

# National Construction Code 2025

## When and where does it apply?

The National Construction Code (NCC) sets the minimum required level for the safety, health, amenity, accessibility and sustainability of certain buildings. The NCC is reviewed and updated every three years.

The newest edition of the code is known as NCC 2025.

NCC 2025 applies to all building, plumbing and drainage work carried out in Building Control Areas of the Northern Territory from 1 May 2026.

In circumstances where substantial progress has been made on the design of the building prior to the commencement of NCC 2025, the building certifier may decide that the requirements of NCC 2025 do not apply. For further information on how this may be applied, please visit [Building Note 112 – Application of New Regulations](#).

The NCC 2025 is available free online and can be accessed at <https://ncc.abcb.gov.au>

Electronic pdf versions can also be downloaded and saved directly to your device. You will no longer be required to login to access the NCC online.

Printed copies of NCC 2025 can be purchased from Australian Building Codes Board (ABCB) commercial providers at <https://ncc.abcb.gov.au/commercial-providers>

For more information on Building Control Areas and to check if your property is within a Building Control Area, please visit [Building Control Areas](#).

## What are the main changes in NCC 2025?

Some of the most significant changes to [NCC 2025](#) are as follows:

- Changes to the condensation management requirements for hot, arid climates ([Climate Zone 3](#)) including additional roof and wall ventilation requirements.
- Increased sanitary facility provision for females in auditorium buildings (ie. lecture halls).
- Changes to commercial carparking requiring all carparks with more than 40 cars or car stackers to be sprinkler protected.
- Increase the fire resistance level requirements for carparks with less than 40 cars if sprinklers are not installed.
- Change to include wind region B2 to now be considered as subject to cyclonic winds (i.e. Adelaide River, Jabiru and Ngukurr).
- Increased stringency for the assessment and development of structural and fire safety Performance Solutions.

## Northern Territory Variations

States and Territories apply variations to the NCC by embedding specific additions, deletions, or substitutions within their own legislation, which overrides the national standard. These variations, found in State and Territory specific schedules, address local conditions like climate, geology, or administrative differences, while maintaining the NCC as the primary technical guide.

For NCC 2025, there has been some changes to the Northern Territory variations, these are:

- New provision to Volume 1 of the NCC to prohibit the discharge of pool water into a sanitary drainage system; and
- New addition to remove the requirement to provide a dispenser for sanitary products in female sanitary facilities.

The following Northern Territory variations remain in force for NCC 2025:

- Energy efficiency requirements for residential buildings – Class 1 and 10a buildings are still required to achieve a 5-star energy rating, and Class 2 and 4 buildings are still required to achieve a 3.5-star energy rating in accordance with the NCC 2009 energy efficiency requirements.
- Energy efficiency requirements for commercial buildings – the provisions of NCC 2019 Volume One apply.

## Further Information

For further information please contact Building Advisory Services within the Department of Lands, Planning and Environment on phone 08 8999 8985 or email [bas@nt.gov.au](mailto:bas@nt.gov.au).