

ADVISORY NOTICE

BUILDING

05/12

Advisory Notices are issued to assist in the interpretation of the Development Act 1993

June 2012

TECHNICAL:

Fire safety protection for Class 1 buildings

This Advisory Notice is being issued to clarify the intent of the SA variation to clause 3.7.1.6(d) of the Building Code of Australia (BCA) Housing Provisions (Volume Two of the National Construction Code Series), which provides additional methods for providing protection for Class 1 buildings, where a Class 10a building is located between the Class 1 building and the allotment boundary.

BACKGROUND

Performance requirement P2.3.1 of Volume Two of the BCA states that a Class 1 building must be protected from the spread of fire from another building (other than an associated Class 10 building) and from the allotment boundary (other than a boundary adjoining a road or public space).

Sub-clauses 3.7.1.6(a), (b) and (c) of Volume Two of the BCA outline deemed-to-satisfy methods of providing protection to a Class 1 building to meet this performance requirement and figures 3.7.1.4, 3.7.1.5 and 3.7.1.6 illustrate these methods.

In addition to these methods, sub-clause 3.7.1.6(d) outlines another way of meeting the performance requirement, provided the Class 10a building is a carport and it meets the criteria as outlined in that sub-clause.

The South Australian Housing Code (SAHC) included other options for meeting the performance requirement and with the withdrawal of the SAHC as a referenced document in the BCA, these additional methods have been transferred to the BCA as a variation to sub-clause 3.7.1.6(d). Since the adoption of the amended BCA on 1 July 2012, it has come to our attention that the transferred variation does not clearly articulate the original intent and requires clarification.

DISCUSSION

The intent of the SA variation is that a carport or verandah can be exempt from complying with sub-clauses 3.7.1.7(a), (b) and (c), if between a Class 1 building and the carport or verandah-

- (a) all walls are more than 2m from the allotment boundary or more than 4m from another Class 1 building on the same allotment ; or
- (b) any part of the *external wall* located less than 2m from the allotment boundary or less than 4m from another Class 1 building on the same allotment is *fire resisting* to the underside of a *non-combustible* roof covering or to the underside of a *non-combustible* ceiling lining; and
 - (i) the roof covering within 900 mm of the allotment boundary or within 1800 mm of another building on the same allotment is of *non-combustible* material; and
 - (ii) any ceiling lining and wall cladding, including gables is of *non-combustible*



material; and

- (iii) the carport or verandah does not provide direct vertical support to any part of the Class 1 building; and

In addition to the above requirements, if-

- (c) the carport or verandah has a common roof structure with the Class 1 building and the carport or verandah does not have a ceiling, the roof space opening between the top of the wall of the Class 1 building and the underside of the roof covering must be infilled with-

- (i) a *non-combustible* material; or
- (ii) construction clad with *non-combustible* material on the carport or verandah side; and

- (d) where two carports or verandahs associated with two different Class 1 buildings share a common roof structure with both Class 1 buildings and those carports or verandahs have a ceiling, the roof space between the top of the ceiling and the underside of the roof covering must be infilled in accordance with (f) above, located-

- (i) between each Class 1 building and the appurtenant carports or verandahs; or
- (ii) in the roof space between the two carports or verandahs, in which case the separating construction must be clad with *non-combustible* material on both sides and it must not be crossed by timber or other *combustible* building elements except for roof battens with dimensions of 75 x 50mm or less or roof sarking-type material or a timber gutter board not less than 20mm thick.

These SA variations are illustrated in Figures SA 3.7.1.7a, SA 3.7.1.7b, SA 3.7.1.7c and SA 3.7.1.7d in the BCA Housing Provisions. Any interpretation of the words that is inconsistent with these figures should be ignored. The wording in the BCA will be amended at the earliest opportunity to remove any existing confusion.

Further information

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