
Quarterly Building & Compliance Insights

– Brock Gregg

PC Update

Snapshot of where we are
and why we are here

Industry Change

Livable Housing Design

Interpretation Statement

Waterproofing Confusion

Common Hurdle

Tiny Homes

PlanProof

A new platform launching
soon for document
analysis.



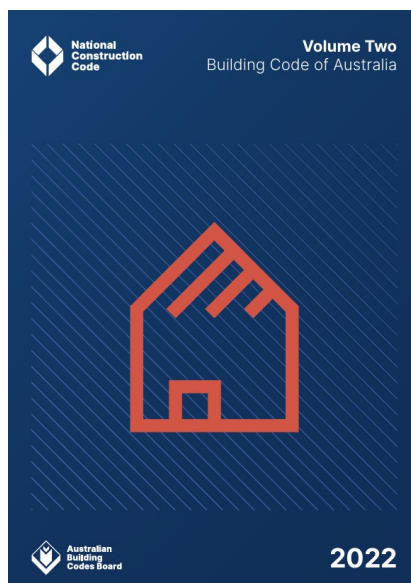
Project Comply Update

We've been handling Building Approvals for over 6 months now, averaging around 7 days once all documents are in. Our priority has always been to help get pegs in the ground as soon as builders are ready, and we're proud to be playing a part in keeping projects moving.

A big thank you to everyone who's trusted Project Comply with your applications so far — your support means a lot. We're focused on maintaining these strong relationships, while also building new ones as we grow.

We have had some fantastic feedback for our services, certainly with the introduction of an online portal and well documented inspection reports.

I'll be putting together a short update once a quarter: one update from us, one industry change, one common hurdle explained, one interpretation statement, and an update on our new compliance platform. Thanks again for backing us as we grow this new private practice – unlike most of Australia, together we build quality, not quantity.



AS 3740:2021

Australian STANDARD



Waterproofing of domestic wet areas



Waterproofing Confusion

Under NCC2019 we had one waterproofing pathway – AS3740 – 2010. Simple Right? WHAT HAPPENED! NCC 2022 got released, that's what.

NCC 2022 Volume H4D2 outlines that one pathway must be selected for compliance. AS3740 – (2021) or P10.2 – Sounds Simple? Not so fast....

If AS3740 pathway is chosen, P10.2.1 to P10.2.12 of HP10 still applies, not just applies but takes precedence over AS3740.

If P10.2 is chosen, its strictly P10.2 and nothing in AS3740.

There is a difference in compliance between the two which is a hot hot topic in the industry, if you have the option, pick one, get familiar and stay with it!

The designer ultimately makes this decision! But that doesn't mean as a client or builder you can have that conversation!

If you are proposing a polished concrete wet area finish, you will need to follow AS3740 pathway as there is no provision in the NCC for this. To think one pathway removes the requirement for fall to a floor waste, wrong. P10.2.12 trumps all and required fall to ANY installed floor waste.

There is a light, defects that were identified at occupancy stage with finished bathrooms is a thing of the past. Mandatory waterproof inspections are here and here to stay.

Have you seen our Wet Area Membrane Quick Guide?

<https://projectcomply.com.au/resources>

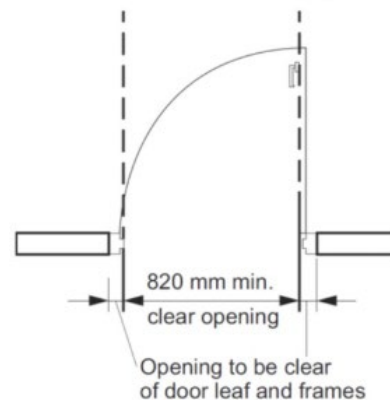
Stage 2 LHD In Effect

On 1 October 2024, the Australian Building Codes Board (ABCB) formally adopted the Livable Housing Design (LHD) provisions into the National Construction Code. In Tasmania, the Consumer, Building and Occupational Services (CBOS) established a three-year phased implementation program to help industry adapt to these new requirements.

Stage 1 has been in effect for 12 months now requiring entry doors to be a minimum 820 opening, have one flush entry shower and in that bathroom provide adequate noggins for future grabrail installations.

Stage 2 now applies if your majority of your design work is conducted past October 1. These new provisions require minimum internal doors now to have a clear opening width of 820mm, hallway width of 1000mm and circulation space within sanitary compartments.

Remember to order 870 doors from now on!



Tiny Homes or Just Box's?

It's become all too common – CBOS have made it clear: if a structure is connected to the ground by construction or plumbing, it must comply with the Building Act.

So, if you've received a building notice for placing a "big box with windows" in your backyard, don't be surprised. We're all aware of the housing crisis, the rising cost of living, and the complexity of regulations, but the rules exist to ensure minimum standards for safe habitation.

Many of these units are being marketed as "caravans" or "Granny Flats" But look closely:

Are the plumbing fixtures self-contained, does it need power or is it simply a building?

It is unlikely that such a structure would qualify as a caravan, which carries its own registration requirements, or as a building capable of approval given the compliance issues involved.

Common Concerns (against the NCC)

- Waterproofing installation
- Insufficient ceiling heights
- Lack of minimum facilities
- Glazing and safety glass compliance
- Energy Efficiency
- Gutters/Roofing?



It's not all bad news. Some companies are working hard to meet the standards, and the Prefabricated, Modular Construction Handbook published by the ABCB is helping to guide compliant development in this space.

It may be easier to construct a 8x6m home from traditional methods? See a building designer or get a quote from a builder – you'll be surprised.

PlanProof



Project Comply has partnered with JT Certifications to deliver an industry-first compliance platform. The system overlays site data against planning and building requirements, automatically identifying what's required for approvals. It analyses planning and building codes against uploaded documents, giving practitioners a clear, compliance-driven pathway from an idea to design to approval.

PlanProof is now seeking expressions of interest enter our 'Pilot Program' to be rolled out mid-October for analysis fine tuning.

If you are interested, drop us a line!
Sneak Peak: -> www.planproof.com.au