

NHBC Standards 2025

Change tracker

The table below contains a list, in chapter order, of all the technical changes made to NHBC Standards 2025 which apply to every NHBC registered home whose foundations are begun on or after 1 January 2025, applying throughout the UK, unless otherwise stated.

Chapter	Summary of significant changes
Chapter 3.1	<ul style="list-style-type: none"> 3.1.10 – Additional guidance given relating to lapping mesh reinforcement. 3.1.14 – Additional text detailing requirements around concrete transportation and site mix concrete placed within 30 minutes. 3.1.15 – Additional text included around concrete curing during warm weather.
Chapter 3.3	<ul style="list-style-type: none"> 3.3 – An additional definition of ‘solid external wall’ has been included following questions about timber requiring treatment when built into solid external walls. 3.3.2 – Compliance – external timber for uncoated porches and canopies service life reduced to 30 years. External timber components integral to the structure require a 60-year desired service life. 3.3.2 – Durability – new wording around 150mm from finished ground level or wall finish of piers and free draining post base. Open porch/canopy should not form part of the structure of the home. Where it does, it would require 60-year service life (as per compliance above).
Chapter 4.1	<ul style="list-style-type: none"> 4.1.7 – Where ground gases are present and cavities need to be sealed, downward moving moisture within the cavity still needs to be removed.
Chapter 4.2	<ul style="list-style-type: none"> 4.2.10.6 – New guidance added for seasonal events and desiccated soils.
Chapter 4.4	<ul style="list-style-type: none"> 4.4.9 – Compressible materials – depending on the type of material adopted the thickness should take into account the minimum void required and the residual thickness of the material when compressed.
Chapter 4.5	<ul style="list-style-type: none"> 4.5.2 – New section on provision of information and NHBC requirements.
Chapter 4.6	<ul style="list-style-type: none"> 4.6.4 & 4.6.5.2 – Future building foundations should be assessed for effects of ‘hardspots’. 4.6.6.1 – Suitable sources of engineered fill materials – changes and appropriate testing and technical reports to be provided to NHBC. 4.6.7 Design and specification of earthworks figure 2 amended to be in line with figure 3.
Chapter 5.1	<ul style="list-style-type: none"> 5.1.4 – Ground conditions – new section on desiccated ground.
Chapter 5.2	<ul style="list-style-type: none"> 5.2.10 – Improved guidance for ventilators for timber floors.
Chapter 5.3	<ul style="list-style-type: none"> 5.3.7 – Change in pipe size from 1200mm to 1350mm on table 4. 5.3.17 – Drainage under buildings –Included into NHBC Standards 2025 from Technical Extra 23.
Chapter 5.4	<ul style="list-style-type: none"> 5.4.5 – Structural stability – movement – Movement joints within the superstructure should be continued into the sub-structure. 5.4.7 – Waterproofing systems – Type C – new guidance detailing access points for servicing are considered as well as mineral salt leach effects.

Chapter 6.1	<ul style="list-style-type: none"> • 6.1.6 – Exposure – severe or very severe locations where building with timber frame require check reveals. • 6.1.7 – Thermal insulation – guidance enhanced to cover the use of full fill. • 6.1.11 – Construction of masonry walls – construction – new paragraph on bed and perpend joints detailing between 6-15mm in line with tolerances. • 6.1.12 – Lintels – placing lintels – should be bedded on both leaves to ensure even distribution of loads. • 6.1.17 – Provision of DPCs and cavity tray – high load DPC over 3 storeys. • 6.1.17 – Additional guidance for complicated junctions providing that internal and external corners can be site folded where the quality of the fold is of the highest standards.
Chapter 6.2	<ul style="list-style-type: none"> • 6.2.9 – Fire resistance – text has been moved from section 6.2.4 with additional guidance relating to cavity barriers and design.
Chapter 6.3	<ul style="list-style-type: none"> • 6.3.9 – Minor revision to deflection head details.
Chapter 6.4	<ul style="list-style-type: none"> • 6.4.15 – Strutting – performance standard updated to include that strutting shall be provided and where required in accordance with the design. • 6.4.15 – Strutting should be provided along the length of joists at intervals recommended in table 4 and 5.
Chapter 6.7	<ul style="list-style-type: none"> • 6.7.3 – Clearer guidance relating to checked reveals and removal of 40-year durability requirement.
Chapter 6.8	<ul style="list-style-type: none"> • 6.8.1 – Compliance clause amended to include a broader term prefabricated chimneys.
Chapter 6.10	<ul style="list-style-type: none"> • 6.10.4 – Structural design of load-bearing floors and wall – additional support for heavy attachments may be required (boilers, kitchen units etc).
Chapter 6.11	<ul style="list-style-type: none"> • 6.11.7 – Detailing diagram amended to show 40mm requirement to drip throat of the coping stone.
Chapter 7.2	<ul style="list-style-type: none"> • 7.2.14 – Underlay and sarking board and sheets – drape between trusses but not excessive. No drape = counter batten or proprietary spacers for drainage. Penetrations in underlay to be neatly cut or follow manufacturer's guidance. • 7.2.15 – Ventilation, vapour control and insulation – where BS 5250 cannot be incorporated then a specialist design should be included.
Chapter 8.1	<ul style="list-style-type: none"> • 8.1.4.5 – Boarded walkways and platforms should have a minimum 50mm clearance between insulation and underside of walkway to ensure ventilation. • 8.1.6.1 – Cables to be secured where hanging across access and egress routes to not collapse in the event of a fire. • 8.1.9.3 – Low level discharge arrangements clarified.
Chapter 8.2	<ul style="list-style-type: none"> • 8.2.1.1 – Clarification of MCS certified products and operative competency. • 8.2.1.3.6 – Reference to additional requirement in PAS 63100 for the prevention of fire where battery energy storage systems are used.
Chapter 8.6	<ul style="list-style-type: none"> • 8.6.3 – updated guidance for pipe insulation to space heating and hot water.
Chapter 9.2	<ul style="list-style-type: none"> • 9.2.4 – Updated requirements for moisture resistant plasterboard to walls and ceilings in bathrooms and ensuites. • 9.2.5 – Ceramic wall tiling – change from 3mm for thin bed adhesives and 6mm for thick bed adhesives to +/- 3mm using 2m straight edge. • 9.2.5 – Ceramic wall tiling, table 11 – changes to the row names for clarity and revised references for guidance relating to the provision of waterproofing systems to bath and shower enclosures.
Chapter 9.3	<ul style="list-style-type: none"> • 9.3.4 – Included guidance from TGN 9.3/01 relating to fibre reinforced screed needing to have necessary technical assessment for the fibres. • 9.3.5 – Ceramic, concrete and terrazzo and similar tile finishes – standards relevant to floor finishes include – table 3 – slight wording change to fibre reinforced gypsum tile backer boards subject to assessment.
Part 11	<ul style="list-style-type: none"> • Complete new Part.