

**FUTURE
BUILDING
INSIGHTS**
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Charting the Future of the NCC and Standards

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What If? (Note: *this is fictitious*)

Choices must now be made. The arrangements of the past have allowed conduct of the kinds and extent described here and in the Interim Report of the Commission. The damage done by that conduct to individuals and to the overall health and reputation of the building industry has been large. Saying sorry and promising not to do it again has not prevented recurrence. The time has come to decide what is to be done in response to what has happened. The building industry is too important to the economy of the nation to allow what has happened in the past to continue or to happen again.

Reality Check

- Regulation is dry and boring, but not necessarily unimaginative
- Regulation is necessary to protect the public interest
- Regulation can complement the market
- Regulation needs to be the minimum necessary and proportional
- Regulation needs to be effectively implemented

Australian Building Codes Board

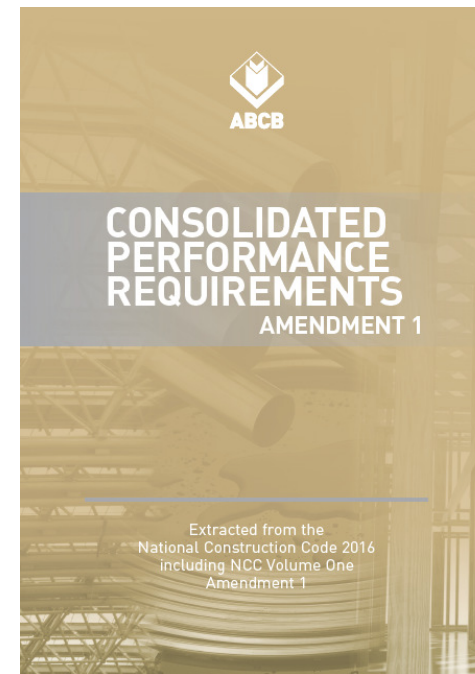
- The ABCB is a joint initiative of all governments and exists by way of an Inter-governmental Agreement.
- The ABCB develops model Codes and standards that accord with strategic priorities and have regard to societal needs, but it is **not** a regulator.
- IGA objective is to facilitate a more efficient and internationally competitive building and construction industry.
- The Board's key objective under the IGA is to address issues of **safety and health**, amenity and accessibility; and sustainability in the design, construction, performance and liveability of buildings.

Other ABCB Objectives

- Establish codes that are the **minimum** necessary to efficiently achieve the Mission
- Ensure that there is a rigorously tested rationale for regulation, that they are effective and **proportional**, and that there is no non-regulatory alternative
- Ensure that NCC requirements are **Performance**-based and verifiable
- Ensure that as far as practicable requirements are **consistent** across the States and Territories
- Raise **awareness** and provide information on the NCC

Performance

- After 23 years of having a performance based code, the question now is:
- Are we using the performance based Code correctly and to optimal effect?



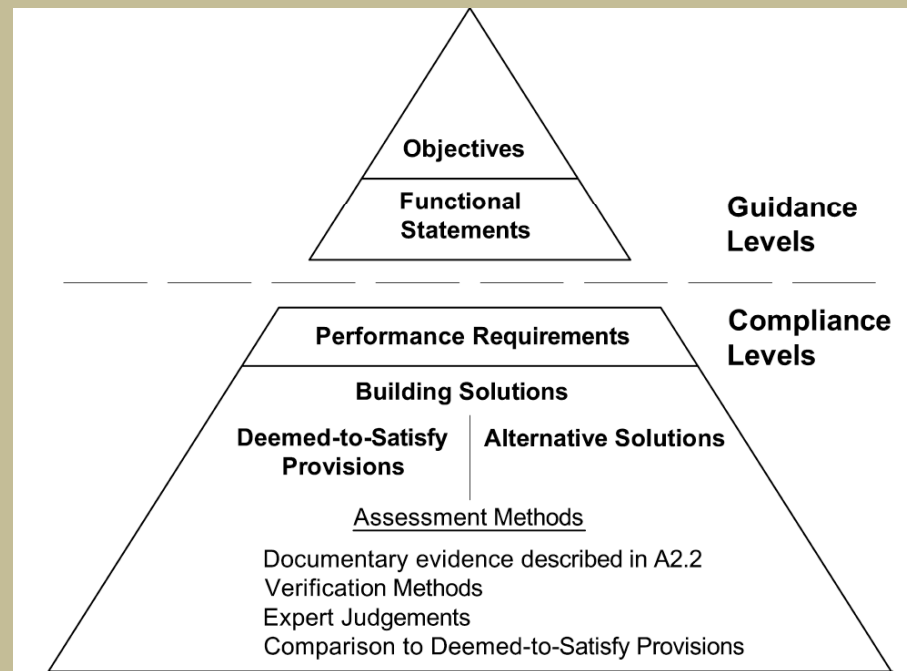
National Construction Code

- Comprised of Performance Requirements, Governing Requirements and Deemed to Satisfy Provisions
- The Performance and Governing Requirements are mandatory
- A standard is a voluntary technical instrument unless regulated, however, when referenced in a Performance-based system it is still unlikely to be mandatory

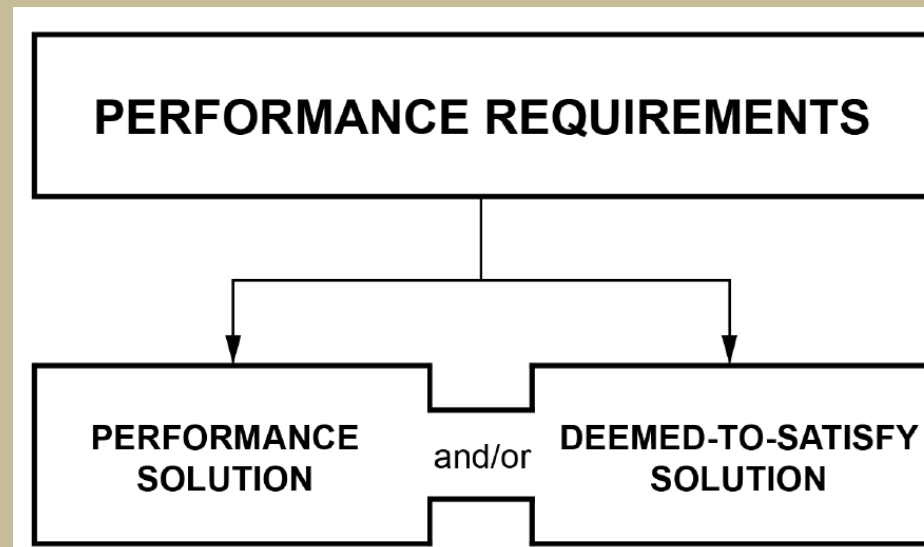
Perceived issues with Performance

- That the NCC impedes flexibility and has created an unwillingness amongst certifiers to assess, recommend or certify Performance Solutions.
- Low levels of awareness and understanding of the benefits associated with using a Performance Solution and the documentation and information required.
- Competition across Australia's architecture sector is limiting a willingness to share information and demonstrate successful Performance Solutions.
- Difficult, expensive and time consuming.
- Limited availability and access to professional development opportunities to develop knowledge and capacity to use Performance Solutions.
- Perceived lack of available resources and information to describe the Performance Solution process.
- Required input from specialised consultants – cost, availability and time

Cultural Shift - Old

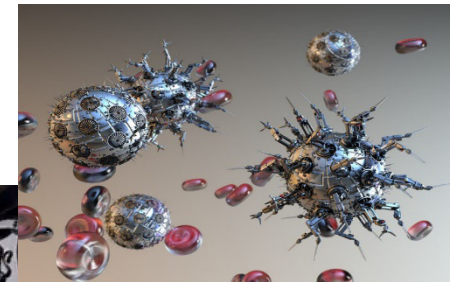


Cultural Shift - New



Disruptive Technology

Building Evolution or Revolution



Contemporary Setting

- Globalisation and global supply chains
- Multi-national companies, finance, insurance
- Mobile labour force
- Implications of State and Territory borders in a national market
- New construction methodologies
- New technologies and products
- Responding to new socio/political expectations

Examples of Change



The Challenge

- The NCC going forward, and indeed building regulatory systems in general, need to have regard to the fact that buildings and their operating systems are far more complex than when the current systems were devised.
- We need to consider everything from a holistic perspective, understand the scale and pace of change and acknowledge that in order to be competitive, industry is looking to minimise costs whilst dealing with buildings and products that present greater risks.

The International Perspective

“To move forward, several steps are needed. First, there needs to be a shift in thinking from viewing buildings as a collection of independent systems, to viewing buildings – and building regulatory systems – as complex systems with strong interrelationships between subsystems and overall building performance.....Viewing the problem as being a complex systems problem is not new, but thus far a true shift in thinking has not occurred, and the ‘silo’ based approach to regulatory development and implementation is creating new hazards and risks as it tries to mitigate others.” [Meacham 2017]

Shergold/Weir Report

- Registration and training of practitioners
- Roles and responsibilities of regulators
- Role of fire authorities
- Integrity of building surveyors
- Collecting and sharing building information and intelligence
- Adequacy of documentation and record keeping
- Inspection regimes
- Post-construction information management
- Building product safety
- Implementation of recommendations (including dictionary of terminology)

ABCB's Role

Implementation of the NCC is largely beyond the reach of the ABCB, BUT:

- Education and information (curriculum, CPD units, non-regulatory materials)
- Improved readability of NCC
- Quantification and strategic review of Performance Requirements
- Digitalisation and improved access
- Prescriptive regulation can not keep pace

ABCB Shergold/Weir Work

Enhanced Education program

- Recommendation 2 (part)
 - development of curriculum, tools and on-line resources, to assist engaging and training practitioners on the operation of the NCC
- Recommendation 3 (part)
 - development of resources for the CPD units (Continuing Professional Development) about the NCC

Enhanced Education & Awareness

Aim: Understanding and competent use of the NCC



Core education



- Input into curriculum and training (NCC)
- Base level education products
- NCC seminars & general NCC support material
- Broad NCC awareness

Enhanced education



- Targeted CPD resources (existing practitioners)
- Targeted NCC awareness campaigns

Enhanced product options



- NCC Tutor +
- NCC Awareness
- NCC Micro-modules
- NCC CPD units
- NCC Case studies
- NCC MOOC
- NCC Case experience
- NCC Simulator (VR)



Principles for ABCB education

- Links with broader BMF response (i.e. SOG and licencing)
- Explores partnership opportunities and industry involvement
- Digitally focused products
- Continued access to some free materials (model dependent)
- Minimise administrative burden
- Based on cost recovery (enhanced program)

Possible model options

1. Partnerships with industry bodies
 - Product or membership basis
2. Individuals
 - Direct through the ABCB or industry bodies



ABCB Shergold/Weir Work

- Recommendation 8 – Review of IFEG and governance
- Recommendation 14 - best practice national approach to developing performance solutions
- Recommendation 22 – common national nomenclature (2 stages)
- 10 of the 22 active recommendations currently being considered as part of a national approach and other initiatives being examined by each jurisdiction