

TOWNHOUSE, ROW HOUSE AND VILLA CLASSIFICATIONS



The Building Code of Australia (BCA) was adopted in Queensland on 1 January 1992 and details the various classes of buildings in Australia. Prior to its release, some townhouses, row houses, and villas may have been incorrectly classified under the *Fire Services Act 1990* which defined a building as:

- » a fixed structure that is wholly or partly enclosed by walls and is roofed and includes a floating building and any part of a building but does NOT include a single dwelling house, being either a detached dwelling house or a town, terrace, row, villa or like house attached to another such house or other such houses only by a wall on two or more of its sides.

This definition may have caused different interpretations by some local government authorities, and under this definition some homes may have been classified as Class 2 buildings.

Since the introduction of the BCA, these buildings have been classified as Class 1a and therefore are exempt from the requirements of the *Building Fire Safety Regulation 2008* which classifies Class 1a under the following definition:

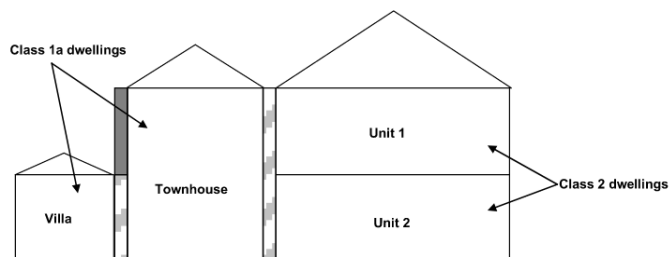
- » one or more buildings, which in association constitute Class 1a, a single dwelling, being — a detached house; or one of a group of two or more attached dwellings, each being a building, separated by a fire-resisting wall, including a row house, terrace house, town house or villa unit which is not located above or below another dwelling or another Class of building other than a private garage.

Where can I go for more information?

If you require further information, visit www.fire.qld.gov.au/buildingsafety/ for a contact list of Regional Community Safety Offices, the Fire Safety Management Tool for Owner/ Occupiers and Advisory Notes.

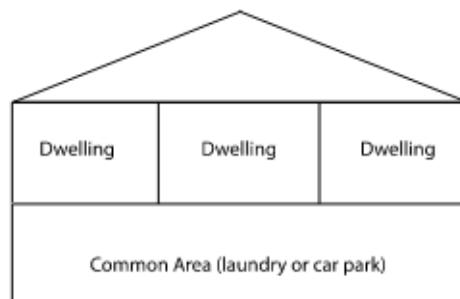
Example 1

All Class 2 dwellings must comply with the *Building Fire Safety Regulation 2008*. Class 1a dwellings are not required to comply with this regulation.



Example 2

This building cannot be classified as a Class 1a building as there is a common area that is another class of building beneath the upper floor. A townhouse, villa house, or row house can only be attached by a wall not a floor. This building would be classified as Class 2 and therefore must comply with the *Building Fire Safety Regulation 2008*.



Example 3

This building can be a town house or similar dwelling as each dwelling has a private garage on the lower level. As a Class 1a building, it is not required to comply with the *Building Fire Safety Regulation 2008*.

