



Minister's Specification

SA 76C

Protection of buildings exposed to brush fences

November 2007





Development Act 1993

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1. PREFACE

This Specification should be read in conjunction with regulation 76C of the *Development Regulations 1993*.

2. SCOPE

Brush fences in close proximity to Class 1 and Class 2 buildings have been identified as potential fire hazards that could pose a risk to the safety of occupants of those buildings. This Specification outlines fire safety measures for protecting Class 1 or Class 2 buildings from the spread of fire from a brush fence.

In this Specification, Class 1, Class 2 and Class 10a buildings have the same meaning as defined in the Building Code of Australia.

These provisions are additional to those required by the Building Code of Australia (BCA) and the South Australian Housing Code and do not override any of the provisions required by the BCA.

3. SPECIFICATION STRUCTURE

3.1 This Specification comprises-

- (a) Performance requirements, which must be met; and
- (b) Deemed-to-satisfy provisions that comply with the performance requirements.

3.2 In lieu of complying with the deemed-to-satisfy provisions, compliance can be achieved by formulating an alternative solution that-

- (a) complies with the performance requirements; or
- (b) is shown to be at least equivalent to the deemed-to-satisfy provisions.

3.3 An alternative solution must be assessed according to one or more of the Assessment Methods outlined in clause 1.0.9 of Volume Two of the BCA or clause A0.9 of Volume One of the BCA.



4. INTERPRETATION

4.1 In this Specification-

Brush means Broombrush (*Melaluca Uncinata*).

Brush fence means a fence or gate that is primarily constructed of brush.

External wall means an outer wall of a building which is not a wall separating two Class 1 buildings or two Class 2 units.

Fire resistance level (FRL) means the grading periods in minutes determined in accordance with Specification A2.3 of BCA Volume One, for

- (a) structural adequacy; and
- (b) integrity; and
- (c) insulation;

and expressed in that order.

Fire resisting, when applied to a structural member or other part of a building, means having a fire resistance level (FRL) required for that structural member or part.

Non-combustible has the same meaning as defined in clause 1.1.1.2 of Volume Two of the BCA and Section A1.1 of Volume One of the BCA.

5. PERFORMANCE REQUIREMENTS

5.1 A building must be protected from the spread of fire from a brush fence.

Application:

Performance Requirement 5.1 only applies to Class 1 and Class 2 buildings.

5.2 Performance Requirement 5.1 is additional to Performance Requirement P2.3.1 of Volume Two of the BCA and is consistent with Performance Requirements CP1 and CP2 of Volume One of the BCA.



6. DEEMED-TO-SATISFY PROVISIONS

6.1 External walls of Class 1 and Class 2 buildings

- (a) An *external wall* of a Class 1 or Class 2 building that is exposed to a brush fence, including any openings in that wall, must be *fire resisting* in accordance with clause 6.3 of this Specification.
- (b) A *brush fence* must not be constructed closer than 3 metres to a Class 1 or Class 2 building unless any *external walls* of the Class 1 or Class 2 building that are exposed to the brush fence are *fire resisting* in accordance with clause 6.3 of this Specification.
- (c) An *external wall* is exposed to a *brush fence* if it is located closer than 3 metres from the *brush fence*.

6.2 Measurement of distance

- (a) The distance between a brush fence and a building is measured from any point on the brush fence in a straight line in any direction from that point.
- (b) Where an *external wall* is required by clause 6.1 or 6.4 of this Specification to be constructed in a certain manner, only that part of the wall (including any openings) within the specified distance need to be constructed in that manner.

6.3 Construction of external walls

- (a) *External walls* (including gables) required to be *fire-resisting* must extend to the underside of a *non-combustible* roof covering or *non-combustible* eaves lining or to a point at which exposure to the *brush fence* no longer exists and must -
 - (i) have a fire resistance level (FRL) of not less than 60/60/60 when tested from the outside; or
 - (ii) be of masonry-veneer construction in which the external masonry veneer is not less than 90mm thick ; or
 - (iii) be of masonry construction not less than 90mm thick.
- (b) Openings in an *external wall* required by 6.1 to be *fire-resisting* must be protected by-
 - (i) non-openable fire windows or other construction with a fire resistance level (FRL) of not less than -/60/- ;
 - (ii) self-closing solid core doors not less than 35mm thick.
- (c) The requirements of 6.3(b) do not apply to sub-floor vents, roof vents, weepholes, control joints, construction joints and penetrations for pipes, conduits and the like.



Protection of buildings exposed to brush fences

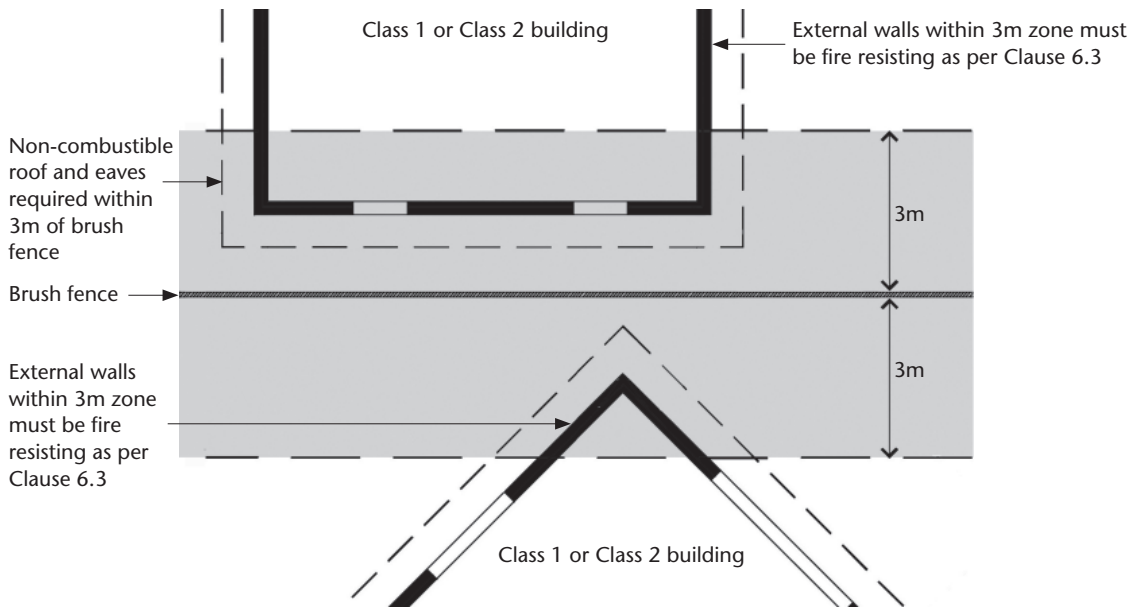


Figure 6.3 (a) Exposure of buildings to a brush fence

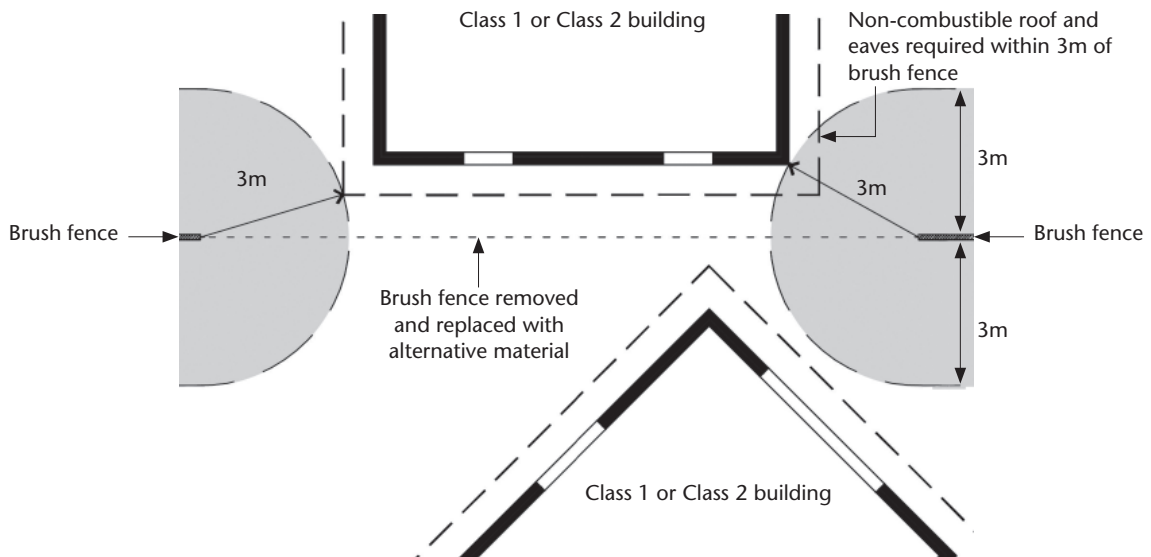


Figure 6.3 (b) Alternative to Fig 6.3(a) - remove section of brush fence to limit exposure

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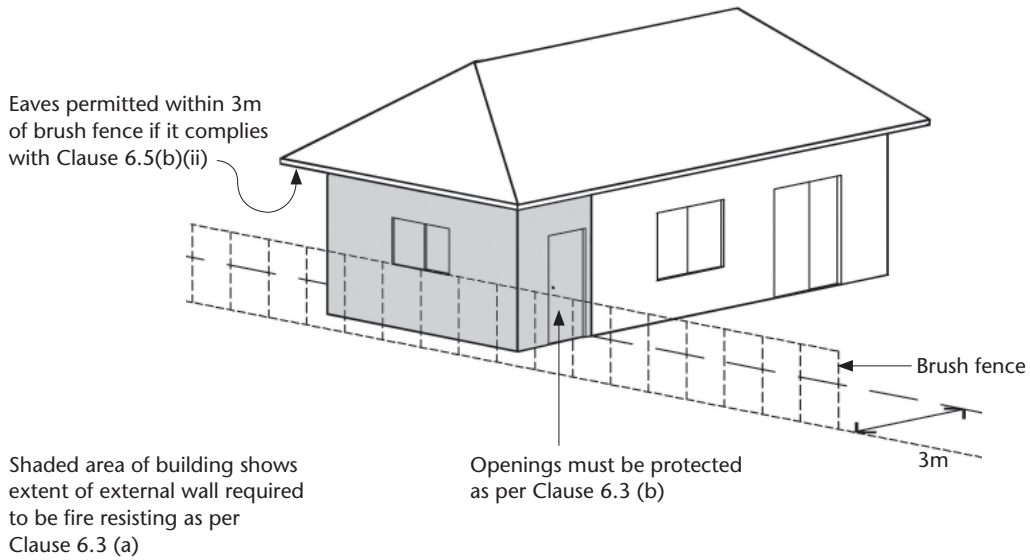


Figure 6.3 (c) Protection of openings in external wall

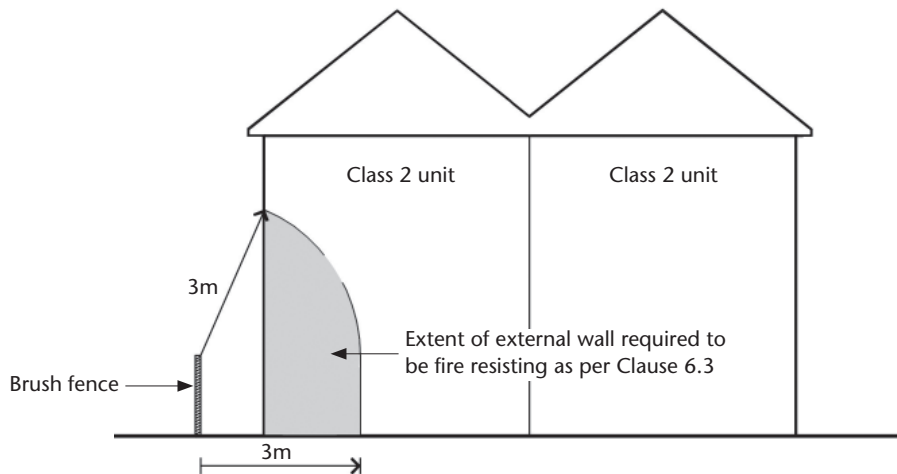


Figure 6.3 (d) Exposure of a two storey Class 2 building to a brush fence



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6.4 Class 10a buildings

- (a) Where a Class 10a building is located between a Class 1 or Class 2 building and a *brush fence*, and the Class 10a building is closer than 3 metres from the *brush fence*, the Class 1 or Class 2 building must not share a common roof space with the Class 10a building.

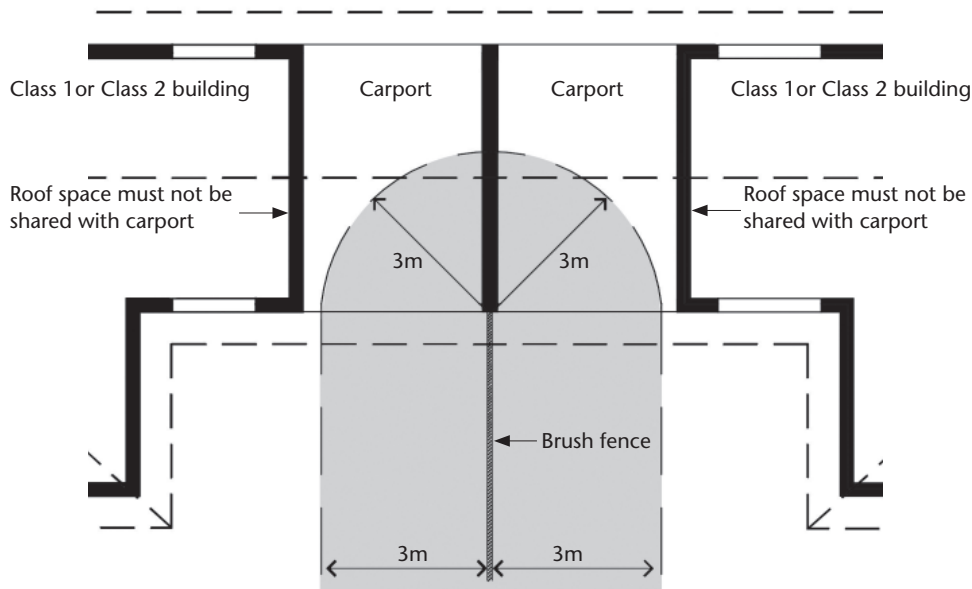


Figure 6.4 (a) Class 10a building attached to Class 1 or Class 2 building

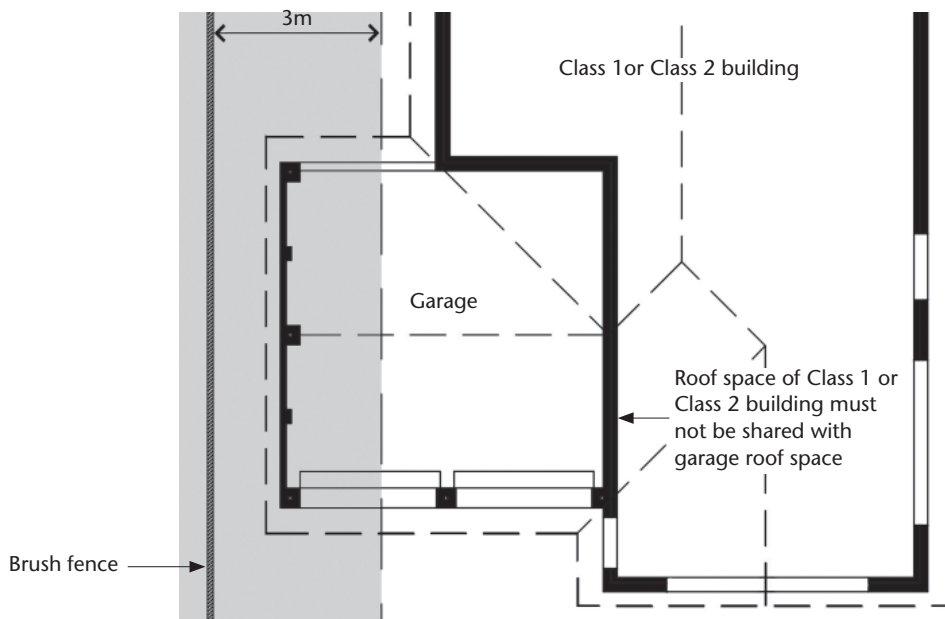


Figure 6.4 (b) Class 10a building attached to Class 1 or Class 2 building

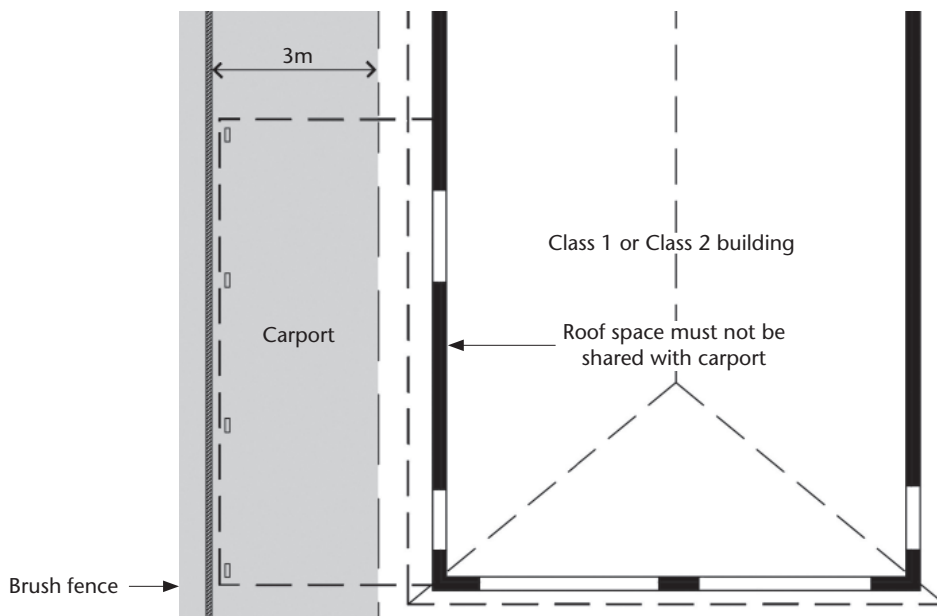


Figure 6.4 (c) Class 10a building attached to Class 1 or Class 2 building

6.5 Allowable encroachments

- (a) For the purposes of this Specification, an encroachment is any part of a building, including fittings and attachments, between the *external wall* of a Class 1 or Class 2 building and a *brush fence*
- (b) The encroachments allowed within 3 metres of a brush fence are-
 - (i) *non-combustible* fascias, gutters, downpipes and rainwater tanks; and
 - (ii) eaves with *non-combustible* roof cladding and *non-combustible* lining; and
 - (iii) flues, chimneys, pipes, domestic fuel tanks, cooling or heating appliances or other services; and
 - (iv) light fittings, electricity or gas meters, aerials or antennas; and
 - (v) pergolas or sun blinds; and
 - (vi) unroofed terraces, landings, steps and ramps, not more than 1 m in height.
- (c) For the purposes of clause 6.5(a) of this Specification, materials allowed by clause 3.7.1.2 of Volume Two of the BCA to be used in lieu of a *non-combustible* material may also be used wherever a *non-combustible* material is required by this Specification.