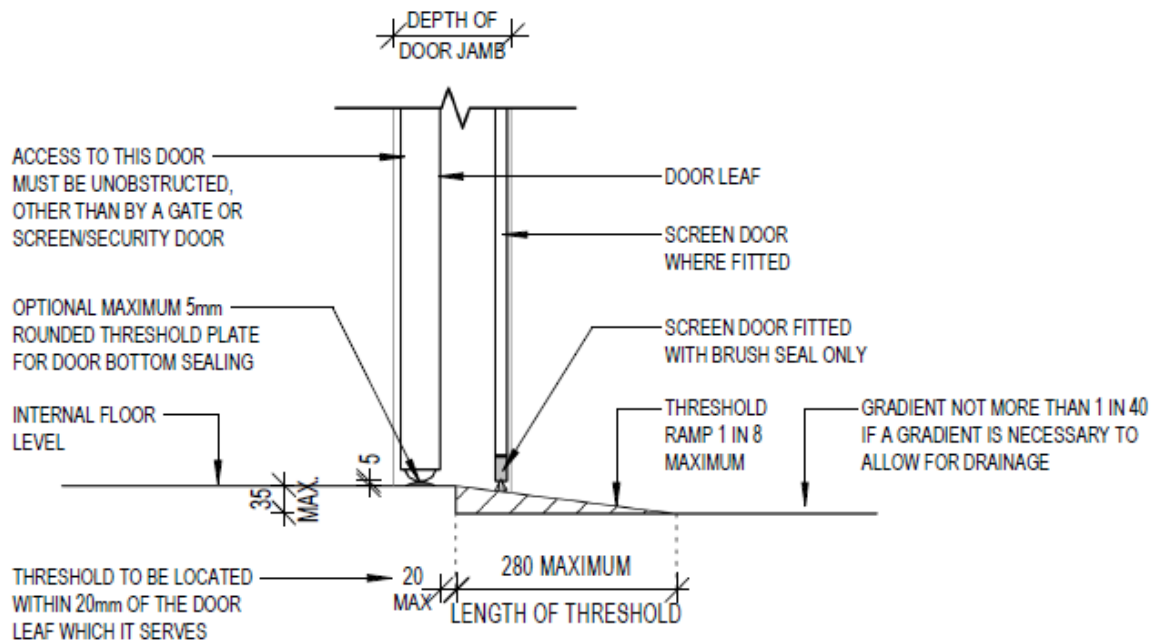
Slab-on-ground building means a *building* founded on a concrete slab cast directly on prepared ground, where the slab serves as the ground floor and transfers loads to the supporting foundation material.

Sole-occupancy unit as defined in Schedule 1 of the *BCA 2022*:

Sole-occupancy unit means a room or other part of a building for occupation by one or joint owner, lessee, tenant, or other occupier to the exclusion of any other owner, lessee, tenant, or other occupier and includes—

- (a) a dwelling; or
- (b) a room or suite of rooms in a *Class 3* building which includes sleeping facilities; or
- (c) a room or a suite of associated rooms in a *Class 5, 6, 7, 8 or 9* building; or
- (d) a room or suite of associated rooms in a *Class 9c* building, which includes sleeping facilities and any other area for the exclusive use of a resident.

Threshold ramp means a ramp at an entrance door that complies with clause 7.5 of AS 1428.1.



Note: Figure is for informative purposes only.

Toilet as defined in the National Dictionary of Building and Plumbing Terms:

Toilet means a room or booth fitted with a water-closet and/or urinal and which often includes a *basin* for washing of hands.

Vessel as defined in Schedule 1 of the BCA 2022:

Vessel means an open, pre-formed, pre-finished concave receptacle capable of holding water, usually for the purpose of washing, including a *basin*, sink, *bath*, laundry tub and the like.

Water closet as defined in clause 3W.15 in AS/NZS 3500.0 Plumbing and Drainage – Part 0: Glossary of Terms:

Water closet means a compartment in which a WC pan is *installed*.

Water closet cistern as defined in clause 3C.25.2 in AS/NZS 3500.0 Plumbing and Drainage – Part 0: Glossary of Terms:

Water closet cistern means a flushing cistern designed to be *installed* in conjunction with a WC pan, which incorporates a mechanism (normally a float control valve) to control the water level.

Water closet pan as defined in clause 3W.16 in AS/NZS 3500.0 Plumbing and Drainage – Part 0: Glossary of Terms:

Water closet pan means a receptacle in the form of a bowl incorporating a water seal used in conjunction with a flushing device for the disposal of human wastes.

Water bar means a vertical insert of a semi-circular shape at the threshold into a *shower area* installed to prevent the passage of water beyond the *shower area*.

Waterstop as defined in clause 1.3.33 in AS 3740 Waterproofing of domestic wet areas:

Waterstop means a vertical extension of the waterproofing system forming a barrier to prevent the passage of moisture in the floor or vertically in a wall. Note: This includes hobs, nib walls, door angles, and any other vertical barrier that forms an integral part of the waterproofing system.

Weir means a *graded* rise of the floor surface at the entrance to a *wet area* to retain dampness or water overflow from fixtures within a room. Note: the maximum *grade* of a *weir* must not exceed a 1:8 *gradient*.

Wet area as defined in the National Dictionary of Building and Plumbing Terms:

Wet area means an area within a building supplied with water from a water supply system, which includes *bathrooms*, showers, laundries and *sanitary compartments* and excludes kitchens, bar areas, kitchenettes or domestic food and beverage preparation areas.

WMTS-479 means WaterMark Technical Specification administered and managed by the ABCB.

Chapter 2 **Performance criteria and Acceptable Solutions**

1 **Application of livable housing design provisions**

P1 Performance criteria

- (1) *Repair and maintenance to a class 1a building must comply with H8P1 in the BCA (NCC, volume 2).*
- (2) *Repair and maintenance to each sole-occupancy unit in a class 2 building must comply with G7P1 in the BCA (NCC, volume 1).*

A1 Acceptable solution

- (1) Subject to A1(2):
 - (a) *Repair and maintenance to a class 1a building must comply with H8D1 and H8D2 in the BCA (NCC, volume 2).*
 - (b) *Repair and maintenance to each sole-occupancy unit in a class 2 building must comply with G7D1 and G7D2 in the BCA (NCC, volume 1).*
- (2) *Repair and maintenance are not required to comply with the LHDS where the part of the class 1a building or sole-occupancy unit being repaired and maintained did not comply with the LHDS prior to the repair or maintenance being undertaken.*

P2 Performance criteria

- (1) *Renovations to a sanitary compartment or bathroom in a class 1a building must comply with H8P1 in the BCA (NCC, volume 2).*
- (2) *Renovations to a sanitary compartment or bathroom in each sole-occupancy unit in a class 2 building must comply with G7P1 in the BCA (NCC, volume 1).*

A2 Acceptable solution

- (1) Subject to A2(2) to A2(6):
 - (a) *Renovations to a sanitary compartment or bathroom in a class 1a building must comply with H8D1 and H8D2 in the BCA (NCC, volume 2).*
 - (b) *Renovations to a sanitary compartment or bathroom in each sole-occupancy unit in a class 2 building must comply with G7D1 and G7D2 in the BCA (NCC, volume 1).*
- (2) *Renovations to a sanitary compartment or bathroom are not required to comply with the following in the LHDS:*
 - (a) Part 3.1 (clear opening width);
 - (b) Part 3.2 (threshold);
 - (c) Part 4.2 (circulation space); and
 - (d) Part 6 (reinforcement of bathroom and sanitary compartment walls).
- (3) *A2(2)(a) does not apply if the renovation involves demolition of the existing doorway to the sanitary compartment or bathroom.*
- (4) *A2(2)(c) does not apply if the renovation increases the size of the sanitary compartment.*

- (5) A2(2)(d) does not apply if the *renovation* exposes the wall frame of the sanitary compartment or *bathroom*.
- (6) Where a *renovation* exposes the wall frame of the sanitary compartment or *bathroom*, only the section of the wall frame exposed is *required* to comply with Part 6 (reinforcement of *bathroom* and *sanitary compartment* walls) of the *LHDS*.

Notes:

- A2 does not affect the requirements in Part 5 of the *LHDS* to provide at least one shower with a hobless and step-free entry.
- If there is already a complying *sanitary compartment* or *bathroom*, a *renovation* to the non-complying *sanitary compartment* or *bathroom* will not trigger the requirements in the *LHDS*.
- A building certifier will continue to have a discretion to require *building work* to comply with:
 - earlier building assessment provisions in accordance with section 61 of the *Building Act 1975*, for example where general safety and structural standards would not be at risk; and
 - the *LHDS* in accordance with section 81 of the *Building Act 1975*, for example where the *renovations* represent more than half the total volume of the existing *building* or structure.

P3 Performance criteria

- (1) A *class 1a building* must be provided with a *sanitary compartment* that facilitates independent access and use and is located on the ground or entry level that complies with H8P1 in the *BCA (NCC, volume 2)*.

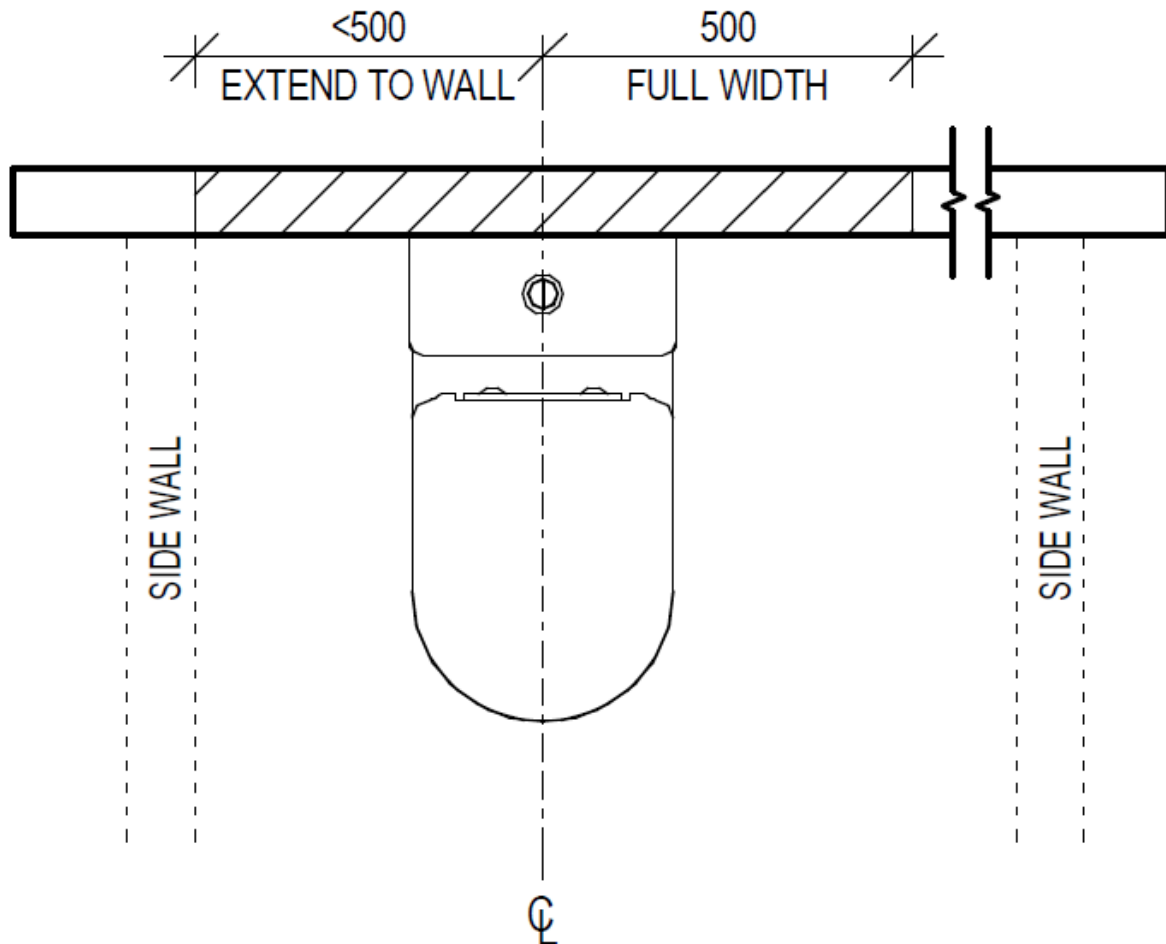
A3 Acceptable solution

Location of compliant sanitary compartment

- (1) Subject to A3(2) and A3(3), a *class 1a building* must include at least one *sanitary compartment* that complies with H8D2 in the *BCA (NCC, volume 2)* (a compliant *sanitary compartment*).
- (2) If there is no *habitable room* on the ground or entry level of the *class 1a building*, a compliant *sanitary compartment* can be located on either:
- (a) the ground or entry level; or
 - (b) the lowest level of the *class 1a building* with a *habitable room*.
- (3) A *sanitary compartment* that is located on the ground or entry level must be a compliant *sanitary compartment*.

Rear wall reinforcement behind toilet pan

- (4) Despite Figure 6.2f and Figure 6.2g of the *LHDS*, where an adjoining side wall is less than 500mm from the centreline of the *toilet* pan, reinforcing to the wall behind the *toilet* pan need only extend, on that side of the centreline, from the centreline to the adjoining side wall.
- (5) A3(4) modifies only the horizontal extent of reinforcing *required* under Figure 6.2f or Figure 6.2g of the *LHDS*.

Figure A3(4)

THIS ILLUSTRATED OUTCOME MAY BE MIRRORED

Note: Figure A3(4) is for informative purposes only.

Toilet pan offset from circulation space

- (6) A3(7) applies despite anything to the contrary in clause 4.2(a), clause 4.2(d) or figure 4.2 of the *LHDS*.
- (7) For a *toilet* pan in a separate *sanitary compartment* that has a width of not less than 900mm between the finished surfaces of opposing side walls:
 - (a) the *toilet* pan need not be centred between the finished surfaces of opposing side walls; and
 - (b) the centreline of the circulation space *required* under clause 4.2(c) of the *LHDS* may be offset from the centreline of the *toilet* pan by not more than 30mm to either side.
- (8) A3(7) does not otherwise alter the requirements of clause 4.2 of the *LHDS*.

Alternative compliance for sanitary compartment circulation space

- (9) For a *sanitary compartment* *required* by A3(1), the requirements of clause 4.2 of the *LHDS* are taken to be satisfied if the *sanitary compartment* complies with either:
 - (a) Clause 4.2 of the *LHDS*, as modified by A3(6) to A3(8); or

- (b) AS 1428.1, clause 12.2.8.1, Circulation space — General.
- (10) If the *sanitary compartment* forms part of a combined sanitary facility, circulation spaces may overlap under A3(9)(b) only as permitted by AS 1428.1, clause 12.6, Combined sanitary facilities.

P4 Performance criteria

- (1) A *class 1a building* must be provided with a shower that facilitates independent access and use that complies with H8P1 in the *BCA (NCC, volume 2)*.
- (2) Each *sole-occupancy unit* in a *class 2 building* must be provided with a shower that facilitates independent access and use that complies with G7P1 in the *BCA (NCC, volume 1)*.

A4 Acceptable solution

- (1) Subject to A4(2) to A4(6):
- (a) a *class 1a building* must include a shower that complies with H8D1 and H8D2 in the *BCA (NCC, volume 2)*.
 - (b) each *sole-occupancy unit* in a *class 2 building* must include a shower that complies with G7D1 and G7D2 in the *BCA (NCC, volume 1)*.
- (2) A shower that complies with A4(3) to A4(6) is deemed to be an enclosed shower for the purposes of AS 3740 clause 2.2.1 and in the *ABCB Housing Provisions 10.2.17* in the *BCA*.
- (3) A shower that does not have a step-down or *linear drain* at the entry into the *shower area* must have a *water bar* with a maximum height of 5mm *installed* above and sealed to the *waterstop* at the shower entry and a *shower screen* door with a *deflector*¹.
- (4) A shower with a step-down into the *shower area* must have a lip with a maximum height of 5mm at the shower entry and:
- (a) a *shower screen* door with a *deflector*²; or
 - (b) a *shower screen* door or *deflector* which abuts to the lip at the shower entry³.
- (5) A shower with a *linear drain* at the entry of the shower must have a *shower screen* door positioned:
- (a) above the intersection between the *linear drain* and the area outside the shower;⁴ or
 - (b) over the top or inside the *linear drain* that defines the *shower area*.⁵
- (6) A *shower screen* door that is located above the intersection between the *linear drain* and the area outside the *shower area* must be fitted with a *deflector*.

Notes:

- Waterproofing outside of an enclosed *shower area* must comply with F2D2 in the *BCA (NCC, volume 1)* and H4D3 in the *BCA (NCC, volume 2)*.

¹ See Figure A4(3).

² See Figure A4(4)(a).

³ See Figures A4(4)(b).

⁴ See Figure A4(5)(a).

⁵ See Figures A4(5)(b).

- If there is already a complying shower, any additional shower is not *required* to comply with the requirements in the *LHDS*.
- Figures A4(3) to A4(5)(b) are for informative purposes only.

Figure A4(3)

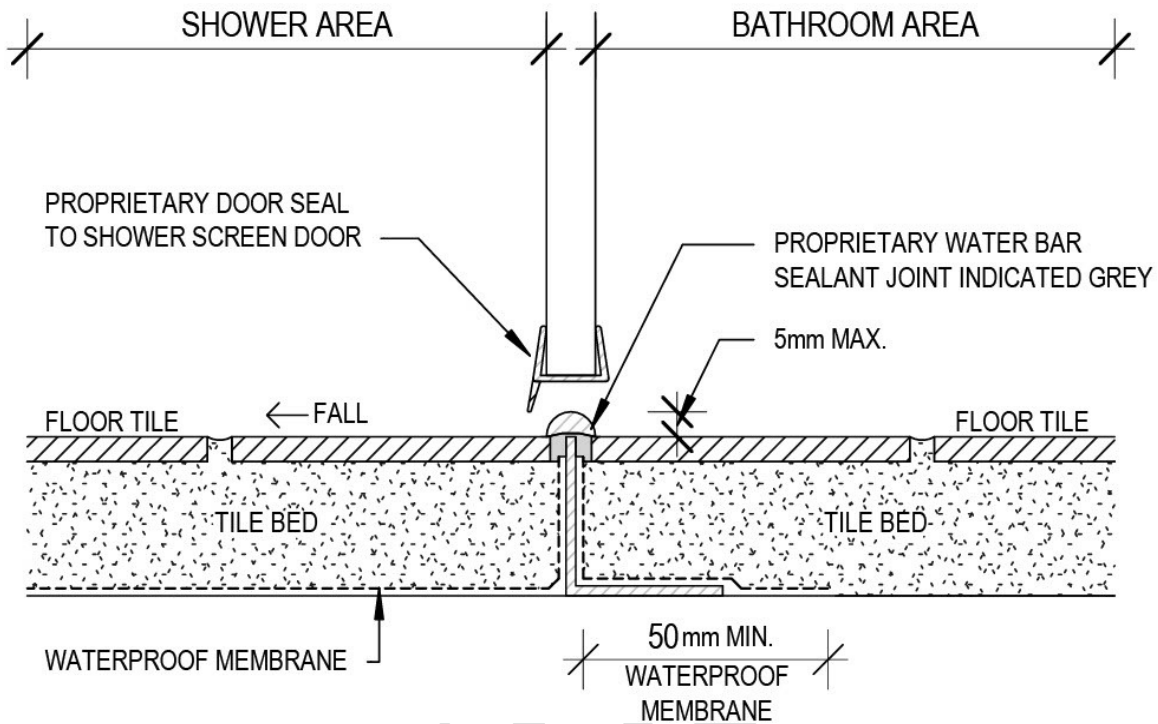
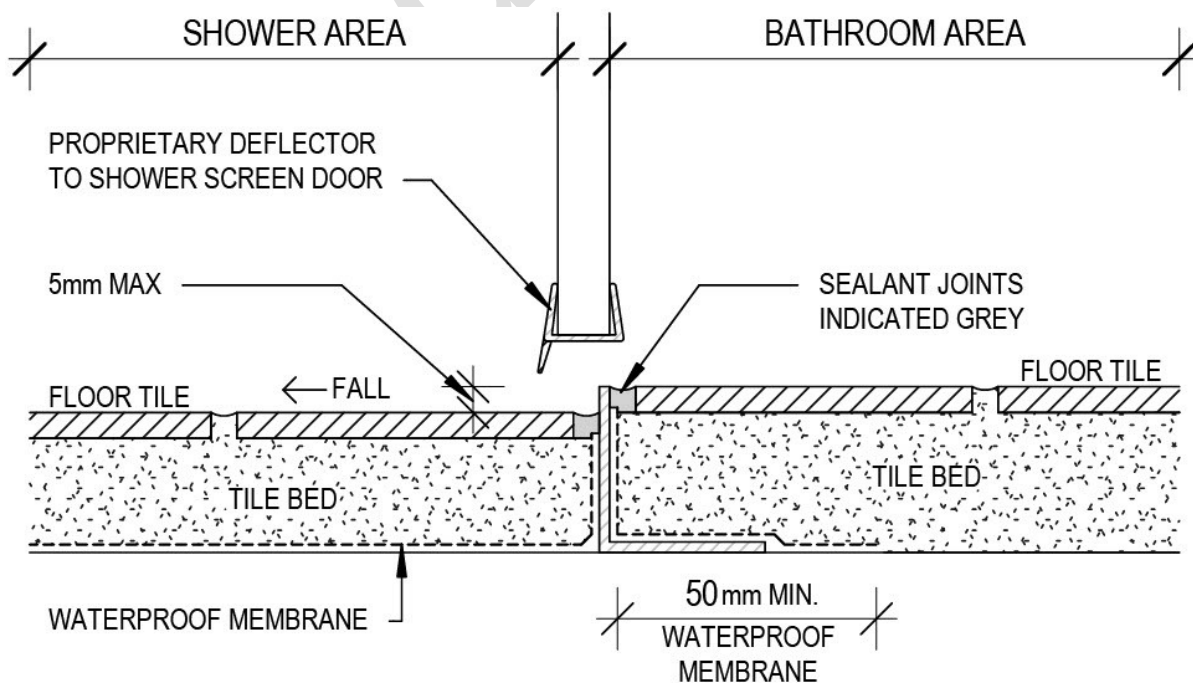


Figure A4(4)(a)



Figures A4(4)(b)

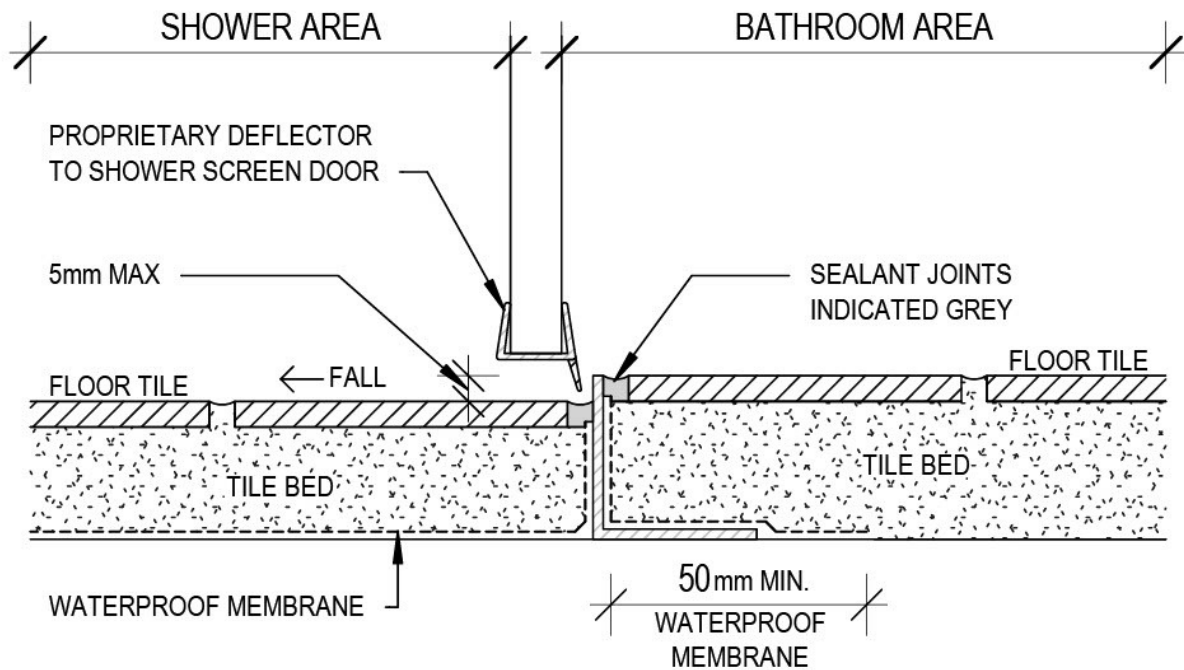
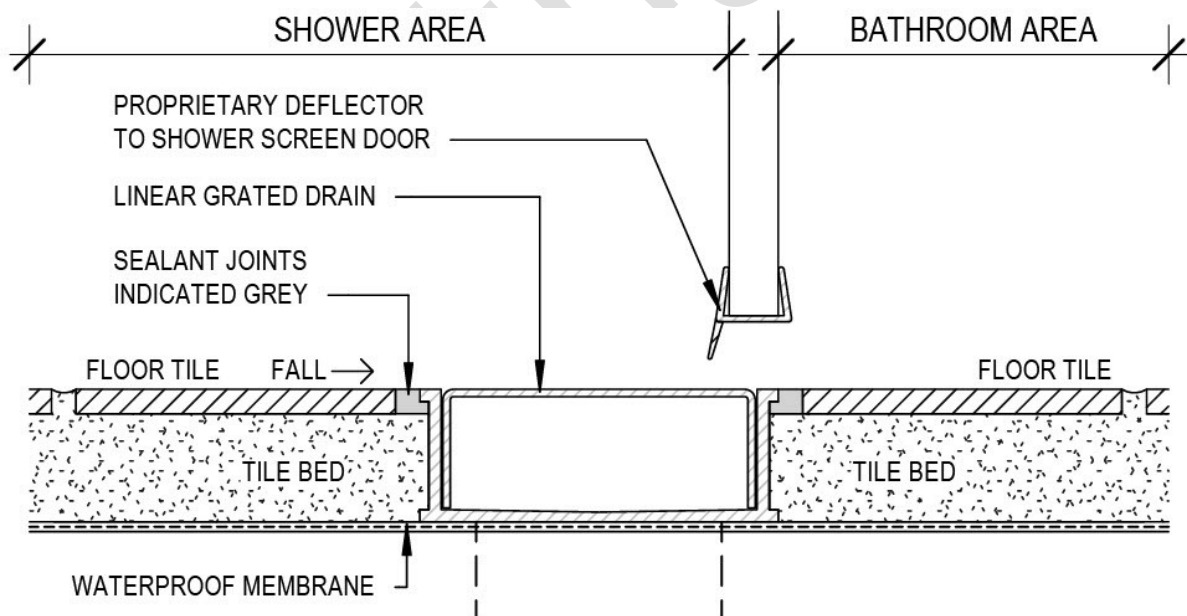
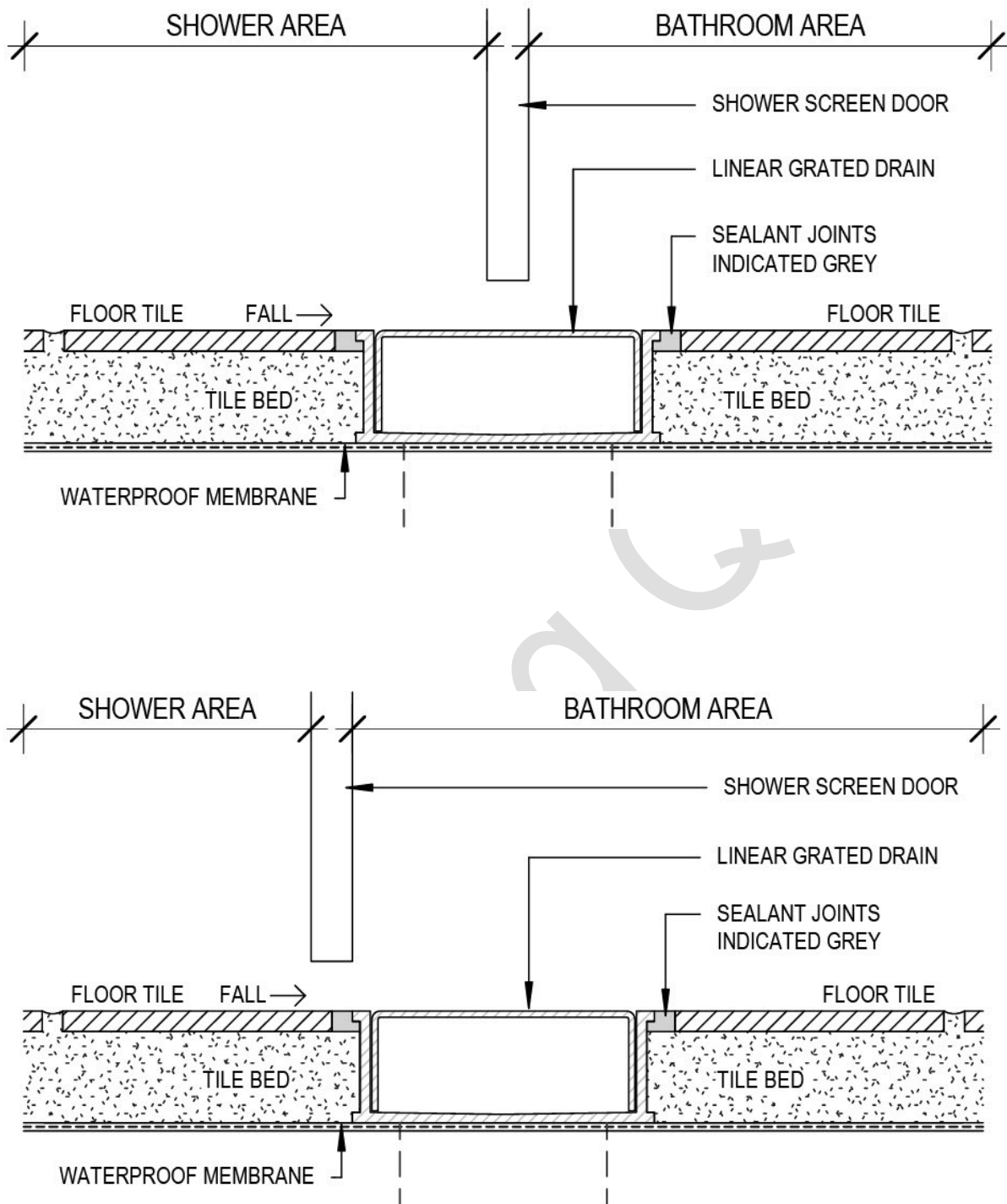


Figure A4(5)(a)



Figures A4(5)(b)



2 Grading to *floor wastes*

P5 Performance criteria

- (1) *Class 1 buildings* must comply with H4P1 in the *BCA* (NCC, volume 2).
- (2) Each *sole-occupancy unit* on the ground or entry level of *class 2 buildings* must comply with F2P1 and F2P2 in the *BCA* (NCC, volume 1).

A5 Acceptable solution

- (1) Subject to A5(2) to A5(7):
 - (a) *Class 1 buildings* must comply with H4D1 to H4D3 in the *BCA* (NCC, volume 2).
 - (b) Each *sole-occupancy unit* on the ground or entry level of *class 2 buildings* must comply with F2D1 to F2D4 in the *BCA* (NCC, volume 1).
- (2) Where a *floor waste* is installed:
 - (a) the *fall* of a floor plane to the waste must have a:
 - (i) minimum continuous *fall* of 1:100; and
 - (ii) maximum continuous *fall* of 1:80;⁶ or
 - (b) each entrance to the *wet area* must have a *linear drain* that extends across the full extent of the entrance to the *wet area* and is connected to *sanitary plumbing* or drainage; or
 - (c) each entrance to the *wet area* must have a *weir* that:
 - (i) extends across the full extent of the entrance to the *wet area*;
 - (ii) is at least 10mm above the height of the *floor waste*; and
 - (iii) has a maximum *gradient* of 1:8 and is located anywhere within the *door jamb* for an entrance to the *wet area* or within 100mm of the *door jamb* for the *wet area*; or
 - (d) each entrance to the *wet area* must have a *weir* that:
 - (i) is at least 10mm above the height of the *floor waste*; and
 - (ii) the *fall* of the floor plane from the entrance of the *wet area* does not exceed 1:80; or
 - (e) all:
 - (i) *vessels* (such as a *basin* or *bath*) in the *wet area* must be provided with in-built overflow protection; and
 - (ii) *water closet cisterns* in the *wet area* must incorporate an internal overflow which directs any overflowing water to the *water closet pan*; and
 - (iii) *flexible hose assemblies* used for the connection of fixtures contained in the *wet area* must be fitted with flood stop safety valves approved under *WMTS-479*⁷.

⁶ The grades prescribed in A5(2)(a)(i) and (ii) have been varied to align with AS 3740:2021 Waterproofing of domestic wet areas.

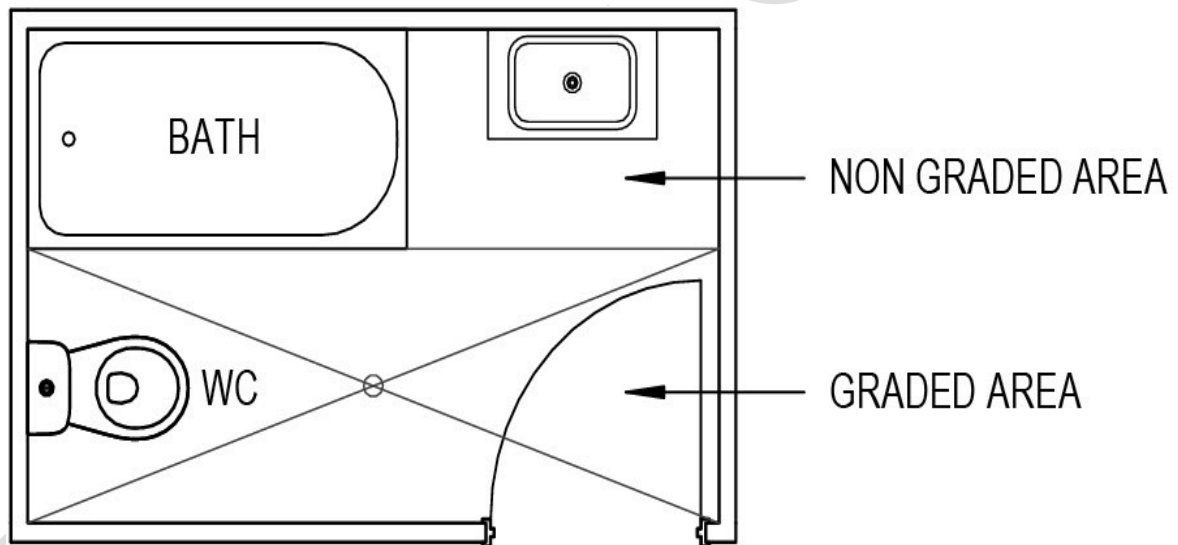
⁷ Water Mark Technical Specification 479 Flood stop safety valve.

- (3) If all *vessels* and fixtures comply with A5(2)(e), the floor does not have to be *graded*.
- (4) If each entrance to the *wet area* has a *linear drain* or a complying *weir*, the floor does not have to be *graded*.
- (5) Any area of the floor that is separated from the entrance by a *graded area* served by a *floor waste* does not have to be *graded*.⁸
- (6) A5(5) only applies if all fixtures in a *wet area* are located on:
- (a) a *graded floor area* that complies with the *gradients* referred to in A5(2)(a)(i) and A5(2)(a)(ii); or
 - (b) an *ungraded area* that is separated from the entrance by a *graded floor area* that complies with *gradients* referred to in A5(2)(a)(i) and A5(2)(a)(ii).
- (7) For the purposes of A5(5), separated from the entrance by a *graded floor area* means that water cannot flow out of the entrance without passing over a *graded area* that complies with the *gradients* referred to in A5(2)(a)(i) and (ii).

Notes:

- The acceptable *gradient* within a *shower area* should be no less than 1:80.⁹
- The reference to 'complying weir' in A5(4) means a *weir* which complies with A5(2)(c) or A5(2)(d).
- Figure A5(5) is for informative purposes only.

Figure A5(5)



⁸ See Figure A5(5).

⁹ This acceptable *gradient* aligns with section (a) in 10.2.14 'Shower area requirements' and 10.2.12 'Construction of wet area floors – falls' in the ABCB Housing Provisions.

3 Integration of step-free entrance door with rainwater and termite requirements

P6 Performance criteria

- (1) P6(2) applies to a level and step-free entrance door *required* by H8P1(b) in the BCA (NCC, volume 2), other than a door providing access into the dwelling from an attached Class 10a garage or carport.
- (2) The entrance must achieve:
 - (a) level and step-free access in accordance with H8P1(b) of the BCA;
 - (b) protection against the entry of surface water resulting from a storm in accordance with H2P1(2) and (3) of the BCA; and
 - (c) suitable termite management in accordance with Queensland H1P3 of the BCA.

A6 Acceptable Solution

- (1) Table A6 identifies integrated solutions that may be used to comply with P6(2).
- (2) A6(1) does not limit the use of another combination of acceptable solutions for the requirements mentioned in P6(2)(a) to (c).
- (3) A *threshold ramp* identified in Table A6 may be located between the entrance door and the landing area required under clause 2.3 of the LHDS.
- (4) A *modified threshold ramp* identified in Table A6 is taken to comply with clause 3.3.3(b)(ii) of the ABCB Housing Provisions Standard if the highest point of the ramp is at least 50 mm above the adjoining impermeable paved or concrete area.
- (5) Except as provided by A6(3), nothing in Table A6 affects the requirement to comply with clause 2.3 of the LHDS.

Note: Illustrative examples of the integrated solutions in Table A6 are provided in the *Guideline for Queensland Development Code MP 4.5 – Livable dwellings and grading to floor wastes*.

Table A6 - Integrated solutions for step-free entrance with rainwater and termite management

Integrated solution	Step-free entrance options	Water prevention options	Termite management options
1. Slab on ground	<i>Threshold ramp</i>	Clause 2.4 of the LHDS	Part 3.4 Termite risk management, of the Queensland variation to ABCB Housing Provisions Standard
	<i>Modified threshold ramp</i>	Clause 2.4 of the LHDS; or Clause 3.3.3 of the ABCB Housing Provisions Standard	
2. Raised permeable surface	<i>Threshold ramp</i>	Clause 2.4(b) of the LHDS; and Clause 3.3.3(c) of the ABCB Housing Provisions Standard	

Integrated solution	Step-free entrance options	Water prevention options	Termite management options
	<i>Modified threshold ramp</i>		

4 Additional acceptable solutions for step-free access path

P7 Performance criteria

- (1) A *class 1a building* must be provided with a continuous and step-free path to a dwelling entrance door in accordance with H8P1(a) of the BCA (*NCC*, volume 2).

A7 Acceptable Solution

- (1) A *class 1a building* complies with P7(1) if it:
- (a) complies with clause 1.1 of the *LHDS*; or
 - (b) complies with:
 - (i) AS 1428.1 Section 3 - Continuous accessible paths of travel, clauses 3.1-3.5; and
 - (ii) AS 1428.1 Section 7 - Walkways, Ramps, and landings, clauses 7.1-7.6 and 7.8; or
 - (c) for a *building* that is not a *slab-on-ground building* - is *ramp-ready*.
- (2) For A7(1)(c), a *building* is *ramp-ready* if the plans accompanying the *building development application* comply with Schedule 1.
- (3) Nothing in A7(1)(c) or A7(2) affects the requirement to comply with clause 2.3 of the *LHDS*.

5 Clarification on corridors

P8 Performance criteria

- (1) A *class 1a building* must be provided with internal doors and corridors on the ground or entrance level which facilitate unimpeded movement between spaces in accordance with H8P1(c) of the BCA (*NCC*, volume 2).

A8 Acceptable Solution

- (1) Clause 3.3 of the *LHDS* does not apply to an opening through a wall that:
- (a) extends for not more than 450mm, measured along the *path of travel*; and
 - (b) provides the clear opening width *required* under clause 3.1 of the *LHDS*, measured in accordance with Figure 2.1 of the *LHDS*.

Schedule 1 - Requirements for *ramp-ready buildings*

- (1) For A7(2), the plans accompanying the *building development application* must identify a nominated area for the future installation of a continuous and step-free path to a dwelling entrance door that complies with clause 2.1 of the *LHDS*.
- (2) The nominated area must be sufficient to allow the future installation of a continuous and step-free path that:
 - (a) complies with clause 1.1 of the *LHDS*; or
 - (b) complies with:
 - (i) AS 1428.1 Section 3 - Continuous accessible paths of travel, clauses 3.1-3.5; and
 - (ii) AS 1428.1 Section 7 - Walkways, Ramps, and landings, clauses 7.1-7.6 and 7.8.
- (3) The plans must include information necessary to assess compliance with subsection (2), including:
 - (a) the alignment, width, start point and end point of the nominated area; and
 - (b) the location and dimensions of any *ramps*, landings and changes in direction; and
 - (c) existing and proposed levels relevant to the nominated area, including the finished floor level, threshold level and landing levels; and
 - (d) the structural design of any *ramp*, and landings including their footings, evidenced by a Form 15 - Compliance certificate for *building* design or specification.