



BUILDING ADVISORY SERVICES

BUILDING NOTE

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APPLICATION OF PART 3.7.1 FIRE SEPARATION NATIONAL CONSTRUCTION CODE, BUILDING CODE OF AUSTRALIA, VOLUME 2 EAVES CONSTRUCTION

A recent review by Building Advisory Services of class 1 dwellings under construction has identified that the application of **Part 3.7.1.Fire Separation** and accompanying figures **3.7.1.3** and **3.7.1.9** are being applied inconsistently.

In order to ensure that building practitioners are applying the fire safety requirements correctly clarification on the application of this Part has been obtained from the Australian Building Codes Board.

The minimum separation distance for exposed timber rafters is 900mm from the allotment boundary. Encroachment to within 450mm of the allotment boundary is only permitted where the roof cladding and eaves have been lined with a non combustible material as listed under **3.7.1.2 General concession – non-combustible materials**.

Building certifiers should pay particular attention to this requirement when assessing applications for building permits and when conducting inspections to ensure compliance.

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