

TOWNHOUSE, ROW HOUSE AND VILLA CLASSIFICATIONS

The Building Code of Australia was published on 1 January 1992, detailing the various classes of buildings in Australia. Prior to its release, some townhouses, row houses, and villas were incorrectly classified under the *Building Fire Safety Regulation 2008* and the Fire and Emergency 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 caused different interpretations by some local government authorities, and under this definition some homes may be classified as Class 2 buildings.

Since the introduction of the Building Code of Australia, 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:

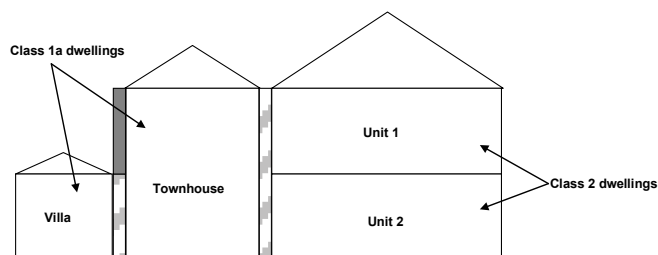
- » one or more buildings, which in association constitute Class 1a, a single dwelling, being — a detached house; or one of a group of two or more attached dwellings, each being a building, separated by a fire-resisting wall, including a row house, terrace house, town house or villa unit which is not 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 the Queensland Fire and Emergency Services Building Safety webpage at www.qfes.qld.gov.au/compliance-and-planning for a contact list of Regional Community Safety Offices, the Fire Safety Management Tool for Owner/Occupiers and Advisory Notes.

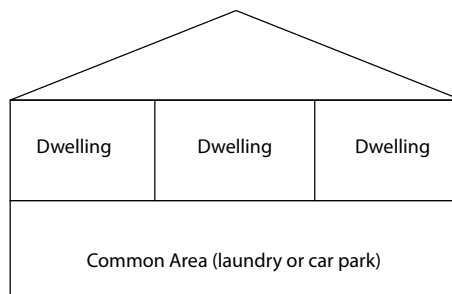
Example 1

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*.

