



TOWN HOUSE, ROW HOUSE AND VILLA HOUSE STYLE DWELLINGS

The *Building Fire Safety Regulation 2008* (BFSR) applies to, and refers to, a *building* as defined by the *Fire and Emergency Services Act 1990*, section 104A.

building means 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) 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 2 or more of its sides;

Due to different interpretations by some local authorities prior to the introduction of the Building Code of Australia (BCA) on 1 January 1992 some structures, detailed in part (a) of the above definition, may have current approval documents identifying them 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 BFSR.

The BCA classifies Class 1a as follows:

Class 1 – one or more building, which in association constitute—

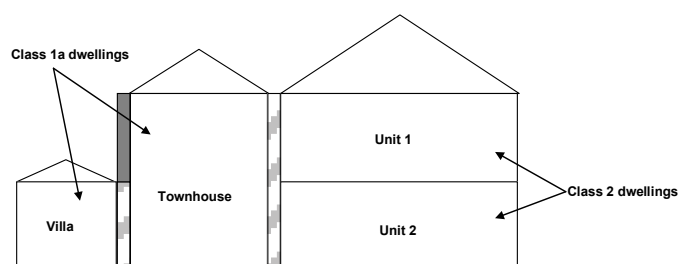
- (a) Class 1a – a single dwelling being –
 - (i) a detached house; or
 - (ii) one of a group of two or more attached dwellings, each being a building, separated by a fire-resisting wall, including a row house, terrace house, town house or villa unit;

which is not located above or below another dwelling or another Class of building other than a private garage.

Example 1

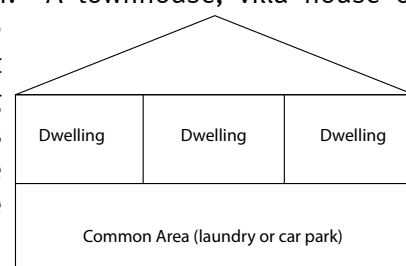
The Class 2 dwellings must comply with the BFSR.

The Class 1a dwellings are not required to comply with the BFSR.



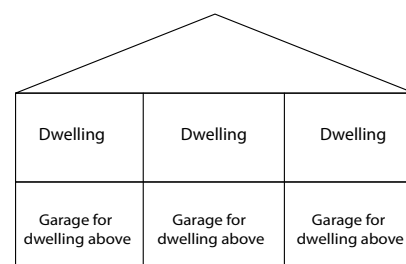
Example 2

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 BFSR.



Example 3

This building can be a town house or similar dwelling as each dwelling has a private garage on the lower level. This building is not required to comply with the BFSR.



Where can I go for more information?

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



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