



NCC 2019 Condensation Management BCA Climate Zones

MAKE SURE YOU'RE COMPLIANT



WHAT IS THE CHANGE?

On the 1st of May 2019, the National Construction Code will introduce a new section titled 'Condensation Management' which includes an important change to the selection of wall wrap.

The change will effect all Building Permits approved after the 1st of May 2019. All Building Permits approved using NCC2016 will not be affected by this change, and may use the wall wrap included in the original specification.

The NCC changes to Volume 1 Part F6.2 and Volume 2 Part 3.8.7.2 will state that if a wall wrap classified as a water barrier is installed onto an external wall frame in BCA Climate Zone 6, 7 & 8, it is required to be vapour permeable.

F6.2 Pliable building membrane

- (a) Where a *pliable building membrane* is installed in an *external wall*, it must—
- comply with AS/NZS 4200.1; and
 - be installed in accordance with AS 4200.2; and
 - be a vapour permeable membrane for *climate zones* 6, 7 and 8; and
 - be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.
- (b) Except for single skin masonry and single skin concrete, where a *pliable building membrane* is not installed in an *external wall*, the primary *water control layer* must be separated from *water sensitive materials* by a drained cavity.

Pliable building membrane means a water barrier as classified by AS/NZS 4200.1.



**National
Construction
Code**

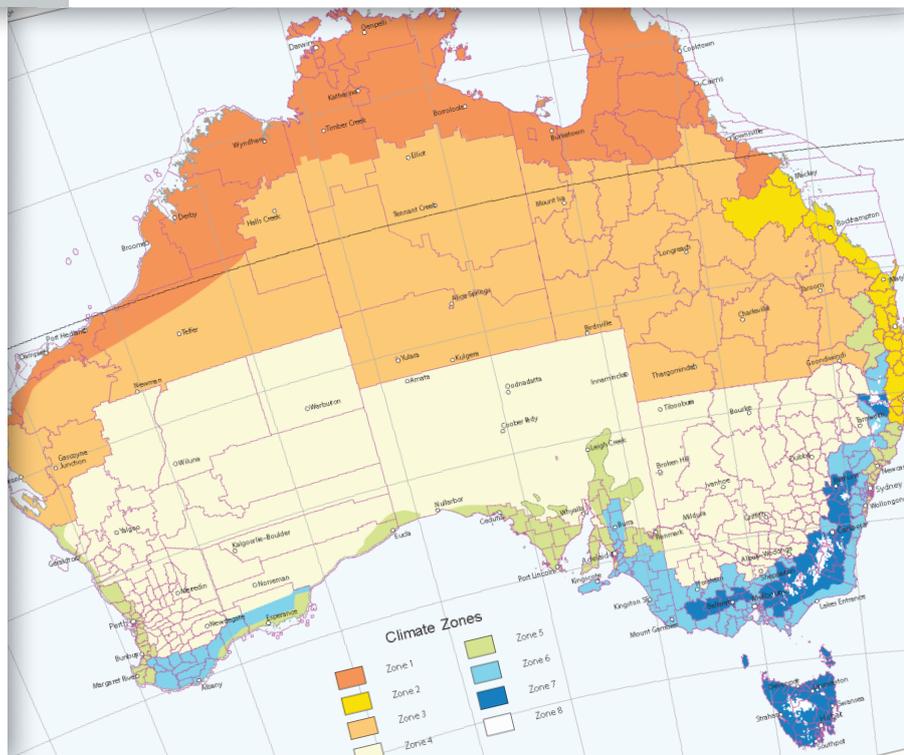
WHY HAS THE NCC MADE THIS CHANGE?

Better insulated and sealed homes perform well in cold climates but they need to release the water vapour accumulated inside as a result of everyday activities like heating, cooking & washing. Vapour permeable wraps allow the release of water vapour from inside the home while preventing the entry of external water and air.

WHAT DOES IT MEAN FOR YOU AND YOUR STATE?

A detailed summary of the affected municipalities are shown by BCA Climate Zone on the following pages.

In summary, any Building Permit for Class 1, 2 and 4 buildings approved after the 1st of May 2019 that includes a pliable building membrane on the external wall frame, must be vapour permeable if it is constructed in climate zones 6/7/8.



New South Wales & ACT

WHEN A WALL WRAP CLASSIFIED AS A WATER BARRIER IS INSTALLED ONTO AN EXTERNAL FRAME IN ACCORDANCE WITH NCC2019, IT WILL BE REQUIRED TO BE VAPOUR PERMEABLE IN BCA CLIMATE ZONES 6, 7 & 8.

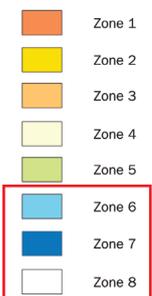
CHANGES TO NSW & ACT

New South Wales will be partially affected by the NCC 2019 changes as a number of suburbs fall under the BCA climates 6, 7 and 8. All of the listed regions are classified as 'Mild to Cool Temperate' and there is a higher risk of condensation when building in these areas.

NEW SOUTH WALES



Climate Zones



LIST OF AFFECTED REGIONS

The following lists include every municipality within New South Wales that is categorised within BCA Climate Zone 6, 7 or 8.

If a wall wrap classified as a water barrier is specified in any Building Permit after the 1st of May 2019, it will be mandatory to use vapour permeable in the climate zones listed below.

NEW SOUTH WALES (EXCLUDING SYDNEY URBAN AND SURROUNDS)	CLIMATE ZONE
Armidale	7 to 8
Bathurst	7
Bega Valley	6
Blayney	7
Blue Mountains	6
Eurobodalla	6
Glen Innes Severn	6/8
Goulburn Mulwaree	7
Hawkesbury	6
Lithgow	7
Mid Western	6
Muswellbrook	6
Oberon	7 to 8
Queanbeyan-Palerang	7
Shoalhaven	6
Singleton	6
Snowy Monaro	7 to 8
Snowy Valleys	7 to 8
Tenterfield	6
Upper Hunter	6
Upper Lachlan	7
Uralla	6
Walcha	6/8
Wollondilly	6
Wingecarrie	6

LOCAL GOVERNMENT AREA	CLIMATE ZONE
Australian Capital Territory	7 to 8

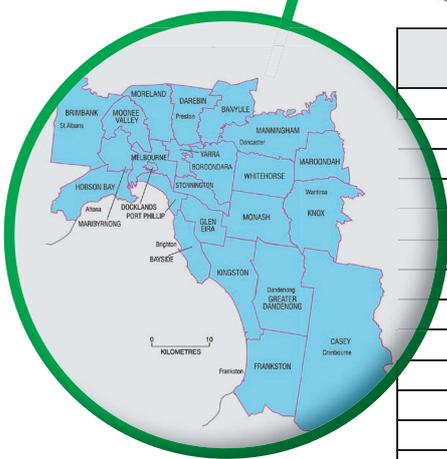
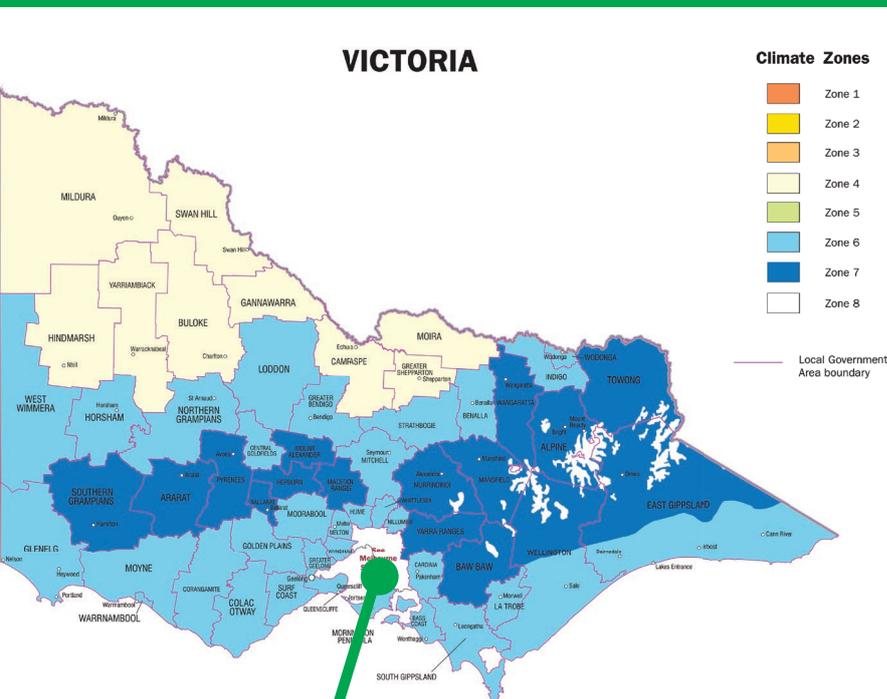
SYDNEY SURROUNDS	CLIMATE ZONE
Blacktown	6
Camden	6
Campbelltown	6
Cumberland	6
Fairfield	6
Liverpool	6
Parramatta	6
Penrith	6
The Hills	6

Victoria

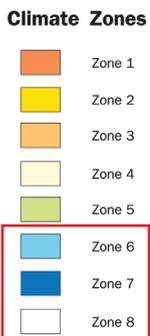
WHEN A WALL WRAP CLASSIFIED AS A WATER BARRIER IS INSTALLED ONTO AN EXTERNAL FRAME IN ACCORDANCE WITH NCC2019, IT WILL BE REQUIRED TO BE VAPOUR PERMEABLE IN BCA CLIMATE ZONES 6, 7 & 8.

CHANGES TO VIC

Victoria will be significantly affected by the NCC 2019 changes, as the majority of suburbs fall under the BCA climates 6, 7 and 8. All of the listed regions are classified as 'Mild to Cool Temperate or Alpine' and there is a much higher risk of condensation when building in these areas.



MELBOURNE SURROUNDS	CLIMATE ZONE
Banyule	6
Bayside	6
Boroondara	6
Bribank	6
Casey	6
Darebin	6
Docklands	6
Frankston	6
Glen Eira	6
Greater Dandenong	6
Hobson Bay	6
Kingston	6
Knox	6
Manningham	6
Maribyrnong	6
Maroondah	6
Melbourne Surrounds	6
Monash	6
Moonee Valley	6
Moreland	6
Port Philip	6
Stonnington	6
Whitehorse	6
Yarra	6



LIST OF AFFECTED REGIONS

The following lists include every municipality within Victoria that is categorised within BCA Climate Zone 6, 7 or 8.

If a wall wrap classified as a water barrier is specified in any Building Permit after the 1st of May 2019, it will be mandatory to use vapour permeable in the climate zones listed below.

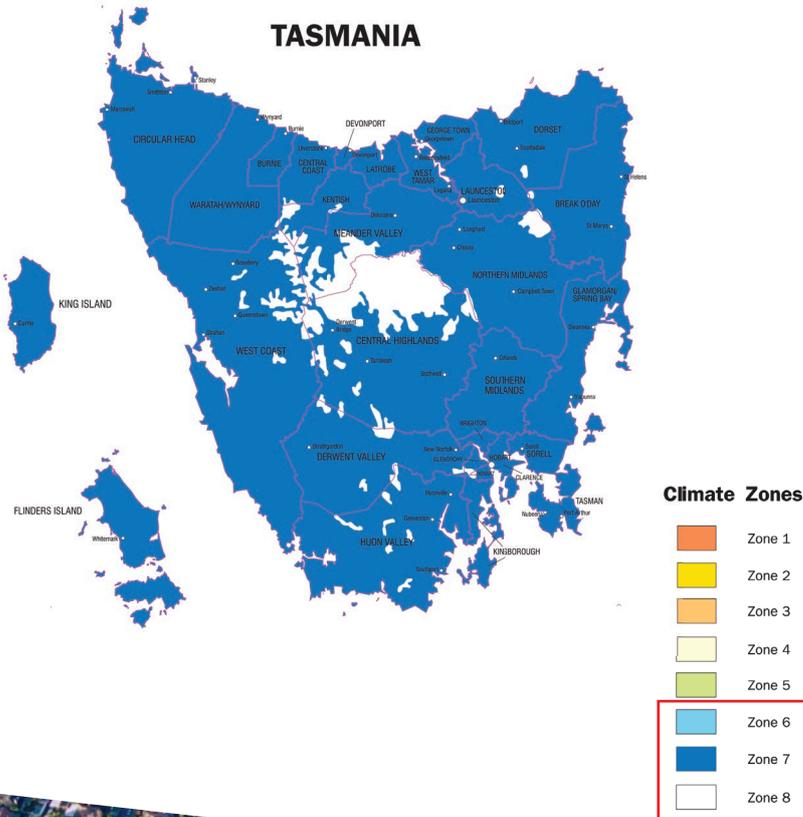
REGIONAL MELBOURNE	CLIMATE ZONE
Alpine	7 to 8
Ararat	7
Ballarat	7
Bass Coast	6
Baw Baw	7 to 8
Benalla	6
Cardinia	6
Central Goldfields	6
Colac Otway	6
Corangamite	6
East Gippsland	6 to 8
Glenelg	6
Golden Plains	6
Greater Bendigo	6
Greater Geelong	6
Hepburn	7
Horsham	6
Hume	6
Indigo	6
La Trobe	6
Loddon	6
Macedon Ranges	7
Mansfield	7 to 8
Melton	6
Mitchell	6
Moorabool	6
Mornington Peninsula	6
Mount Alexander	7
Moyne	6
Murrindindi	7 to 8
Nillumbik	6
Northern Grampians	6
Pyrenees	7
South Gippsland	6
Southern Grampians	7
Strathbogie	6
Surf Coast	6
Towong	7 to 8
Wangaratta	7
Wellington	6 to 8
West Wimmera	6
Whittlesea	6
Wodonga	6
Wyndham	6
Yarra Ranges	7

Tasmania

WHEN A WALL WRAP CLASSIFIED AS A WATER BARRIER IS INSTALLED ONTO AN EXTERNAL FRAME IN ACCORDANCE WITH NCC2019, IT WILL BE REQUIRED TO BE VAPOUR PERMEABLE IN BCA CLIMATE ZONES 6, 7 & 8.

CHANGES TO TAS

Tasmania will be greatly affected by the NCC 2019 changes as all of the suburbs fall under the BCA climates 7 and 8. All of the listed regions are classified as 'Cool Temperate to Alpine' and there is a much higher risk of condensation when building in these areas.

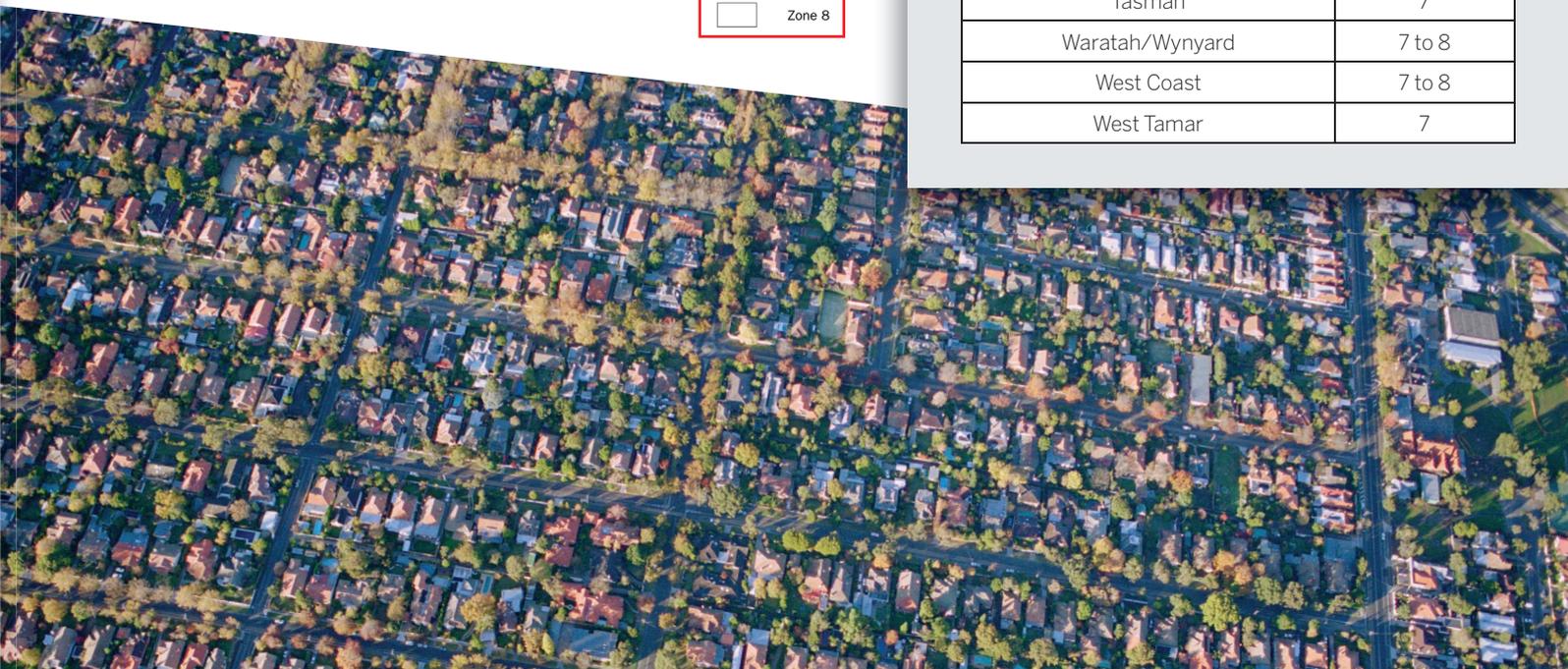


LIST OF AFFECTED REGIONS

The following lists include every municipality within Tasmania that is categorised within BCA Climate Zone 6, 7 or 8.

If a wall wrap classified as a water barrier is specified in any Building Permit after the 1st of May 2019, it will be mandatory to use vapour permeable in the climate zones listed below.

TASMANIA	CLIMATE ZONE
Break O'Day	7
Burnie	7
Central Coast	7 to 8
Central Highlands	7 to 8
Circular Head	7
Clarence	7
Derwent Valley	7 to 8
Dorset	7
Flinders Island	7
George Town	7
Glamorgan/Spring Bay	7
Glenorchy	7
Hobart	7
Huon Valley	7 to 8
Kentish	7 to 8
King Island	7
Kingsborough	7
La Trobe	7
Launceston	7
Meander Valley	7
Northern Midlands	7 to 8
Sorell	7
Southern Midlands	7
Tasman	7
Waratah/Wynyard	7 to 8
West Coast	7 to 8
West Tamar	7



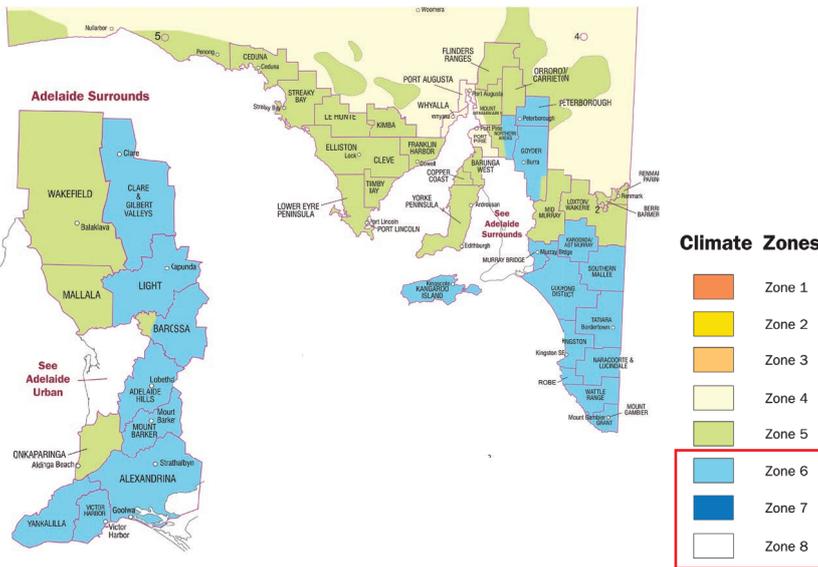
South Australia & Western Australia

WHEN A WALL WRAP CLASSIFIED AS A WATER BARRIER IS INSTALLED ONTO AN EXTERNAL FRAME IN ACCORDANCE WITH NCC2019, IT WILL BE REQUIRED TO BE VAPOUR PERMEABLE IN BCA CLIMATE ZONES 6, 7 & 8.

CHANGES TO SA

South Australia will be partially affected by the NCC 2019 changes as a number of suburbs fall under the BCA climate 6. All of the listed regions are classified as 'Mild Temperate' and there is a higher risk of condensation when building in these areas.

SOUTH AUSTRALIA



CHANGES TO WA

Western Australia will be partially affected by the NCC 2019 changes as a number of suburbs fall under the BCA climate 6. All of the listed regions are classified as 'Mild Temperate' and there is a higher risk of condensation when building in these areas.

WESTERN AUSTRALIA



LIST OF AFFECTED REGIONS

The following lists include every municipality within SA and WA that is categorised within BCA Climate Zone 6, 7 or 8.

If a wall wrap classified as a water barrier is specified in any Building Permit after the 1st of May 2019, it will be mandatory to use vapour permeable in the climate zones listed below.

SOUTH AUSTRALIA	CLIMATE ZONE
Coorong District	6
Goyder	5 to 6
Grant	6
Kangaroo Island	6
Karoonda / East Murray	6
Kingston	6
Mount Gambier	6
Murray bridge	6
Naracoorte & Lucindale	6
Northern Areas	5 to 6
Peterborough	6
Robe	6
Southern Mallee	6
Tatiara	6
Wattle Range	6

ADELAIDE SURROUNDS	CLIMATE ZONE
Adelaide Hills	6
Alexandrina	6
Barossa	5 to 6
Clare & Gilbert Valleys	6
Light	6
Mount Barker	6
Victor	6
Victor Harbor	6
Yankalilla	6

WESTERN AUSTRALIA	CLIMATE ZONE
Albany	6
Denmark	6
Esperance	5 to 6
Gnowangerup	6
Jerramungun	5 to 6
Manjimup	6
Plantagenet	6
Ravensthorpe	6

PERTH SURROUNDS	CLIMATE ZONE
Boyu Brook	6
Bridgetown Greenbushes	6
Broomehill / Tambellup	6
Donnybrookbalingup	6
Kojonup	6