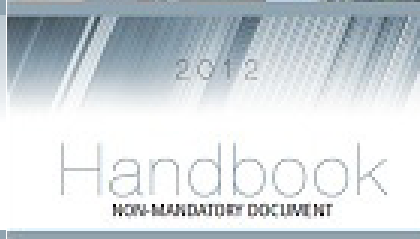
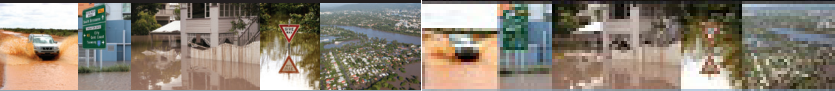




Australian Flood Standard for the National Construction Code (NCC)

Construction of Buildings
in Flood Hazard Areas



2012

VERSION 2012.2

STANDARD

Handbook

NOW-MANDATORY DOCUMENT

This case study is an example of action which contributes to HFA Priority for Action 4

Abstract

To improve the resilience of buildings in areas subject to flooding the Australian Building Codes Board (ABCB) has developed performance requirements in the National Construction Code (NCC) as well a standard for 'Construction of Buildings in Flood Hazard'.

The Queensland floods in 2010/11 resulted in 38 lives lost, 70 towns and

200,000 people affected, and a damage cost of around \$2.4 billion. In Brisbane alone around 20,000 houses were inundated. The Victoria floods in 2011 resulted in around 50 communities affected and 1700 properties inundated. New South Wales also experienced extensive flooding in 2010-12. These terrible events reinforced the need for the ABCB to introduce appropriate provisions within the NCC to address the flood risk and minimise loss of life and destruction of buildings.

Australia's NCC sets out the minimum standards for building, plumbing and construction in Australia. With the implementation of the new requirements, the NCC now will result in the improvement of the resilience of buildings and the safety of building occupants in flood hazard areas. While a Regulation Impact Statement (RIS) identified that the initiative would increase construction costs by \$216 million (present value over 10 years), the benefits of improved building resilience and occupant safety was estimated to be \$352 million (present value over 10 years); a net benefit to society of around \$136 million (present value over 10 years).

The identification of flood hazard areas will rely on comprehensive flood mapping by state and local governments. The development of the National Flood Risk Information Project and specifically the Australian Flood Risk Information Portal, an initiative of the Australian Government, now has the potential to provide a single point of access to Australian flood information. This information and other information currently held by state and local governments will be able to provide the 'trigger' for the application of the NCC flood requirements.

Relevant weblink: <http://www.abcb.gov.au/en/major-initiatives/building-in-flood-prone-areas>