

# 04



**Incorporating  
AS 3959-2018**

# Building with Timber in Bushfire-prone Areas

*NCC Compliant Design and Construction Guide*



## WoodSolutions Technical Design Guides

A growing suite of information, technical and training resources, the Design Guides have been created to support the use of wood in the design and construction of the built environment.

Each title has been written by experts in the field and is the accumulated result of years of experience in working with wood and wood products.

Some of the popular topics covered by the Technical Design Guides include:

- Timber-framed construction
- Building with timber in bushfire-prone areas
- Designing for durability
- Timber finishes
- Stairs, balustrades and handrails
- Timber flooring and decking
- Timber windows and doors
- Fire compliance
- Acoustics
- Thermal performance

## More WoodSolutions Resources

The WoodSolutions website provides a comprehensive range of resources for architects, building designers, engineers and other design and construction professionals.

**To discover more, please visit**  
[www.woodsolutions.com.au](http://www.woodsolutions.com.au)

**The website for wood.**



WoodSolutions is an industry initiative designed to provide independent, non-proprietary information about timber and wood products to professionals and companies involved in building design and construction.

WoodSolutions is resourced by Forest and Wood Products Australia (FWPA). It is a collaborative effort between FWPA members and levy payers, supported by industry peak bodies and technical associations.

This work is supported by funding provided to FWPA by the Commonwealth Government.

ISBN 978-1-920883-81-2

### Researcher:

Boris Iskra

Writer: Rilke Muir

TPC Solutions (Aust) Pty Ltd

Level 6, 10-16 Queen Street

Melbourne VIC 3000

First produced: March 2010

Revised: November 2011, May 2012, September 2015,

Updated: February 2020

**© 2020 Forest and Wood Products Australia Limited.  
All rights reserved.**

These materials are published under the brand WoodSolutions by FWPA.

### IMPORTANT NOTICE

Whilst all care has been taken to ensure the accuracy of the information contained in this publication, Forest and Wood Products Australia Limited and WoodSolutions Australia and all persons associated with them (FWPA) as well as any other contributors make no representations or give any warranty regarding the use, suitability, validity, accuracy, completeness, currency or reliability of the information, including any opinion or advice, contained in this publication. To the maximum extent permitted by law, FWPA disclaims all warranties of any kind, whether express or implied, including but not limited to any warranty that the information is up-to-date, complete, true, legally compliant, accurate, non-misleading or suitable.

To the maximum extent permitted by law, FWPA excludes all liability in contract, tort (including negligence), or otherwise for any injury, loss or damage whatsoever (whether direct, indirect, special or consequential) arising out of or in connection with use or reliance on this publication (and any information, opinions or advice therein) and whether caused by any errors, defects, omissions or misrepresentations in this publication. Individual requirements may vary from those discussed in this publication and you are advised to check with State authorities to ensure building compliance as well as make your own professional assessment of the relevant applicable laws and Standards.

The work is copyright and protected under the terms of the Copyright Act 1968 (Cwth). All material may be reproduced in whole or in part, provided that it is not sold or used for commercial benefit and its source (Forest & Wood Products Australia Limited) is acknowledged and the above disclaimer is included. Reproduction or copying for other purposes, which is strictly reserved only for the owner or licensee of copyright under the Copyright Act, is prohibited without the prior written consent of FWPA.

WoodSolutions Australia is a registered business division of Forest and Wood Products Australia Limited.

# Contents

<b>Introduction</b>	<b>4</b>
<b>1. Standard Maintains the Use of Timber Frames and Construction Materials</b>	<b>6</b>
<b>2. Understanding Key Requirements</b>	<b>7</b>
<b>3. Understanding the Bushfire Attack Level</b>	<b>8</b>
<b>4. What Timbers Can We Use?</b>	<b>9</b>
<b>5. Building with Timber – Construction Requirements for Bushfire Attack Levels</b>	<b>10</b>
BAL-LOW	10
BAL-12.5	11
BAL-19	16
BAL-29	20
BAL-40	24
BAL-FZ	29
<b>6. Bushfire Flame Zone Resistant Sheet Metal Roofs</b>	<b>35</b>
<b>Appendix A. NSW Variations to Building Variations</b>	<b>40</b>

# Introduction

**Designing to 'build out' bushfires requires minimising the risk from ember, radiant heat and even flame damage. With appropriate design decisions you can create an attractive timber home, using sustainably sourced timber, both inside and out.**

Bushfires are becoming more frequent around the world and, as a consequence of global warming and changes in weather patterns, they are increasingly severe. The destruction from uncontrolled fires, some lasting for months, disrupts families, businesses and communities. The question of how and where to build or rebuild to minimise risk is being asked in many countries.

In Australia, the updated *Standard AS 3959–2018 Construction of buildings in bushfire-prone areas* has the benefit of many years of scientific development and provides an extensive guide to building homes to minimise risk for different levels of bushfire vulnerability.

***AS 3959–2018 provides construction details to:***

***improve the ability of a building to better withstand attack from bushfire; provide the building with a level of protection while the front passes; and give occupants a level of protection while a fire front passes.***

***However, because bushfires are naturally unpredictable and extreme weather conditions can present more difficulties, these measures cannot guarantee a building will survive.***

This Guide has been written to help architects, designers, builders and owners to understand the Standard and what is required for each of the Bushfire Attack Level (BAL) areas. It focuses on traditional building methods using timber.

Where applicable, the contents explain alternative ways of compliance. For instance, there are several ways to comply with the Standard with respect to windows. One is the permanent fitting of bushfire shutters or screens. Another is to lift windows higher than 400 mm off the nearest external 'horizontal' surface – this saves on the extra glazing and joinery requirements needed to protect a lower window.

Building safely means building bushfires out – it does not necessarily mean abandoning timber. In fact, the first roof system tested to comply with the most demanding BAL–FZ (Flame Zone) requirements uses seasoned plywood as a roof membrane to provide additional 'insulation' and to support other components. This roof system has now been incorporated into AS 3959 as a deemed-to-satisfy solution.

## **Updates**

New information about building with timber in bushfire-prone areas will be available at [www.woodsolutions.com.au](http://www.woodsolutions.com.au).

## **Related Publications**

'Timber Housing in Bushfire-prone Areas': An overview of the issues involved in designing and building with timber while complying with the Standard.

Information and updates will be available at [www.woodsolutions.com.au](http://www.woodsolutions.com.au)

## Adoption of AS 3959–2018 by the various Australian States and Territories.

AS3959 – 2018 *Construction of buildings in bushfire-prone areas* was formally referenced in the National Construction Code 2019 (NCC) on 1 May 2019. Although referenced, the NCC does allow State variations or deletions of some of its provisions. The following summarises the adoption of AS 3959 by the various Australian States and Territories.

*Reference should also be made to relevant State and Territory Planning requirements (e.g. the Guidelines for Planning in Bushfire Prone Areas (WAPC) for supporting information. published by the Western Australian Planning Commission and the Fire and Emergency Services Authority; Planning for Bush Fire Protection published by the NSW Rural Fire Service; Minister's Code - Undertaking Development in Bushfire Protection Areas which modifies construction requirements in relation to bushfire risk areas.*

### **Queensland, Northern Territory, Australian Capital Territory, South Australia**

Adopted without change.

### **New South Wales**

Refer to Appendix A (this Guide) regarding the modified BAL construction requirements as detailed in *Planning for Bush Fire Protection* – Addendum: Appendix 3 - NSW Rural Fire Service.

### **Tasmania**

Plus specific fire fighting vehicular access and water supply requirements as detailed in the NCC.

### **South Australia**

Refer to Minister's Code - Undertaking Development in Bushfire Protection Areas.

### **Victoria**

Minimum construction standard of BAL–12.5 in designated bushfire–prone areas. Refer *Building Amendment (Bushfire Construction) Regulations 2011*.

### **Western Australia**

Refer to the *Guidelines for Planning in Bushfire Prone Areas* (WAPC) for supporting information.

# 1 Standard Maintains the Use of Timber Frames and Construction Materials

**This Guide shows how you can design and build with timber and meet the requirements of the Australian Standard AS 3959–2018 *Construction of buildings in bushfire-prone areas to build out bushfires*.**

Written for those designing or building new homes requiring bushfire protection, this Guide will help you continue many traditional building practices and learn new ones needed to meet the requirements of AS 3959 in each of the six Bushfire Attack Levels (BAL).

**Visit [www.woodsolutions.com.au](http://www.woodsolutions.com.au) for the most up-to-date data sheets and information on building out bushfires.**

The emphasis is on keeping out embers and protecting against radiant heat and even flame contact. As part of revising the Standard, scientific testing confirmed that these are the key aspects of building out bushfires.

Most importantly, AS 3959 makes no additional requirement for internal framing. Wherever you are building, you can still use cost-effective and sustainable timber framing. As the Standard does not limit you to a concrete slab, you can still benefit from the advantages of building off the ground, which include the embodied carbon of the material and the cost advantages in construction on sloping sites.

This Guide clarifies how, where and what types of timber can be used in home construction in keeping with the Standard. Normal building practices and materials apply for the lowest bushfire-attack level (BAL–LOW) – typically applied to homes in suburbs and built-up areas. The other five levels require increasingly stringent protection of the building envelope. These are outlined in this Guide and will be updated by data sheets as new complying building and materials systems are tested and approved.

AS 3959 makes no demands on framing material, allows suspended timber-floor construction and includes options for weatherboard and other lightweight external cladding materials. These can even be used at the highest bushfire attack levels – with appropriate building techniques. For instance, the moisture-resistant fire-grade plasterboard and timber system (see pages 32 & 33) which has been tested to perform beyond the Standard's requirements.

The Standard also specifies which timbers can be used and in what ways. The Standard identifies seven bushfire-resisting timbers and two categories for other timbers suitable for a range of applications across the bushfire attack levels (see page 9). Suitable timbers include many hardwoods already used, for instance, for decking and window frames. In the lower BALs the Standard provides for the use of timber in combination with other products.

Use this Guide in conjunction with the Standard for more complex details. Our simple approach and practical instructions will help you establish what is required when building or specifying to comply with AS 3959. To this end, we have also included some design tips – based on the science behind the Standard and research from previous bushfire experiences.

# 2 Understanding Key Requirements

## What is an external horizontal surface?

A number of the Bushfire Attack Levels (BALs) specify extra requirements for building components, such as some cladding, doors and windows, that are 400 mm or closer to “an external surface which may collect smouldering embers or burning debris”. Such surfaces include the ground, a deck, balcony, carport roof, awning, etc, having an angle less than 18° to the horizontal and extending more than 110 mm in width from the door or window. (See Appendix D of AS 3959).

## Complying shutters

AS 3959 Clause 3.7 specifies that shutters must be non-removable (but operable) and, when closed, there should be no gap more than 2 mm between the shutter and wall, the sill or the head. Check the shutters comply with the Standard’s construction requirements or have been tested for the particular BAL.

***Before investing in bushfire shutters, homeowners should ensure that they comply with their site’s Bushfire Attack Level and get this in writing. They should also check that the bushfire shutters or screens can be closed and secured quickly and safely by everyone in the family.***

## Complying screens for windows and doors

Where fitted, screens for windows and doors need to be made of materials specified for the relevant BAL and have a mesh (or perforated sheet) with a maximum aperture of 2 mm. Gaps between the perimeter of screen assembly and the building element to which it is fitted should not exceed 2 mm. The frame supporting the mesh or perforated sheet needs to be made from materials specified for the relevant BAL.

## Building Materials

AS 3959 makes reference to requirements in two parts of AS 1530 to establish the suitability of certain materials or building systems at higher bushfire attack levels.

### AS 1530 Part 8 Building Materials in Bushfire-prone Areas

For bushfire-prone areas, AS 1530 offers a verification method to an approved standard for the testing and certification of building systems. AS 3959 references Part 8.1 and Part 8.2.

The test methods for building elements of construction exposed to simulated bushfire attack are:

- AS1530 Part 8.1 – Radiant heat and small flaming sources
- AS1530 Part 8.2 – Large flaming sources.

Building designers, those specifying building materials and building surveyors need to ensure that they use test reports, issued by Accredited Testing Laboratories, as quantifiable evidence of suitability for their performance-based bushfire designs and construction when required by AS 3959.

### AS 1530 Part 4 Fire Resistance Level (FRL)

The National Construction Code (NCC) defines a Fire Resistance Level (FRL) as the grading when under fire attack, in minutes, for three criteria: structural adequacy, integrity and insulation.

- Structural adequacy is the ability of a structure to maintain its stability and load-bearing capacity
- Integrity is the ability of a structure to resist the passage of flames and hot gases
- Insulation is the ability of a structure to maintain a temperature below specified limits on the surface *not exposed* to fire.

For example, a FRL requirement for glazing FRL -/30/- means there is a requirement that the glass can resist the passage of flame and hot gases for at least 30 minutes.

The relevant standard is *AS 1530 Methods for fire tests on building materials, components and structures – Fire-resistance tests of elements of construction*.

## What is decking?

The term, as used in the Standard, includes decking, stair treads and the trafficable surfaces of ramps and landings. Depending on the requirements of the relevant BAL, materials include treated and untreated timber decking boards, sheet products, concrete and ceramic tiles.

## Vents and Weepholes

When located in an external wall of a sub-floor space, screen with a mesh with a maximum 2 mm aperture made up of corrosion-resistant steel, bronze or aluminium depending on the BAL classification.

# 3 Understanding the Bushfire Attack Level

**Assessing the Bushfire Attack Level (BAL) of the home site is the first step towards building. Slope, surrounding vegetation type and proximity are part of the assessment.**

**This requirement applies to any new home construction – on new sites, infill and rebuilding and some renovations, repairs and additions in areas subject to the Standard. Local councils and shires may have other matters to be considered. Check before preparing planning applications.**

A BAL, as defined in AS 3959, considers the type of the surrounding vegetation, the distance of the vegetation from the site and the effective slope of the land under the classified vegetation. Once a site has been assessed for its BAL, plans, building methods and materials need to take the requirements of that BAL into account.

*'Slope' refers to the slope under the classified vegetation in relation to the building – not the slope between the vegetation and the building.*

**BAL-LOW** Standard construction materials and methods, including timber framing and cladding materials can be used. These sites have no special requirements as there is such a low risk of bushfire attack.

**Building wisely to the Standard includes using specific timbers for doors and frames, windows, cladding and decks.**

**BAL-12.5** Some possibility of ember attack has been identified from looking at the closeness of vegetation, the site itself and local conditions with construction elements expected to be exposed to a radiant heat flux not greater than 12.5 kilowatts per square metre (kW/m<sup>2</sup>).

**BAL-19** Sites identified as having an increasing level of predicted ember attack and burning debris ignited by wind-borne embers together with an increasing radiant heat flux, not greater than 19 kW/m<sup>2</sup>.

**BAL-29** Increasing level of chance of ember attack and burning debris ignited by wind-borne embers, together with an increasing radiant heat flux not greater than 29 kW/m<sup>2</sup>.

**Additionally, at these next BALs, fire resistant lining materials, thicker or treated glass, special shutters and building systems increase protection.**

**BAL-40** Further possibility of ember attack and burning debris ignited by wind-borne embers; together with an increasing radiant heat flux, not greater than 40 kW/m<sup>2</sup>, and an increased likelihood of exposure to bushfire flames.

**BAL-FZ** Extremely bushfire-prone, probably in a picturesque bushland setting, a home with this BAL has a predicted direct exposure risk to flames from a fire front, ember attack and a radiant heat flux greater than 40 kW/m<sup>2</sup>.

Reduce the potential for bushfire attack and damage by following the Standard's guidelines for building systems and materials and special timber choices. Following the Standard, ensuring commonsense maintenance, as well as complying with Wildfire Management Overlays (WMO) and fire authority rules and instructions, are all important.

This information is based on Appendix G of AS 3959.



# 4 What Timbers Can We Use?

**There is no restriction on what structural timber products are used for house framing. Use engineered, softwood or hardwood products as usual.**

For internal joinery applications again there are no limitations on materials. Continue with normal use of timber products for doors, wall linings, ceiling linings, floorboards, staircases, etc.

In a range of external situations, appropriately treated timber products and many high density Australian hardwoods are suitable for use in meeting the requirements of higher Bushfire Attack Levels (BAL).

For external applications, the material used depends on the designated BAL. As well as the timbers indicated in the following tables, suitably treated timbers are often an option. Your manufacturer or supplier will be able to advise you in regard to the compliance of particular treated timber products and their external application for each BAL.

Australia has a number of high density timbers that provide an inherent natural bushfire resistance. Seven of these are defined by AS 3959 (Appendix F) as bushfire-resisting timbers (BRTs). They are solid, dense hardwoods that performed well in extensive fire testing.

Both fire-retardant (FR) treated timbers and specific species can be used in many external applications. These are specified in AS 3959 and summarised in this publication. Lists of timber species with specified densities are given in Appendix E of AS 3959 *Construction of buildings in bushfire-prone areas*. The most common construction timbers from these lists are:

## **Bushfire – resisting timbers\* (BRTs)**

Blackbutt, Kwila (Merbau), Red Ironbark, River Red Gum, Silvertop Ash, Spotted Gum, Turpentine

## **Timber\* species from E1: density 750 kg/m<sup>3</sup> or greater include:**

All BRTs (above) plus:

Brownbarrel, Grey Box, Grey Gum, Grey Ironbark, Jarrah, Manna Gum, Messmate, Mountain Grey Gum, Stringybark/s Sugar Gum, Sydney Blue Gum

## **Timber\* species from E2: density 650 kg/m<sup>3</sup> or greater include:**

All species from E1 (above, including BRTs), also:

Alpine Ash, Slash Pine, Mountain Ash (Victorian Ash), Shining Gum, Cypress

\*in solid, laminated or reconstituted form.

**To ensure a ready supply of suitable species for your requirements it is a good idea to check with your usual or local timber supplier before specifying timber types.**

**Timber log walls** (gauge planed, species density of 680 kg/m<sup>3</sup> or greater at 12% moisture content) can also be used with a minimum nominal overall thickness of 90 mm and a minimum thickness of 70 mm (at the interface of two logs) and comply up to BAL-29.

Homeowners need to understand what is being used and why. Some examples of external timber applications:

- Bushfire shutters made from bushfire-resisting timber comply up to BAL-29.
- Window frames made from E2 timber such as Victorian (Mountain/Alpine) Ash comply up to BAL-19 (at any height within a wall).
- Treated pine external wall cladding that is 400 mm or more above the ground complies up to BAL-19. Such cladding can also be installed as part of a system which complies with BAL-FZ requirements that can be used at lower BALs as well (see pages 32 and 33).

# 5 Building with Timber – Construction Requirements for Bushfire Attack Levels

**The National Construction Code (NCC) applies bushfire provisions to:**

- **Class 1 buildings**
- **Class 2 & 3 buildings**
- **Class 10a buildings**
- **or deck associated with one of the above classes of buildings.**

Australian states, territories or local government authorities may require construction to AS 3959 for other classes of buildings - confirm with the authority having jurisdiction prior to commencing building design and specification work.

The National Construction Code Volume Two Performance Requirement P2.7.5 (similar wording for Class 2 and 3 buildings) says: “Buildings in bushfire prone areas: A Class 1 building or a Class 10a building or deck associated with a Class 1 building...(must) be designed and constructed to reduce the risk of ignition from a bushfire while the fire front passes.”

A Bushfire Attack Level (BAL), as defined in AS 3959, considers the type of the surrounding vegetation, the distance of the vegetation from the site and the effective slope of the land under the classified vegetation.

## BAL-LOW

**Most metropolitan and suburban blocks are defined as BAL-LOW. These sites have no special requirements as there is a very low risk of bushfire attack.**

Build as usual once BAL-LOW is confirmed by the site's local government, building surveyor or planning authority.

All traditional timber framing products and systems can be used, along with the usual timber species and treated pine for decks, balustrades, handrails, finials, pergolas, etc.

We recommend building with a timber sub-floor, rather than a concrete slab, for less environmental damage to the site and all the convenience and comfort of building off the ground.

The production of wood products uses less energy (usually sourced from finite fossil fuels) compared with some other building materials.

A timber frame also reduces your carbon footprint. Growing trees absorb carbon dioxide from the atmosphere and store the carbon so efficiently that about half the dry weight of a tree is carbon. This carbon remains locked up in the wood even when we use it for building products or furniture.

**Individual state and territory requirements may exist for this Bushfire Attack Level. Please refer to Adoption AS 3959 by the various Australian states and territories (page 5) for guidance.**

# BAL-12.5

**At BAL-12.5, some possibility of ember attack has been identified, from looking at the closeness of vegetation, the site itself and local conditions. The '12.5' means that external construction elements are not expected to be exposed to radiant heat greater than 12.5 kilowatts per square metre (kW/m<sup>2</sup>).**

For a bushfire resisting building at this BAL, the Standard allows roofs to be fully sarked as a simple means of compliance. There are requirements for windows – the most vulnerable part of the building envelope. The easiest window solution is simply to lift the bottom of the window to above 400mm from any adjacent 'horizontal' surface – such as decking, porch or garden, roof section or balcony – then extra requirements are minimal.

All traditional timber framing products and systems can be used, along with the usual timber species and treated pine for enclosed and raised decks (bearers and joists), balustrades, handrails, finials, pergolas etc.

It should also be noted that you can still build with a timber sub-floor, rather than a concrete slab, for less damage to the site, a smaller carbon footprint and all the convenience and comfort of building off the ground. *\*Note: When building with an unenclosed sub-floor, storage of combustible materials in the sub-floor space should be avoided.*

The simplest solution for decking at BAL-12.5 is to use a bushfire-resisting timber such as Merbau or an E1 timber (see page 9), or suitably fire-retardant (FR) treated timber, at least close to the house. After the first 300 mm, traditional decking such as treated pine may be used.

**Individual state and territory requirements may exist for this Bushfire Attack Level. Please refer to Adoption AS 3959 by the various Australian states and territories (page 5) for guidance.**

## BAL-12.5 requirements summary

<b>Subfloor spaces</b>	
<b>Enclosed</b>	
<ul style="list-style-type: none"> <li>posts, stumps, supports, etc</li> <li>floor bearers, joists &amp; flooring</li> </ul>	<p>All durable timber species and suitably preservative-treated timbers as usual.</p> <p>All timber species and engineered timber products as usual</p>
<b>Unenclosed</b>	
<ul style="list-style-type: none"> <li>posts, stumps, supports, etc</li> </ul> <p>Less than 400 mm above finished ground level</p> <ul style="list-style-type: none"> <li>floor bearers, joists &amp; flooring</li> </ul> <p>400 mm or more above finished ground level</p> <ul style="list-style-type: none"> <li>floor bearers, joists &amp; flooring</li> </ul>	<p>Bushfire-resisting timber.</p> <p>Bushfire-resisting timber – Flooring may be any timber flooring product where the underside is lined with sarking type material or mineral wool insulation.</p> <p>All timber species and engineered timber products as usual.</p>
<b>Internal framing</b>	All timber species and engineered timber products as usual.
<b>Internal joinery</b>	Including doors, wall lining, ceiling linings, flooring over concrete slabs, staircases, etc – all timber as usual.
<b>Fascia and bargeboards</b>	Timber as usual.
<b>Eaves lining</b>	Fibre-cement or timber as usual.
<b>Tiled roof</b>	Framing – all timber species and engineered timber framing members as usual.
Fully sarked	<p>With a sarking with a flammability index of not more than 5</p> <ul style="list-style-type: none"> <li>install sarking directly below the tile battens</li> <li>ensure that the sarking covers the entire roof area, including ridges, and is extended into gutters and valleys, with no gaps greater than 2 mm where the sarking meets fascias, gutters, valleys, etc.</li> </ul>
<b>Sheet roof</b>	Framing – all timber species and engineered timber framing members as usual.
Fully sarked	<p>With a sarking with a flammability index of not more than 5. Install as for a tiled roof (above), except that foil-backed insulation blankets may be installed over battens; and any gaps greater than 2 mm are to be sealed with one or a combination of:</p> <ul style="list-style-type: none"> <li>mesh made of corrosion-resistant steel, bronze or aluminium with a maximum 2 mm aperture, <b>or</b></li> <li>mineral wool, <b>or</b></li> <li>other non-combustible material</li> </ul>

## BAL-12.5 requirements summary

<b>Windows, shutters and screens</b>	<p>The full cover option gives you timber frames and glazing as usual for all windows:</p> <ul style="list-style-type: none"> <li>• completely protect all windows with compliant bushfire shutters or compliant screens</li> </ul>
Windows finishing 400 mm or more above an external horizontal surface (see page 7 for definition)	<p>Windows need:</p> <ul style="list-style-type: none"> <li>• timber frames as usual</li> <li>• annealed glass</li> <li>• screens (internal or external) to openable parts</li> </ul>
Windows finishing closer than 400 mm to an external surface (see page 7 for definition)	<p>Windows need:</p> <ul style="list-style-type: none"> <li>• Frames – bushfire-resisting timber <b>or</b> timber species from E2 list (see page 9)</li> <li>• Glazing – 4 mm Grade A safety glass</li> <li>• Screens – openable parts screened (internally or externally) with a mesh or perforated sheet (internally or externally) made of corrosion-resistant steel, bronze or aluminium with a maximum 2 mm aperture</li> </ul>
<p><b><i>The simplest solution is to lift windows to 400 mm or more above any external surface which may collect smouldering embers or burning debris (ground, deck or balcony, carport roof, etc).</i></b></p>	
<b>External walls, lightweight cladding</b>	Framing members – all structural timber as usual.
Cladding materials	Weatherboards, ply sheeting, fibre-cement treatments etc.
Lower 400 mm of a wall near an external horizontal surface (see page 7 for definition)	<p>Use cladding that is:</p> <ul style="list-style-type: none"> <li>• a bushfire-resisting timber <b>or</b></li> <li>• a timber species from E1 <b>or</b></li> <li>• a timber log wall (see page 9) <b>or</b></li> <li>• made from a non-combustible material <b>or</b></li> <li>• fibre-cement at least 6 mm thick <b>or</b></li> <li>• any combination of the above materials</li> </ul>
400 mm and above an external horizontal surface (see page 7 for definition)	Timber and timber products as usual.
<b>External walls, heavyweight cladding</b>	Framing members – all structural timber as usual.
Cladding materials	Brick veneer, blockwork, stone, stone cladding, etc – no special requirements.
<b>External side-hung doors</b>	
Protected doors	<p>The full cover option gives you timber doors and joinery as usual for external side-hung doors:</p> <ul style="list-style-type: none"> <li>• completely protect doors and door frames with compliant bushfire shutters <b>or</b> compliant screens</li> </ul>
Unprotected doors, unglazed	<p>The main concern is protecting the lower 400 mm section of the door. The alternatives are:</p> <ul style="list-style-type: none"> <li>• using solid, laminated or reconstituted timber having a minimum thickness of 35 mm for the lower 400 mm <b>or</b></li> <li>• attaching a non-combustible external kick-plate for the lower 400 mm to a solid, laminated or reconstituted timber having or hollow-core <b>or</b></li> <li>• installing a door constructed of non-combustible materials</li> </ul>

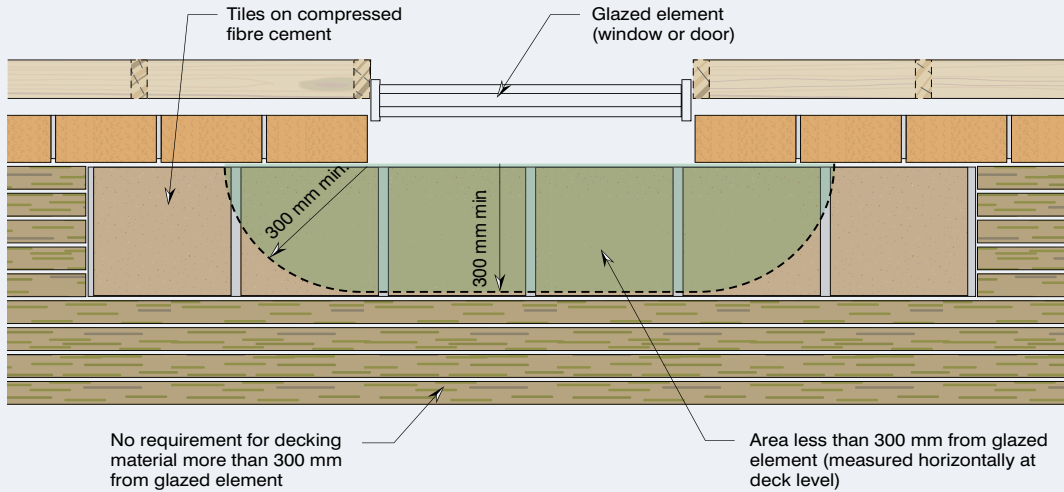
## BAL-12.5 requirements summary (continued)

Unprotected doors, glazed	<p>Install a fully-framed glazed door where the framing is:</p> <ul style="list-style-type: none"> <li>• bushfire-resisting timber <b>or</b></li> <li>• a timber species from E2 (e.g. Victorian Ash, or a suitably fire-retardant treated timber)</li> </ul> <p>Glazing in unprotected doors needs to be</p> <ul style="list-style-type: none"> <li>• 4 mm Grade A safety glass</li> </ul>
Unprotected door frames – lower 400 mm	At least the lower 400 mm of the door frame needs to be either a bushfire-resisting timber <b>or</b> a timber species from E2 (e.g. Victorian Ash or a suitably fire-retardant (FR) treated timber)
<p><b>External sliding doors</b></p> <p>Protected doors glazing as usual</p>	<p>The full cover option gives you timber frames and standard</p> <ul style="list-style-type: none"> <li>• completely protect all external sliding doors with compliant bushfire shutters <b>or</b> compliant screens</li> </ul>
Unprotected doors – glazing	<ul style="list-style-type: none"> <li>• 4 mm Grade A safety glass</li> </ul>
Unprotected doors – joinery	<ul style="list-style-type: none"> <li>• Ensure the sliding door is tight-fitting in its frame</li> <li>• Use either a bushfire-resisting timber <b>or</b> a timber species from E2 (eg. Victorian Ash or a suitably fire-retardant (FR) treated timber)</li> </ul>
Unprotected doors – screening	In this case there is no requirement to screen the openable part of the sliding door. It is assumed it will be closed during a bushfire event. If you do screen it, use a mesh or perforated sheet made of corrosion-resistant steel, bronze or aluminium with a maximum 2 mm aperture.
<p><b>Enclosed or unenclosed subfloor spaces of verandas, decks, steps, ramps and landings</b></p>	
Supports	Timber and timber products as usual.
<p>Framing</p> <p>Lightweight cladding wall enclosing the sub-floor space</p>	<p>Timber and timber products as usual.</p> <p>For the first 400 mm above a 'horizontal' surface you have the same options as for external walls.</p> <p>Use cladding that is:</p> <ul style="list-style-type: none"> <li>• a bushfire-resisting timber <b>or</b></li> <li>• a timber species from E1 <b>or</b></li> <li>• made from a non-combustible material <b>or</b></li> <li>• fibre-cement at least 6 mm thick <b>or</b></li> <li>• any combination of the above materials</li> </ul>
<p><b>Decking with enclosed, or unenclosed, sub-floor*</b></p> <p>Decking 300 mm or more from a glazed element</p>	Use timber as usual, e.g. treated pine.
Decking less than 300 mm (measured horizontally) from a glazed element	<p>The decking closest to a window that is less than 400 mm above the deck or glazed door needs to be of the following materials:</p> <ul style="list-style-type: none"> <li>• a bushfire-resisting timber (e.g. Merbau) <b>or</b></li> <li>• a timber species from E1 (e.g. Grey Ironbark) <b>or</b></li> <li>• a non-combustible material (e.g. slate or ceramic tiles)</li> </ul> <p>This first 300 mm (measured horizontally) can be achieved with a few planks of bushfire-resisting or E1 timbers, or a row of 300 mm wide tiles laid on top of, or as an inset with, your normal treated pine decking. (see BAL-12.5 Diagrams 1 and 2 on page 14).</p>

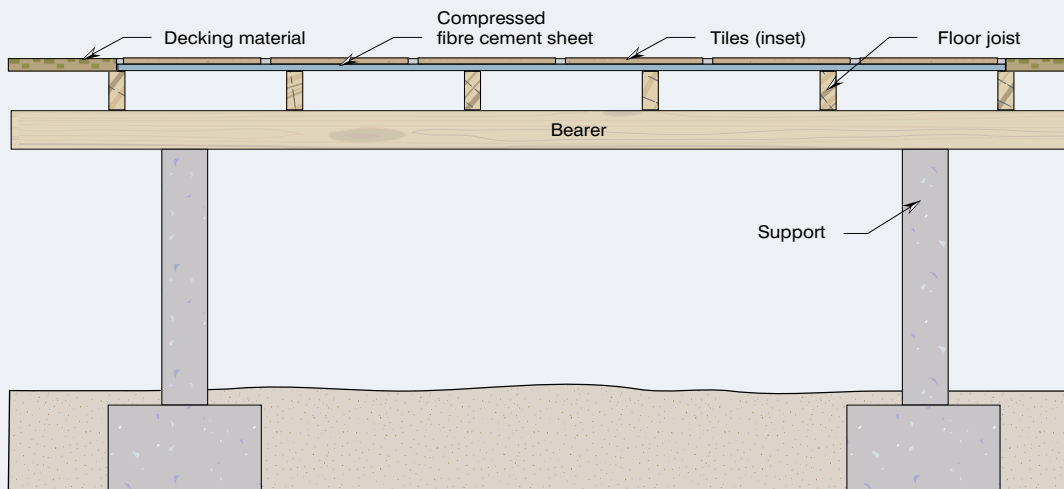
*For the simplest solution decking can be a bushfire-resisting timber such as Merbau or an E1 timber.*

BAL-12.5 diagrams 1 and 2 show a mixed material decking solution using a tile or slate insert for the first 300 mm of decking near a glazed door or window. A simpler solution is to use a fire-retardant treated, E1 or bushfire-resisting timber species for the first 300 mm close to the house. 'Decking' includes steps, porches, etc (see page 7)

**BAL-12.5 Diagram 1: Plan View**  
**Mixed material decking solution**



**BAL-12.5 Diagram 2: Elevation View.**  
**Mixed material decking solution**



## BAL-12.5 requirements summary (continued)

<b>Balustrades and handrails</b>	Timber as usual.
<b>Veranda posts</b>	All durable timber species mounted on galvanised shoes or stirrups at least 75 mm above the 'horizontal' surface
Less than 400 mm above finished ground level	<ul style="list-style-type: none"> <li>• Bushfire-resisting timber <b>or</b></li> <li>• a timber species from E1 <b>or</b></li> <li>• a non-combustible material</li> </ul>
<b>Garages, carports, verandas and similar roofed structures</b>	The Standard looks to the roof elements of these attached an adjacent structures, any separation from the main building's roof cavity and the fire resistance of the house wall to which they will abut or be near.
When an adjacent (closer than 6 metres) or attached roofed structure is separated from the main building by a fire-rated (see page 32) wall that extends to the underside of a non-combustible roof covering	All structural timber products as usual.
When the roof of an attached structure is separated from the roof space of the main building by a complying external wall	<ul style="list-style-type: none"> <li>• All structural timber products as usual</li> <li>• Roof covering must be non-combustible</li> </ul>
The separation between the house and adjacent building is 6 metres or more.	All structural timber products as usual.
<b>Pergolas and similar unroofed structures</b> (attached and adjacent)	The Standard makes no specific mention of these, therefore specify timber as usual - refer <b>Fire-grade plasterboard</b> (page 19).

*Building designers and builders have a duty to inform building owners of the design, materials and building system obligations of the BAL of their site under AS 3959 and how this will affect future repairs, replacements, extension or renovation.*



## BAL-19

**BAL-19 sites have been identified as having an increasing level of predicted ember attack and burning debris ignited by wind-borne embers. The '19' refers to an increasing radiant heat, not greater than 19 kW/m<sup>2</sup>.**

All traditional timber framing products and systems can be used, along with the usual timber species and treated pine for enclosed and raised decks (bearers and joists), balustrades, handrails, finials, pergolas, etc.

It should be noted that you can still build with a timber sub-floor, rather than a concrete slab, for less damage to the site, a smaller carbon footprint and all the convenience and comfort of building off the ground. *\*Note: when building with an unenclosed sub-floor, storage of combustible materials in the sub-floor space should be avoided.*

The simplest solution for decking at BAL-19 is to use a bushfire-resisting timber such as Merbau or an E1 timber (see page 9), or suitably fire-retardant (FR) treated timber, at least close to the house. After the first 300mm, traditional decking such as treated pine may be used.

This is the last BAL at which E2 timbers can be used for windows and doors.

Stronger, thicker glass is required for unprotected glazed doors and windows.

**Individual state and territory requirements may exist for this Bushfire Attack Level. Please refer to Adoption AS 3959 by the various Australian states and territories (page 5) for guidance.**

### BAL-19 requirements summary

#### Subfloor spaces

##### Enclosed

- posts, stumps, columns, etc

All durable timber species and suitably preservative treated timbers as usual.

- floor bearers, joists & flooring

All timber species and engineered timber products as usual.

##### Unenclosed\*

- posts, stumps, columns, etc

Bushfire-resisting timber.

Less than 400 mm above finished ground level

- floor bearers & joists & flooring

Bushfire-resisting timber – Flooring may be any timber flooring product where the underside is lined with sarking type material or mineral wool insulation.

400 mm or more above finished ground level

- floor bearers & joists & flooring

All timber species and engineered timber products as usual.

*The simplest solution on many sites will be to build well off the ground (400 mm or more). This disturbs the natural drainage as little as possible and keeps your top soil on your block. When homeowners use an unenclosed subfloor space for storage they should consider possible combustibility e.g. stacks of old newspapers, cardboard packing materials, etc. This area should also be kept free of litter and combustible materials, especially in bushfire season.*

#### Internal framing

All timber species and engineered timber products as usual.

#### Internal joinery

Including doors, wall lining, ceiling linings, flooring over concrete slabs, staircases, etc – all timber as usual.

#### Fascia and bargeboards

Timber as usual.

#### Eaves lining

Fibre-cement **or** timber as usual.

#### Tiled roof

Framing – all timber species and engineered timber framing members as usual.

Fully sarked

With a sarking with a flammability index of not more than 5. Install sarking directly below the tile battens:

- ensure that the sarking covers the *entire roof area*, including ridges, and is extended into gutters and valleys, with no gaps greater than 2 mm where the sarking meets fascias, gutters, valleys, etc



## BAL-19 requirements summary (continued)

<b>Sheet roof</b>	Framing – all timber species and engineered timber framing members as usual.
Fully sarked	With a sarking with a flammability index of not more than 5. Install as for a tiled roof (above), except that foil-backed insulation blankets may be installed over battens; and any gaps greater than 2 mm are to be sealed with one or a combination of: <ul style="list-style-type: none"> <li>• mesh made of corrosion resistant steel, bronze or aluminium with a maximum 2 mm aperture <b>or</b></li> <li>• mineral wool <b>or</b></li> <li>• other non-combustible material</li> </ul>
<b>Windows, shutters and screens</b>	The full cover option gives you timber frames and glazing as usual for all windows: <ul style="list-style-type: none"> <li>• completely protect all windows with compliant bushfire shutters <b>or</b> compliant screens</li> </ul>
Windows finishing 400 mm or more above an external horizontal surface <i>(see page 7 for definition)</i>	Windows need: <ul style="list-style-type: none"> <li>• timber frames as usual</li> <li>• annealed glass</li> <li>• screens to all parts of window</li> </ul>
Windows finishing closer than 400 mm to an external horizontal surface <i>(see page 7 for definition)</i>	Windows need: <ul style="list-style-type: none"> <li>• Frames – bushfire-resisting timber <b>or</b> timber species from E2</li> <li>• Glazing – 5 mm toughened glass</li> <li>• Screens (internal or external) to openable parts</li> </ul>
Screens	Mesh made of corrosion resistant steel, bronze or aluminium with a maximum 2mm aperture
<b>External walls, lightweight cladding</b>	Framing members – all structural timber as usual.
Cladding materials	Weatherboards, ply sheeting, fibre-cement treatments etc.
Lower 400 mm of a wall near an external horizontal surface <i>(see page 7 for definition)</i>	Use cladding that is: <ul style="list-style-type: none"> <li>• a bushfire-resisting timber <b>or</b></li> <li>• a timber species from E1 <b>or</b></li> <li>• a timber log wall <i>(see page 9)</i> <b>or</b></li> <li>• made from a non-combustible material <b>or</b></li> <li>• fibre cement at least 6mm thick <b>or</b></li> <li>• any combination of the above materials.</li> </ul>
400 mm and above an external surface <i>(see page 7 for definition)</i>	Timber and timber products as usual.
<b>External walls, heavyweight cladding</b>	Framing members – all structural timber as usual.
Cladding materials	Brick veneer, blockwork, stone, stone cladding, etc – no special requirements.
<b>External side-hung doors</b>	
Protected doors	The full cover option gives you timber doors and joinery as usual for external side-hung doors: <ul style="list-style-type: none"> <li>• completely protect doors &amp; door frames with compliant bushfire shutters <b>or</b> compliant screens</li> </ul>
Unprotected doors, unglazed	The main concern is protecting the lower 400 mm section of the door. The alternatives are: <ul style="list-style-type: none"> <li>• using solid, laminated or reconstituted timber, having a minimum thickness of 35 mm, for the lower 400 mm <b>or</b></li> <li>• attaching a non-combustible external kick-plate for the lower 400 mm to a solid, laminated or reconstituted or hollow-core door <b>or</b></li> <li>• a door constructed of non-combustible materials</li> </ul>
Unprotected doors, glazed	Install a fully-framed glazed door where the framing is bushfire-resisting timber <b>or</b> a timber species from E2 (e.g. Victorian Ash, or a suitably fire-retardant (FR) treated timber.) <ul style="list-style-type: none"> <li>• Glazing in unprotected doors needs to be 5mm toughened glass.</li> </ul>
Unprotected door frames – lower 400 mm	At least the lower 400 mm of the door frame needs to be either a bushfire-resisting timber <b>or</b> a timber species from E2 (e.g. Victorian Ash or a suitably fire-retardant (FR) treated timber.)

## BAL-19 requirements summary (continued)

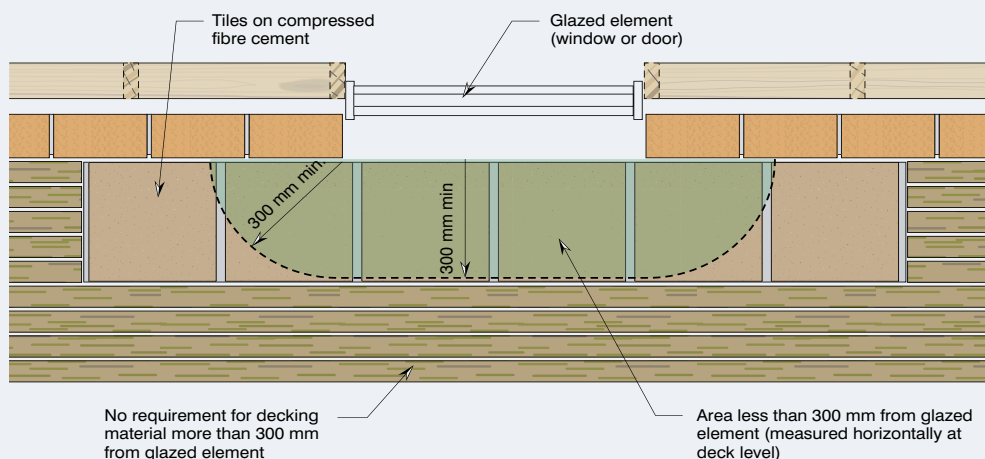
Owners should be supplied with copies of all documentation relating to compliance to the Standard of particular materials and building systems. These should be passed on to new the owners when the property is sold.

<b>External sliding doors</b>	
Protected doors	The full cover option gives you timber frames and standard glazing as usual: <ul style="list-style-type: none"> <li>completely protect all external sliding doors with compliant bushfire shutters <b>or</b> compliant screens.</li> </ul>
Unprotected doors – glazing	<ul style="list-style-type: none"> <li>5 mm toughened glass.</li> </ul>
Unprotected doors – joinery	<ul style="list-style-type: none"> <li>Ensure the sliding door is tight-fitting in its frame.</li> <li>Use either a bushfire-resisting timber <b>or</b> timber species from E2 (e.g. Victorian Ash or a suitably fire-retardant (FR) treated timber.</li> </ul>
Unprotected doors – screening	In this case there is no requirement to screen the openable part of the sliding door. It is assumed it will be closed during a bushfire event. If you do screen it, use a mesh or perforated sheet made of corrosion-resistant steel, bronze or aluminium with a maximum 2mm aperture.
<b>Enclosed and Unenclosed* subfloor spaces of verandas, decks, steps, ramps &amp; landings</b>	
Supports	Timber and timber products as usual.
Framing	Timber and timber products as usual.
Lightweight cladding wall enclosing a sub-floor space	For the first 400 mm above a horizontal surface you have the same options as for external walls. Use cladding that is: <ul style="list-style-type: none"> <li>a bushfire-resisting timber <b>or</b></li> <li>a timber species from E1 <b>or</b></li> <li>made from a non-combustible material <b>or</b></li> <li>fibre-cement at least 6 mm thick <b>or</b></li> <li>any combination of the above materials.</li> </ul>
<b>Decking with enclosed or unenclosed sub-floor</b>	
Decking 300 mm or more from a glazed element	Use timber as usual, e.g. treated pine.
Decking less than 300 mm (measured horizontally) from a glazed element	The decking closest to a window that is less than 400 mm above the deck or glazed door needs to be of the following materials: <ul style="list-style-type: none"> <li>a bushfire-resisting timber (e.g. Merbau) <b>or</b></li> <li>a timber species from E1 (e.g. Grey Ironbark) <b>or</b></li> <li>a non-combustible material (e.g. slate or ceramic tiles)</li> </ul> <p>This first 300 mm (measured horizontally) can be achieved with a few planks of bushfire-resisting or E1 timbers, or a row of 300 mm wide tiles laid on top of, or as an inset with, your normal treated pine decking. (see <i>BAL-19 Diagrams 1 &amp; 2, page 19</i>).</p>
<b>Garages, carports, verandas and similar roofed structures</b>	
When an adjacent (closer than 6 metres) or attached roofed structure is separated from the main building by a fire rated (see p32) wall that extends to the underside of a non-combustible roof covering	All structural timber products as usual.

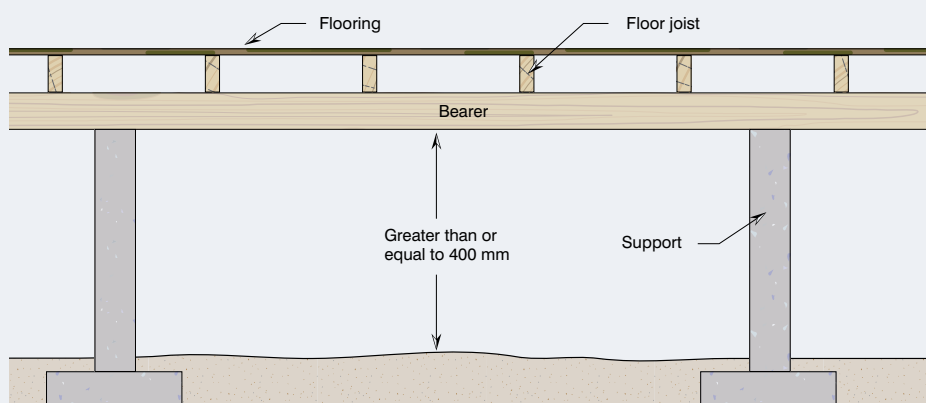
## BAL-19 requirements summary (continued)

When the roof of an attached structure is separated from the roof space of the main building by a complying external wall	<ul style="list-style-type: none"> <li>• All structural timber products as usual.</li> <li>• Roof covering must be non-combustible.</li> </ul>
The separation between the house and adjacent building is 6 metres or more.	All structural timber products as usual.
<b>Pergolas and similar unroofed structures</b> (attached and adjacent)	The Standard makes no specific mention of these, therefore specify timber as usual - refer fire-grade plasterboard below.
<b>Balustrades and handrails</b>	Timber as usual.
<b>Veranda posts</b>	All durable timber species mounted on galvanised shoes or stirrups at least 75 mm above the 'horizontal' surface
<i>Less than 400 mm above finished ground level</i>	<ul style="list-style-type: none"> <li>• Bushfire-resisting timber <b>or</b></li> <li>• a timber species from E1 <b>or</b></li> <li>• a non-combustible material</li> </ul>

**BAL-19 Diagram 1: Plan View. Mixed material decking solution.**



**BAL-19 Diagram 2: Elevation View. Mixed material decking solution.**



BAL-19 diagrams 1 and 2 show a mixed material decking solution using a tile or slate insert for the first 300 mm of decking near a glazed door or window. A simpler solution is to use a fire-retardant treated, E1 or bushfire-resisting timber species for the first 300 mm close to the house. 'Decking' includes steps, porches, etc (see page 7)

### Fire-grade plasterboard

Where a carport or similar roofed structure, such as a veranda, is attached or closer than 6 metres, BAL-19 walls need to be built as a complying external wall (meeting the construction requirements of the designated BAL) that extends to the underside of a non-combustible roof covering or a fire-rated wall (see BAL-FZ).

## BAL-29

At BAL-29 there is an increasing level of chance of ember attack and burning debris ignited by wind-borne embers. The '29' refers to the chance of an increasing radiant heat not greater than 29 kW/m<sup>2</sup>.

Bushfire-resisting timbers (see page 9) and fire-retardant (FR) treated timbers are the only timbers to be used for exposed applications. For full window and glazed door protection, timber shutters (e.g. red ironbark) suitable to BAL-29 are available.

Always check external building materials and systems have been tested and comply with Standard requirements.

**Individual state and territory requirements may exist for this Bushfire Attack Level. Please refer to Adoption AS 3959 by the various Australian states and territories (page 5) for guidance.**

### BAL-29 requirements summary

<b>Enclosed subfloor spaces</b>	
• posts, stumps, columns, etc	All durable timber species and suitably preservative treated timbers as usual.
• floor bearers, joists & flooring	All timber species and engineered timber products as usual.
<b>Unenclosed subfloor spaces</b>	
• posts, stumps, columns etc	Bushfire-resisting timber <b>or</b> non-combustible material.
• floor bearers and joists 400 mm or more above the ground	All timber species and engineered timber products as usual. (see BAL-29 Diagram 1, page 23)
less than 400 mm from the ground	Materials need to be: <ul style="list-style-type: none"> <li>• a bushfire-resisting timber <b>or</b></li> <li>• timber, particleboard or plywood flooring with the underside lined with either mineral wool insulation or sarking <b>or</b></li> <li>• a non-combustible material (e.g. fibre-cement flooring sheets).</li> </ul>
<p><i>The simplest solution on many sites will be to build well off the ground (400 mm or more). This disturbs the natural drainage as little as possible and keeps your top soil on your block. When homeowners use an unenclosed subfloor space for storage they should consider possible combustibility e.g. stacks of old newspapers, cardboard packing materials, etc. This area should also be kept free of litter, especially in bushfire season.</i></p>	
<b>Internal framing</b>	All timber species and engineered timber products as usual.
<b>Internal joinery</b>	Including doors, wall lining, ceiling linings, flooring over concrete slabs, staircases, etc. – all timber as usual.
<b>Fascia and bargeboards</b>	<ul style="list-style-type: none"> <li>• a bushfire-resisting timber <b>or</b></li> <li>• metal fixed at 450 mm centres</li> </ul>
<b>Eaves lining</b>	<ul style="list-style-type: none"> <li>• a bushfire-resisting timber <b>or</b></li> <li>• 4.5 mm fibre-cement</li> </ul>
<b>Tiled roof</b>	Framing – all timber species and engineered timber framing members as usual.
Fully sarked	With a sarking with a flammability index of not more than 5. Install sarking directly below the tile battens <ul style="list-style-type: none"> <li>• ensure that the sarking covers the <i>entire roof area</i>, including ridges, and is extended into gutters and valleys, with no gaps where the sarking meets fascias, gutters, valleys, etc.</li> </ul>

## BAL-29 requirements summary (continued)

<b>Sheet roof</b>	Framing – all timber species and engineered timber framing members as usual.
Fully sarked	<p>With a sarking with a flammability index of not more than 5. Install as for a tiled roof (above), except that foil-backed insulation blankets may be installed over battens; and any gaps greater than 2 mm are to be sealed with one or a combination of:</p> <ul style="list-style-type: none"> <li>• mesh made of corrosion-resistant steel, bronze or aluminium with a maximum 2 mm aperture <b>or</b></li> <li>• mineral wool <b>or</b></li> <li>• other non-combustible material.</li> </ul>
<b>Windows, shutters and screens</b>	<p>The full cover option gives you timber frames and glazing as usual for all windows:</p> <ul style="list-style-type: none"> <li>• completely protect all windows with compliant bushfire shutters.</li> </ul>
Windows finishing 400 mm or more above an external horizontal surface (see page 7 for definition)	<ul style="list-style-type: none"> <li>• Window frames and joinery are to be made from a bushfire-resisting timber</li> <li>• Glazing is to be 5 mm toughened glass</li> <li>• Screen (internally or externally) openable parts with a mesh made of corrosion-resistant steel, bronze or aluminium with a maximum 2 mm aperture.</li> </ul>
Windows finishing closer than 400 mm to an external horizontal surface (see page 7 for definition)	<ul style="list-style-type: none"> <li>• Window frames and joinery are to be made from a bushfire resisting timber-</li> <li>• Glazing is to be 5 mm toughened glass</li> <li>• External screens to all parts of window</li> </ul>
Screens	Mesh made of corrosion resistant steel, bronze or aluminium with a maximum 2 mm aperture
<p><b><i>Timber shutters tested as suitable to BAL-29 are available. Always check the materials and system have been tested and comply with the Australian Standard requirements.</i></b></p>	
<b>External walls, lightweight cladding</b>	Framing members – timber as usual.
Cladding materials	<ul style="list-style-type: none"> <li>• a bushfire-resisting timber, with a vapour-permeable sarking attached to the <i>outside</i> of the frame <b>or</b></li> <li>• a timber log wall (see page 9) <b>or</b></li> <li>• fibre-cement that is at least 6 mm thick</li> </ul>
<b>External walls, heavyweight cladding</b>	Framing members – all structural timber as usual.
Cladding materials	Brick veneer, blockwork, stone, stone cladding, etc – no special requirements.
<b>External side-hung doors</b>	
Protected doors	<p>The full cover option gives you timber doors and joinery as usual for external side-hung doors:</p> <ul style="list-style-type: none"> <li>• completely protect doors and door frames with compliant bushfire shutters <b>or</b> compliant screens.</li> </ul>
Unprotected doors, unglazed	<p>The main concern is protecting the lower 400 mm section of the door. The alternatives are:</p> <ul style="list-style-type: none"> <li>• using solid, laminated or reconstituted timber, having a minimum thickness of 35 mm, for the lower 400 mm <b>or</b></li> <li>• attaching a non-combustible external kick-plate for the lower 400 mm to a solid, laminated or reconstituted timber or hollow-core door <b>or</b></li> <li>• a door constructed of non-combustible materials</li> </ul>
Unprotected doors, glazed	<p>Install a fully-framed glazed door where:</p> <ul style="list-style-type: none"> <li>• the framing is a bushfire-resisting timber</li> <li>• glazing is 6 mm toughened glass</li> </ul>
Unprotected door frames	The door frame material needs to be a bushfire-resisting timber.

## BAL-29 requirements summary (continued)

<b>External sliding doors</b>	The full cover option gives you timber frames and standard glazing as usual <ul style="list-style-type: none"> <li>completely protect all external sliding doors with compliant bushfire shutters <b>or</b> compliant screens</li> </ul>
Unprotected doors – glazing	<ul style="list-style-type: none"> <li>6 mm toughened glass</li> </ul>
Unprotected doors – joinery	<ul style="list-style-type: none"> <li>Ensure the sliding door is tight-fitting in its frame</li> <li>Use a bushfire-resisting timber</li> </ul>
Unprotected doors – screening	In this case there is no requirement to screen the openable part of the sliding door. It is assumed it will be closed during a bushfire event.  If you do screen it, use a mesh or perforated sheet made of corrosion-resistant steel, bronze or aluminium with a maximum 2 mm aperture.
<b>Enclosed subfloor spaces of verandas, decks, steps, ramps and landings</b>	
Supports	Timber and timber products as usual.
Framing	Timber and timber products as usual.
Lightweight cladding wall enclosing a sub-floor space	For the first 400 mm above a horizontal surface use cladding that is: <ul style="list-style-type: none"> <li>a bushfire-resisting timber <b>or</b></li> <li>made from a non-combustible material <b>or</b></li> <li>fibre-cement at least 6 mm thick <b>or</b></li> <li>a mesh made of corrosion-resistant steel, bronze <b>or</b></li> <li>aluminium with a maximum 2 mm aperture <b>or</b></li> <li>any combination of the above materials</li> </ul>
<b>Unenclosed subfloor spaces of verandas, decks, steps, ramps and landings</b>	
Supports	<ul style="list-style-type: none"> <li>a bushfire-resisting timber <b>or</b></li> <li>a non-combustible material</li> </ul>
Framing	<ul style="list-style-type: none"> <li>a bushfire-resisting timber <b>or</b></li> <li>a non-combustible material</li> </ul>
<b>Decking with enclosed or unenclosed sub-floor</b>	Use either a bushfire-resisting timber (such as Merbau, Silvertop Ash) <b>or</b> a non-combustible material (such as slate, tiles).
<b>Garages, carports, verandas and similar roofed structures</b>	The Standard looks to the roof elements of these attached and adjacent structures, any separation from the main building's roof cavity and the fire resistance of the house wall to which they will abut or be near.
When an adjacent (closer than 6 metres) or attached roofed structure is separated from the main building by a fire-rated (see p32) wall that extends to the underside of a non-combustible roof covering	All structural timber products as usual.
When the roof of an attached structure is separated from the roof space of the main building by a complying external wall	<ul style="list-style-type: none"> <li>Build roof frame with bushfire-resisting timber <b>or</b> use all structural timber roof framing products as usual lined on the underside of the rafters with 6 mm fibre-cement sheeting</li> <li>Roof covering must be a non-combustible material</li> <li>The standard currently makes no direct reference to exposed beams and supporting posts. We recommend the use of bushfire-resisting timber</li> </ul>
The separation between the house and adjacent building is 6 metres or more.	All structural timber products as usual.

## BAL-29 requirements summary (continued)

<b>Pergolas and similar unroofed structures</b> (attached and adjacent)	The Standard makes no specific mention of these, therefore specify timber as usual - refer <b>Fire-grade plasterboard</b> below.
<b>Balustrades and handrails</b>	
125 mm or more from glazing or a combustible wall, <b>or</b> against a non-combustible wall	Use timber as usual.
Less than 125 mm from glazing <b>or</b> a combustible wall	Use either a bushfire-resisting timber <b>or</b> a non-combustible material, such as steel.
<b>Veranda posts</b>	<ul style="list-style-type: none"> <li>• Bushfire-resisting timber <b>or</b></li> <li>• a non-combustible material</li> </ul>

### *Evolution of the Standard AS 3959 – Prescriptive bushfire standard*

*Edition One 1991 – Ember attack only, no assessment.*

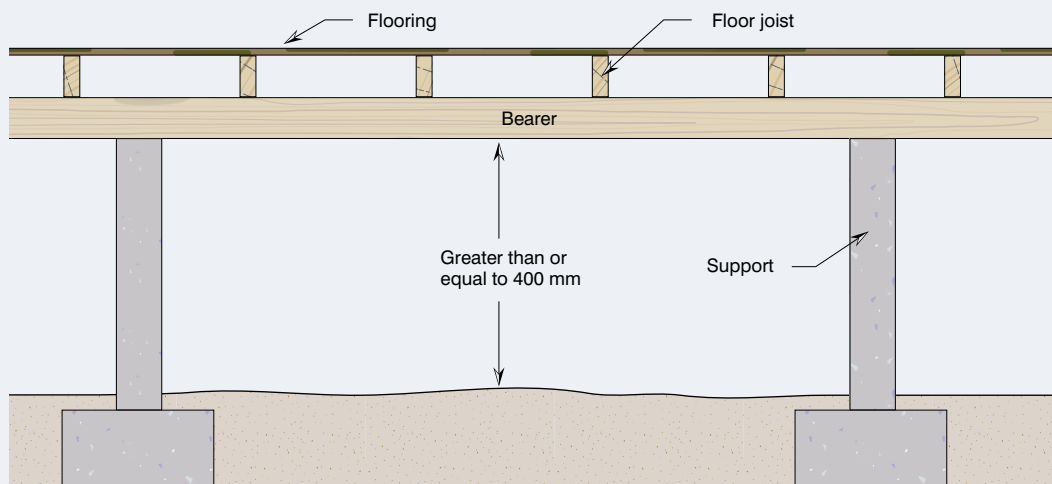
*Edition Two 1999 – Four construction levels and an assessment method; Ember and flame attack.*

*Edition Three 2009 – Six construction levels; two assessment methods; includes ember and flame attack with measurable criteria and test methods.*

### **BAL-29 Diagram 1: Elevation View.**

**Standard subfloor construction when building above the ground by 400 mm or more.**

**Use traditional and engineered wood products as usual**



### **Fire-grade plasterboard**

Where a carport or similar roofed structure, such as a veranda, is attached or closer than 6 metres, BAL-29 walls need to be built as a complying external wall (meeting the construction requirements of the designated BAL) that extends to the underside of a non-combustible roof covering or a fire-rated wall (see BAL-FZ).

## BAL-40

The second-highest Bushfire Attack Level, BAL-40 has a possibility of ember attack and burning debris ignited by wind-borne embers and an increased likelihood of exposure to bushfire flames. The '40' comes from an increasing radiant heat not greater than 40 kW/m<sup>2</sup>.

The use of fire-resistant lining materials, thicker or treated glass, special shutters and building systems increase protection. At BAL-40 a number of building materials and systems used for the building envelope (external components) need to have met the specific test methods for building elements of construction exposed to simulated bushfire attack, as indicated in AS 1530 Part 8.1 – Radiant heat and small flaming sources.

*There is no guarantee that a house will survive a bushfire event on all occasions. Consider installing a complying private bushfire shelter (bunker) for the safety of occupants in the event they cannot evacuate. Houses can be rebuilt... but lives cannot!*

Individual state and territory requirements may also exist for this Bushfire Attack Level. Refer to Adoption AS 3959 by the various Australian states and territories (page 5) for guidance.

### BAL-40 requirements summary

<b>Enclosed subfloor spaces</b>	
• posts, stumps, columns, etc	All durable timber species and suitably preservative treated timbers as usual.
• floor bearers, joists and flooring	All timber species and engineered timber products as usual.
<i>For this extreme BAL we recommend that all subfloors are enclosed.</i>	
<b>Unenclosed subfloor spaces</b>	
• posts, stumps, columns etc	<ul style="list-style-type: none"> <li>• non-combustible material <b>or</b></li> <li>• a system or material which complies with AS1530.8.1.</li> </ul>
• floor bearers, joists and flooring	<ul style="list-style-type: none"> <li>• timber members must have the underside lined with a non-combustible material (e.g. fibre-cement sheet, see BAL-40 Diagram 1, page 28) <b>or</b></li> <li>• a non-combustible material or system <b>or</b></li> <li>• material or system which complies with AS1530.8.1</li> </ul>
<b>Internal framing</b>	All timber species and engineered timber products as usual.
<b>Internal joinery</b>	Including doors, wall lining, ceiling linings, flooring over concrete slabs, staircases, etc – all timber as usual.
<b>Fascia and bargeboards</b>	• material or system which complies with AS1530.8.1. (see BAL-40 Diagram 1, page 28)
<b>Eaves lining</b>	<ul style="list-style-type: none"> <li>• 6 mm fibre-cement <b>or</b></li> <li>• 6 mm calcium silicate.</li> </ul>
<b>Tiled roof</b>	Framing – all timber species and engineered timber framing members as usual.
Fully sarked	<p>With a sarking with a flammability index of not more than 5. Install sarking directly below the tile battens:</p> <ul style="list-style-type: none"> <li>• ensure that the sarking covers the <i>entire roof area</i>, including ridges, and is extended into gutters and valleys, with no gaps where the sarking meets fascias, gutters, valleys, etc.</li> </ul>



## BAL-40 requirements summary (continued)

<b>Sheet roof</b>	Framing – all timber species and engineered timber framing members as usual.
Fully sarked	<p>Fully sarked with a sarking with a flammability index of not more than 5.</p> <p>Install as for a tiled roof (above), except that foil-backed insulation blankets may be installed over battens; and any gaps greater than 2 mm are to be sealed with one or a combination of:</p> <ul style="list-style-type: none"> <li>• mesh made of corrosion resistant steel or bronze with a maximum 2 mm aperture <b>or</b></li> <li>• mineral wool <b>or</b></li> <li>• other non-combustible material</li> </ul>
<b>Windows, shutters and screens</b>	<p>The full cover option gives you timber frames and glazing as usual for all windows:</p> <ul style="list-style-type: none"> <li>• completely protect all windows with compliant bushfire shutters</li> </ul>
Windows without compliant shutters	<ul style="list-style-type: none"> <li>• Window frames – metal</li> <li>• Glazing – 6 mm toughened glass</li> <li>• Screens – to all parts of window with a compliant material</li> <li>• Seals – materials with a flammability index no greater than 5 or silicone</li> </ul>
<b>External walls, lightweight cladding</b>	Framing members – timber as usual.
Cladding materials	<ul style="list-style-type: none"> <li>• a system complying with AS 1530.8.1. The moisture-resistant fire-grade plasterboard and timber system we recommend exceeds the requirement for the next BAL (BAL-FZ) and still enables the attractive appearance of timber (see page 32) <b>or</b></li> <li>• steel sheet (sarking required) <b>or</b></li> <li>• fibre cement cladding, with a minimum thickness of 9 mm (sarking required)</li> </ul>
<b>External walls, heavyweight cladding</b>	Framing members – all structural timber as usual.
Cladding materials	Brick veneer, blockwork, stone, stone cladding, etc – no special requirements.
<b>External side-hung doors</b>	
Protected doors	<p>The full cover option gives you timber doors, glazing and joinery as usual for external side-hung doors:</p> <ul style="list-style-type: none"> <li>• completely protect doors and door frames with compliant bushfire shutters</li> </ul>
Unprotected doors, unglazed	<p>The main concern is protecting the lower 400 mm section of the door.</p> <p>The alternatives are:</p> <ul style="list-style-type: none"> <li>• using solid timber, having a minimum thickness of 35 mm and the lower 400 mm protected behind a metal framed screen door with a mesh or perforated sheet made of corrosion resistant steel or bronze, with a maximum 2 mm aperture <b>or</b></li> <li>• use a non-combustible material, such as steel</li> </ul>
Unprotected doors, glazed	<p>Install a fully-framed glazed door where:</p> <ul style="list-style-type: none"> <li>• the framing is metal</li> <li>• glazing is 6 mm toughened glass with the lower 400 mm fitted with a compliant external screen</li> </ul>
Unprotected door frames	The door frame material needs to be a metal.
Seals	Materials with a flammability index no greater than 5 or silicone.

## BAL-40 requirements summary (continued)

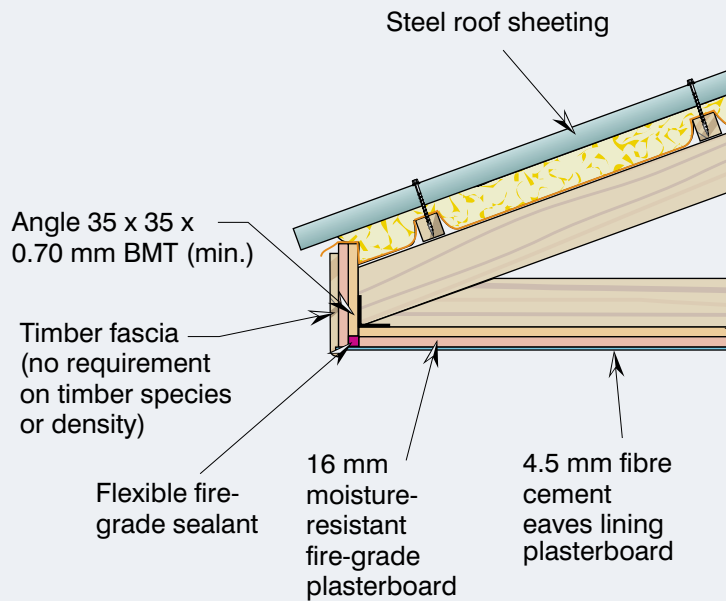
<b>External sliding doors</b>	
Protected doors	The full cover option gives you timber frames and standard glazing as usual: <ul style="list-style-type: none"> <li>• completely protect all external sliding doors with compliant bushfire shutters.</li> </ul>
Unprotected doors – glazing	<ul style="list-style-type: none"> <li>• FRL – /30/ – (see page 7 for definition) <b>or</b></li> <li>• 6 mm toughened glass behind screens to openable and fixed doors</li> </ul>
Unprotected doors – joinery	<ul style="list-style-type: none"> <li>• Ensure the sliding door is tight-fitting in its frame.</li> <li>• Use a metal material</li> </ul>
Unprotected doors – screening	In this case there is no requirement to screen the openable part of the sliding door. It is assumed it will be closed during a bushfire event. If you do screen it, use a mesh or perforated sheet made of corrosion-resistant steel or bronze with a maximum 2 mm aperture.
Seals	Materials with a flammability index no greater than 5 or silicone.
<b>Enclosed subfloor spaces of verandas, decks, steps, ramps and landings</b>	
Supports	Timber and timber products as usual.
Framing	Timber and timber products as usual.
Lightweight cladding wall enclosing a sub-floor space	For the first 400 mm above a horizontal surface use cladding that is: <ul style="list-style-type: none"> <li>• a system complying with AS 1530.8.1. The moisture resistant fire grade plasterboard and timber system we recommend exceeds even the requirement for the next BAL (BAL-FZ) and still enables the attractive appearance of timber. (see page 32) <b>or</b></li> <li>• steel sheet (sarking required) <b>or</b></li> <li>• fibre-cement cladding, with a minimum thickness of 9 mm (sarking required)</li> </ul> Screen all openings greater than 2 mm with a corrosion-resistant steel or bronze mesh or perforated sheet with a maximum aperture of 2 mm.
<b>Unenclosed subfloor spaces of verandas, decks, steps, ramps and landings</b> (see BAL-40 Diagram 2 on page 28)	
Supports	<ul style="list-style-type: none"> <li>• a system complying with AS 1530.8.1 <b>or</b></li> <li>• a non-combustible material, e.g. concrete.</li> </ul>
Framing	<ul style="list-style-type: none"> <li>• a system complying with AS 1530.8.1 <b>or</b></li> <li>• a non-combustible material, e.g. concrete.</li> </ul>
<b>Decking with enclosed or unenclosed sub-floor</b>	Decking to have no gaps and be <ul style="list-style-type: none"> <li>• a system complying with AS 1530.8.1 <b>or</b></li> <li>• non-combustible material, e.g. slate or tiles</li> </ul>

## BAL-40 requirements summary (continued)

*Building owners should be supplied with copies of all documentation relating to compliance to the Standard of particular materials and building systems. These should be passed on to new the owners when the property is sold.*

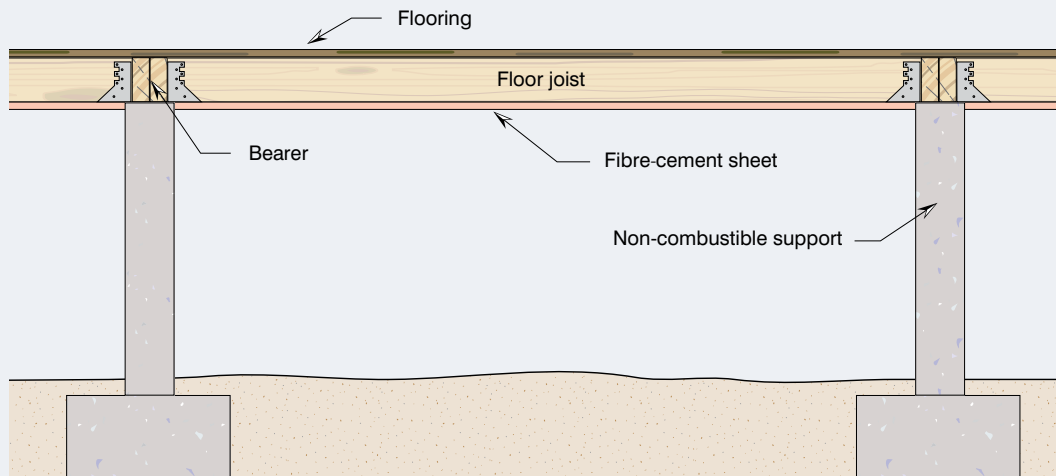
<p><b>Garages, carports, verandas and similar roofed structures</b></p>	<p>The Standard looks to the roof elements of these attached and adjacent structures, any separation from the main building's roof cavity and the fire resistance of the house wall to which they will abut or be near.</p>
<p>When an adjacent (closer than 6 metres) or attached roofed structure is separated from the main building by a fire rated (see p32) wall that extends to the underside of a non-combustible roof covering</p>	<p>All structural timber products as usual.</p>
<p>When the roof of an attached structure is separated from the roof space of the main building by a complying external wall beams and supporting posts.</p>	<ul style="list-style-type: none"> <li>• Use all structural timber roof framing products as usual lined on the underside of the rafters with 6 mm fibre-cement sheeting</li> <li>• Roof covering must be a non-combustible material</li> <li>• The Standard currently makes no direct reference to exposed</li> </ul> <p>We recommend the use of bushfire-resisting timber</p>
<p>The separation between the house and adjacent building is 6 metres or more.</p>	<p>All structural timber products as usual.</p>
<p><b>Pergolas and similar unroofed structures</b> (attached and adjacent)</p>	<p>The Standard makes no specific mention of these, therefore specify timber as usual.</p>
<p><b>Balustrades and handrails</b> 125 mm or more from glazing or a combustible wall, or against a non-combustible wall</p>	<p>Use timber as usual.</p>
<p>Less than 125 mm from glazing or a combustible wall</p>	<p>Use a non-combustible material, such as steel.</p>
<p><b>Veranda posts</b></p>	<ul style="list-style-type: none"> <li>• a non-combustible material</li> </ul>

**BAL-40 Diagram 1: Fascia solution for BAL-40 using the flame zone (FZ) tested solution for roof systems.**



*This fascia and eaves system provides a solution for lightweight cladding walls and can be used with other wall systems, such as brick veneer, for improved protection in this vulnerable area.*

**BAL-40 Diagram 2: Elevation View. Unenclosed, lined sub-floor system**



*The solution in BAL-40 Diagram 2 uses a subfloor 'ceiling' of fibre-cement sheet and non-combustible posts, columns and stumps. A more practical solution is to enclose the subfloor using a complying wall system and normal timber subfloor construction.*

#### **Fire grade plasterboard**

For BAL-40 the Standard, AS 3959 stipulates a lightweight cladding wall should comply to AS 1530.8.1. At time of printing we are unaware of any system that has been tested to comply with this requirement. There are, however, building systems that have been tested to the more rigorous requirements of BAL-FZ. Our system is easily constructed utilising a membrane of fire grade plasterboard with the external timber cladding. Just one layer of 16 mm moisture-resistant fire-grade plasterboard in this system achieves twice the required FRL of 30/30/30. Even higher FRLs can be achieved with more layers of suitable plasterboard, if desired.

*For more information refer to pages 32 and 33.*

# BAL-FZ

**This is the highest Bushfire Attack Level (BAL) in AS 3959. Very bushfire-prone, probably in a picturesque bushland setting, a home designated BAL-FZ has a predicted direct exposure risk to flames from a fire front, ember attack and radiant heat greater than 40 kW/m<sup>2</sup>.**

Following the Standard, ensuring commonsense maintenance, as well as complying with Bushfire Management Overlays (BMO) and fire authority rules and instructions, are all important. Reduce the potential for bushfire attack and damage by following the Standard's guidelines for building systems and materials and special timber choices.

In areas identified as BAL-FZ (Flame Zone) the building envelope needs extra reinforcement, especially in the most vulnerable places – such as the leading edges of roofs, glazed areas and decks where flames, embers and hot air can penetrate.

For this extreme BAL we recommend that all subfloors are enclosed, with complaint mesh on sub-floor external wall vents.

By ensuring no gaps of more than 2 mm, tight door seals and the most fire-resistant materials it is still possible to have a nice home, using lightweight cladding such as weatherboards, on the exterior. A system using a membrane of moisture-resistant, fire-grade plasterboard gives you a normal choice of exterior cladding looks (see pages 32 and 33).

The relevant BAL-FZ test methods for building elements of construction exposed to simulated bushfire attack are available in AS 1530 Part 8.2 – Large flaming sources.

***There is no guarantee that a house will survive a bushfire event on all occasions. Consider installing a complying private bushfire shelter (bunker) for the safety of occupants in the event they cannot evacuate. Houses can be rebuilt... but lives cannot!***

The BAL-FZ roofing system needs to comply with AS 1530.8.2 when tested from the outside. AS 3959 provides a deemed-to-satisfy sheet metal roofing system, utilising structural plywood, that is illustrated on pages 36-40. As new timber systems are developed and tested, further data sheets will be available at [www.woodsolutions.com.au](http://www.woodsolutions.com.au).

Building designers, those ordering building materials and building surveyors need to ensure they use test reports, issued by Accredited Testing Laboratories, as quantifiable evidence of the suitability of their performance-based bushfire designs and construction.

**Individual state and territory requirements may exist for this Bushfire Attack Level. Please refer to Adoption AS 3959 by the various Australian states and territories (page 5) for guidance.**

## BAL-FZ requirements summary

*Building owners should be supplied with copies of all documentation relating to compliance to the Standard of particular materials and building systems. These should be passed on to new the owners when the property is sold.*

<b>Enclosed subfloor spaces</b>	
• posts, stumps, columns, etc	All durable timber species and suitably preservative treated timbers as usual.
• floor bearers & joists & flooring	All timber species and engineered timber products as usual.
<b>Unenclosed subfloor spaces</b>	
• posts, stumps, columns, etc	• a system with FRL of at least 30/-/- and non-combustible <b>or</b> • a system complying with AS 1530.8.2.
• floor bearers, joists and flooring	• a system with FRL of at least 30/30/30 and non-combustible surface material <b>or</b> • protect the underside of combustible floor elements with a 30 minute resistance to incipient spread of fire system <b>or</b> • a system complying with AS 1530.8.2, when tested from the outside.
<b>Internal framing</b>	All timber species and engineered timber products as usual.
<b>Internal joinery</b>	Including doors, wall lining, ceiling linings, flooring over concrete slabs, staircases, etc all timber as usual.
<b>Fascia and bargeboards</b>	A system complying with AS 1530.8.2. Refer to the first tested system to comply (Ply membrane) (see page 38)

## BAL–FZ requirements summary (continued)

<b>Eaves lining</b>	<ul style="list-style-type: none"> <li>• a system with FRL – /30/30 <b>or</b></li> <li>• a system complying with AS 1530.8.2. Refer to the first tested system to comply (see page 38)</li> </ul>
<b>Tiled roof</b>	Framing – all timber species and engineered timber framing members as usual. The roofing system needs to comply with AS 1530.8.2 when tested from the outside.
<b>Sheet roof</b>	Framing – all timber species and engineered timber framing members as usual. The roofing system needs to comply with AS 1530.8.2 when tested from the outside (see pages 35-39)
<b>Windows, shutters and screens</b>	<p>The full cover option gives you timber frames and glazing as usual for all windows:</p> <ul style="list-style-type: none"> <li>• completely protect all windows with bushfire shutters that comply with AS 1530.8.2, when tested from the outside.</li> </ul>
Windows without compliant shutters	<p>The openable parts of the window screened with a metal-framed screen with mesh made of corrosion resistant steel or bronze with a maximum 2 mm aperture <b>and</b> be either:</p> <ul style="list-style-type: none"> <li>• a window system having FRL of – /30/ – <b>or</b></li> <li>• a window system complying with AS 1530.8.2, when tested from the outside</li> </ul>
<p><b>Vents in exterior walls need to be protected with a corrosion-resistant steel or bronze mesh with a maximum aperture of 2 mm.</b></p>	
<b>External walls, lightweight cladding</b>	Framing members – timber as usual.
Cladding materials	<ul style="list-style-type: none"> <li>• a system complying with AS 1530.8.2. when tested from the outside <b>or</b></li> <li>• a system having an FRL of 30/30/30 or -/30/30 when tested from the outside</li> </ul> <p>The moisture resistant fire-grade plasterboard and timber system we recommend exceeds this requirement and still enables the attractive appearance of timber (see pages 32 &amp; 33).</p>
<b>External walls, heavyweight cladding</b>	Framing members – all structural timber as usual.
Cladding materials	Brick veneer, blockwork, stone, stone cladding, etc – no special requirements.
<b>External side-hung doors</b>	
Protected doors	<p>The full cover option gives you timber doors, glazing and joinery as usual for external side-hung doors</p> <ul style="list-style-type: none"> <li>• completely protect doors and door frames with bushfire shutters that comply with AS 1530.8.2, when tested from the outside</li> </ul>
Unprotected doors glazed and unglazed	<p>The door system can comply for this BAL by:</p> <ul style="list-style-type: none"> <li>• having FRL of – /30/ – <b>or</b></li> <li>• complying with AS 1530.8.2 when tested from the outside</li> </ul>
Seals	Materials with a flammability index no greater than 5 or silicone.
<b>External sliding doors</b>	
Protected doors	<p>The full cover option gives you timber frames and standard glazing</p> <ul style="list-style-type: none"> <li>• completely protect all external sliding doors with bushfire shutters that comply with AS 1530.8.2 when tested from the outside</li> </ul>
Unprotected doors	<p>The door system can comply for this BAL by:</p> <ul style="list-style-type: none"> <li>• having FRL of – /30/ – <b>or</b></li> <li>• complying with AS 1530.8.2</li> </ul> <p>Ensure the sliding door is tight-fitting in the frames.</p>
Seals	Materials with a flammability index no greater than 5 or silicone.

## BAL–FZ requirements summary (continued)

<b>Enclosed subfloor spaces of verandas, decks, steps, ramps and landings</b>	
Supports	Timber and timber products as usual.
Framing	Timber and timber products as usual.
Lightweight cladding wall enclosing a sub-floor space	<ul style="list-style-type: none"> <li>• a system complying with AS 1530.8.2. when tested from the outside <b>or</b></li> <li>• a system having an FRL of 30/30/30 or –/30/30 when tested from the outside. The moisture-resistant fire-grade plasterboard and timber system we recommend exceeds this requirement and still enables the attractive appearance of timber (see pages 32 and 33).</li> </ul> <p>Screen all openings greater than 2 mm with a corrosion resistant steel or bronze mesh or perforated sheet with a maximum 2 mm aperture.</p>
<b>Unenclosed subfloor spaces of verandas, decks, steps, ramps and landings</b>	
Supports	<ul style="list-style-type: none"> <li>• a system complying with AS 1530.8.2 <b>or</b></li> <li>• a non-combustible material, e.g. concrete</li> </ul>
Framing	<ul style="list-style-type: none"> <li>• a system complying with AS 1530.8.2 <b>or</b></li> <li>• a non-combustible material, e.g. concrete</li> </ul>
<b>Decking with enclosed sub-floor</b>	<p>Decking to have <i>no gaps</i> and be</p> <ul style="list-style-type: none"> <li>• a non-combustible material, such as slate or ceramic tiles, on a compressed fibre cement substrate <b>or</b></li> <li>• a system which complies with AS 1530.8.2</li> </ul>
<b>Decking with unenclosed sub-floor</b>	<p>Decking to be</p> <ul style="list-style-type: none"> <li>• a non-combustible material <b>or</b></li> <li>• fibre-cement sheets <b>or</b></li> <li>• a system complying with AS 1530.8.2</li> </ul>
<b>Garages, carports, verandas and similar roofed structures</b>	The Standard looks to the roof elements of these attached and adjacent structures, any separation from the main building’s roof cavity and the fire resistance of the house wall to which they will abut or be near.
When an adjacent (closer than 6 metres) or attached roofed structure is separated from the main building by a fire rated (see p15) wall that extends to the underside of a non-combustible roof covering	All structural timber products as usual.
When the roof of an attached structure is separated from the roof space of the main building by a complying external wall	<ul style="list-style-type: none"> <li>• Use structural timber roof framing products as usual lined on the underside of the rafters with 6 mm fibre-cement sheeting</li> <li>• Roof covering must be a non-combustible material</li> <li>• The Standard currently makes no direct reference to exposed beams and supporting posts. We recommend the use of bushfire-resisting timber</li> </ul>
The separation between the house and adjacent building is 6 metres or more.	All structural timber products as usual.
<b>Pergolas and similar unroofed structures</b> (attached and adjacent)	The Standard makes no specific mention of these, therefore any usual timber can be specified. At this BAL we recommend a bushfire-resisting timber.

## BAL-FZ requirements summary (continued)

### or Balustrades and handrails

125 mm or more from glazing or a combustible wall, or against a non-combustible wall

Use timber as usual.

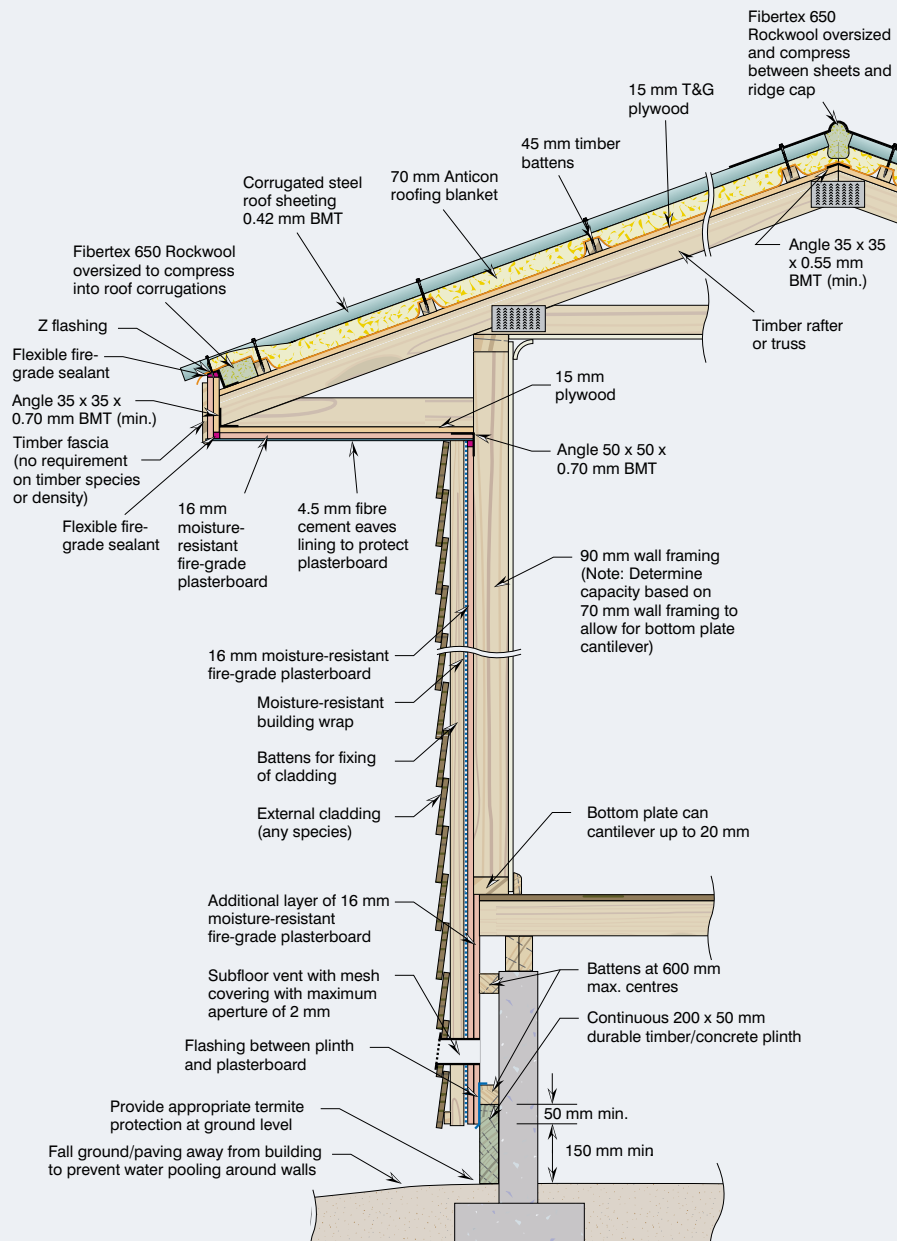
Less than 125 mm from glazing or a combustible wall

Use a non-combustible material, such as steel.

### BA-FZ Diagram 1: Sectional view.

Deemed-to-satisfy sheet metal roof and FRL 60/60/60 wall system.

Note: AS 3959 simply requires a wall FRL of 30/30/30



At this BAL an unenclosed subfloor 'ceiling' requires a system which will give at least a 30 minute resistance to incipient spread of fire.



## Fire-grade plasterboard

For BAL-FZ the Standard, AS 3959 stipulates requirements for external walls. You can use a non-combustible material such as bricks, rock, concrete blocks etc or you can continue to use attractive, space-saving lightweight cladding such as weatherboards and sheeting products such as external grade ply with “A system with an FRL (Fire Resistance Level: ) of 30/30/30 or –/30/30 when tested from the outside.” (See Section 9 of the Standard).

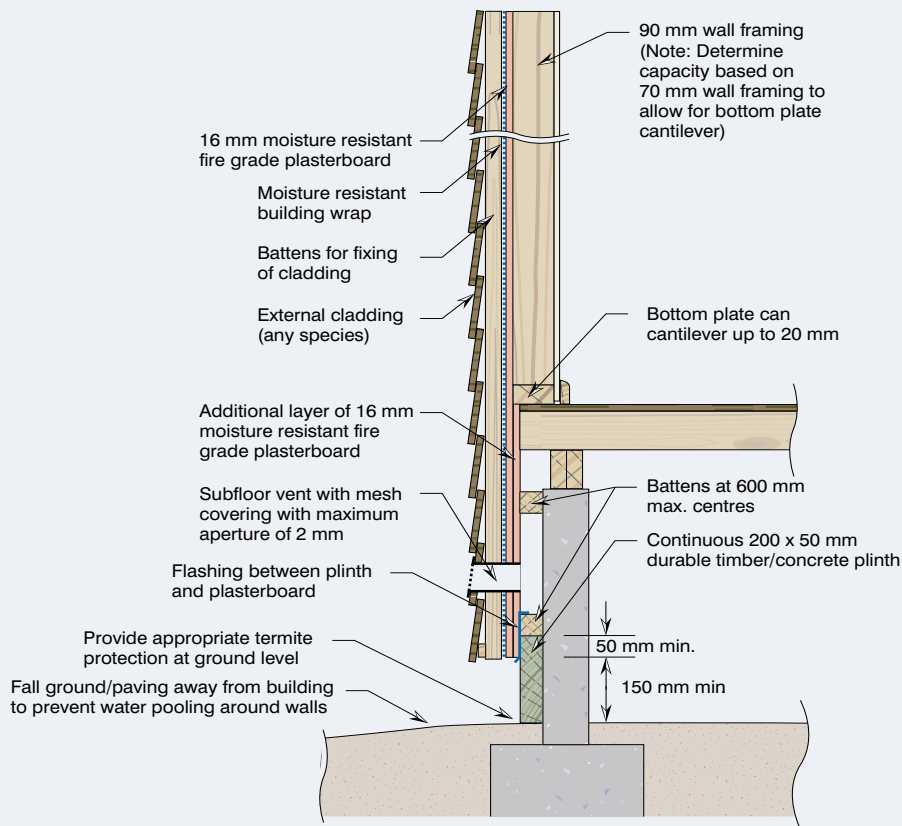
The Fire Resistance Level (FRL) is the “structural adequacy / integrity / insulation” of the system each measured in minutes.

- Structural adequacy means the ability of a structure to maintain its stability and load-bearing capacity
- Integrity is the ability of a structure to resist the passage of flames and hot gases
- Insulation means the ability of a structure to maintain a temperature below specified limits on the surface *not exposed* to fire.

For example, a FRL requirement for glazing of –/30/– means there is a requirement that the glass can resist the passage of flame and hot gases for at least 30 minutes. The relevant standard is AS 1530.4 *Methods for fire tests on building materials, components and structures – Fire-resistance tests of elements of construction*.

### BAL-FZ Diagram 2: Sectional View

#### Timber and other lightweight cladding Fire-Rated External Wall System using fire-grade plasterboard FRL 60/60/60 (Typical detail - refer plasterboard manufacturer's installation details)



BAL-FZ Diagram 2 shows a typical sectional view of the timber and other lightweight cladding Fire-Rated External Wall System using fire-grade plasterboard which achieves double the protection stipulated by the Standard. Key design elements of the system are:

1. Design the wall as a 70 mm timber frame (studs and plates) but utilise 90 mm timber framing.  
This allows the wall to be cantilevered up to 20 mm at floor level to allow for the additional layer of 16 mm moisture-resistant, fire-grade plasterboard required to enclose the subfloor space.
2. The floor joists supporting the external load-bearing walls are cantilevered to enable the installation of elements within the subfloor space.

3. Install a continuous 200 x 50 mm durable timber (e.g. H4 treated pine) or concrete plinth around the base of the system. This 50 mm thick durable timber is designed to resist burn through for up to 60 minutes and will provide the durability needed at ground level.
4. Install sheets of 16 mm moisture-resistant fire-grade plasterboard to the outside of the wall frame in accordance with the plasterboard manufacturer's requirements for fixings, spacings and joint detailing. Keep the plasterboard at least 150 mm above the ground to minimise possible water penetration.
5. Batten out the wall frame and install your timber cladding of choice over the plasterboard system.
6. Install subfloor vents to provide adequate air movement as required by your local building authority. Screen vents with a mesh made of corrosion resistant steel or bronze that has a maximum aperture of 2 mm.

The preceding assumes a subfloor with concrete or similar piers. This system can also be used in combination with a concrete slab (BAL-FZ Diagram 3) or on base brick work (BAL-FZ Diagram 4).

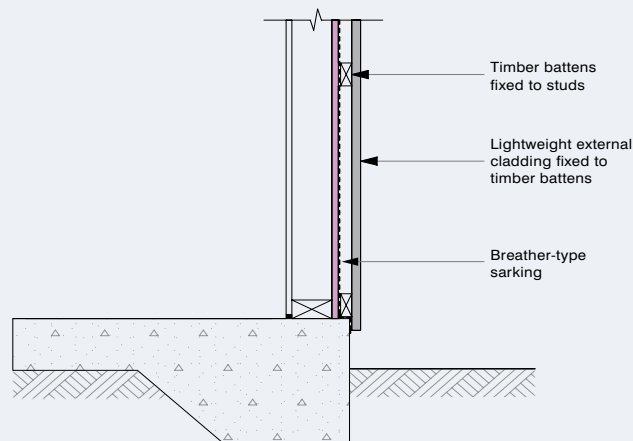
When used with a concrete slab, leave a gap of 75 mm between the bottom of the cladding and exterior ground surface to minimise possible water penetration.

With base brick work, install required screened subfloor vents and moisture/termite barriers.

As with all buildings, keep garden beds and soil away from the house to enable regular pest or fungal inspections.

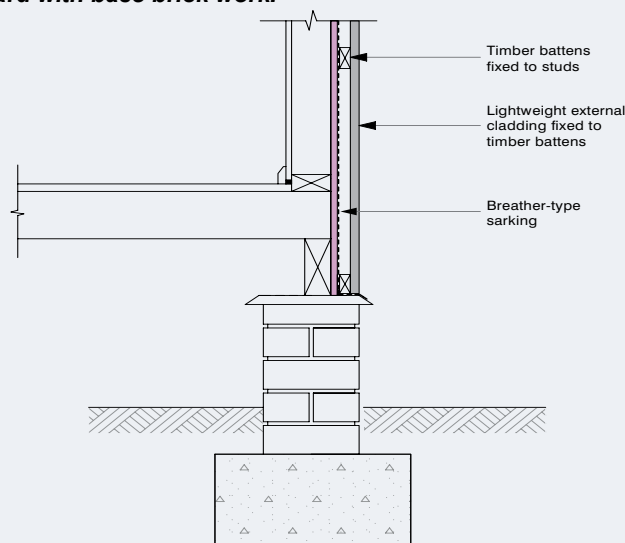
**BAL-FZ Diagram 3: Sectional view.**

**Timber and other lightweight cladding Fire-Rated External Wall System using fire grade plasterboard on a concrete slab.**



**BAL-FZ Diagram 4: Sectional view.**

**Timber and other lightweight cladding Fire-Rated External Wall System using fire-grade plasterboard with base brick work.**



# 6 Bushfire Flame Zone Resistant Sheet Metal Roofs

**The Australian Standard AS 3959 Construction of buildings in bushfire-prone areas (2009) is referenced in the National Construction Code Series Building Code of Australia.**

Under the Standard, sites that have been assessed at the highest Bushfire Attack Level, Flame Zone (BAL-FZ) must have roof and eaves systems that comply by meeting the requirements of *AS1530.8.2 Test on Elements of Construction for buildings exposed to simulated bushfire attack – large flame source*. This section details the first system for sheet metal roofs to comply and can be found in Appendix H3 of AS 3959. This plywood membrane roof system can be used in combination with any wall cladding system that complies with AS3959 to BAL-FZ, this includes systems utilising wall sheeting and weatherboard.

The roof system uses a membrane of 15 mm plywood over the rafters/trusses with 70 mm Anticon™ Roofing Blanket (glasswool). The eaves system combines 15 mm plywood and 16 mm moisture-resistant fire grade plasterboard.

As additional roof solutions are tested and certified for compliance with BAL-FZ, up-to-date information can be found at [www.woodsolutions.com.au](http://www.woodsolutions.com.au) as it becomes available.

The AS1530.8.2 test method is quite severe. The resultant building systems resemble the fire-rated requirements commonly used for wall or floor construction. Roofing installers must ensure the same level of care and supervision applies when building bushfire resisting roofs and eaves systems.

The prevention of embers, radiant heat and flames through the roof system is critical. The following details are important for the points that are known to be most vulnerable, e.g. the leading edge of roofing (at fascias, ridge, hips and valleys). Obviously, by simplifying the roof design you can reduce the opportunity for the fire to breach the roof system and gathering points for embers. You will also save on construction and material costs.

## Plywood Membrane Roof System for BAL-FZ

Plywood sheeting between the roof cavity and insulation system provides a rigid base for the mineral wool and is a material that will smoulder rather than melt and collapse in extreme conditions.

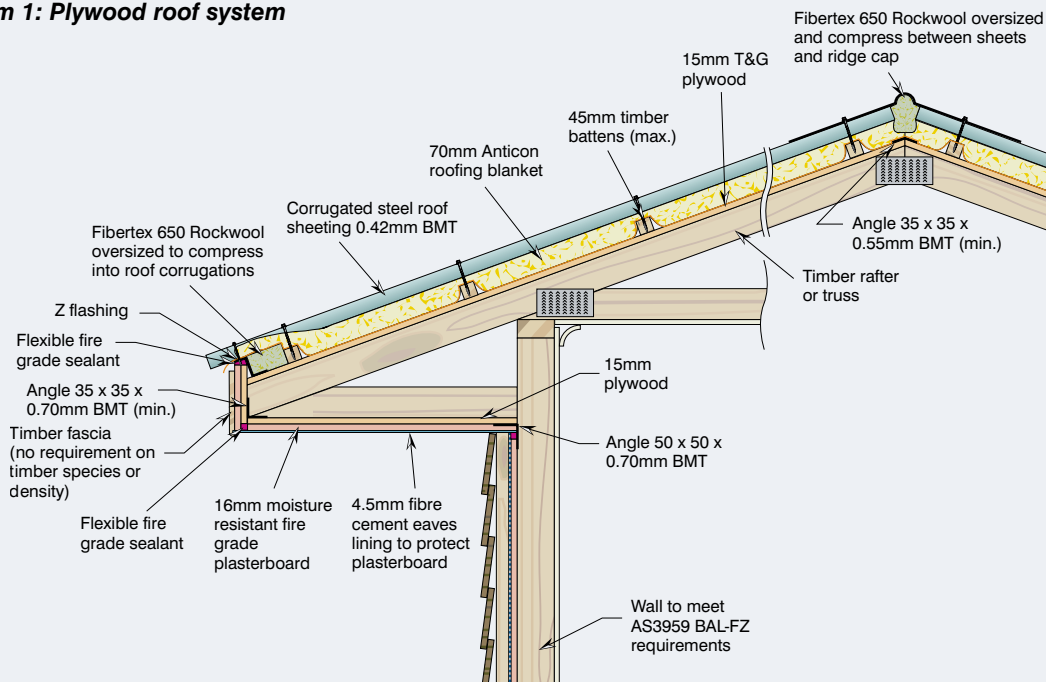
To meet the test Standard:

- 15 mm tongue and grooved (T&G) plywood is placed directly over the rafters/trusses, with the face veneer at right angles to the rafter direction.
- The end joints must be made over rafter edges.
- Where a free end is unavoidable, use a nogging (not less than 70 mm x 35 mm) running between the rafters and set flush to the top of the rafters.
- Each plywood panel must be continuous over more than one span.

Readily available plywood stress grades are F11 and F14.

Diagram 1 shows the AS3959 BAL-FZ compliant roof system using a plywood membrane.

**Diagram 1: Plywood roof system**



### Fixing Plywood

To fix the plywood to the rafters/trusses, use the same method as for fixing plywood flooring, (detailed in AS1684 *Residential timber-framed construction* standards).

Space nails and/or screws at 150 mm centres at panel ends and at 300 mm centres at intermediate rafters/trusses and noggings. Do not fix the plywood at less than 10 mm from edges.

<b>Hand driven nails</b>	2.8 mm minimum diameter, flathead or bullet head nail, minimum length of 40 mm (this length is 2.5 times plywood thickness)
<b>Gun driven nails</b>	2.5 mm minimum diameter gun nails, minimum length of 40 mm (this length is 2.5 times the plywood thickness)
<b>Screws to timber joists</b>	No. 8 x 30 self-drilled countersunk wood screws.

At the ridge and valley position, the plywood joint must be covered by a 35 x 35 mm x 0.55BMT (BMT = base metal thickness) angle or flashing.

## **Battens**

Use timber battens with a maximum size of 45 mm x 90 mm. Traditional timber battens are 35-38 mm thick and therefore comply. They are also easy to handle and fix.

When fixing battens to rafters/trusses roofing installers need to comply with the specific tie-down as required for the site's location.

## **Insulation**

Roof systems for BAL-FZ require additional steps and materials compared to traditional steel roofs. The steps described below detail how to provide protection to the points known to be most vulnerable. e.g. the leading edge of roofing (at fascias, ridge, hips and valleys). These steps are vital to ensure that the roofing system performs as tested, to limit the possibility of entry of embers, radiant heat and flames.

## **Roof area**

To comply with the tested system, lay 70 mm Anticon™ Roofing Blanket over the roof filling the void between the plywood deck and the underside of the metal sheet.

*Note: The original tested system used a 75 mm Anticon roofing blanket which is now no longer manufactured. Bradford Insulation have confirmed that the performance of the (new) 70 mm blanket is equivalent to the 75 mm blanket tested.*

## **Interface with fascia**

At the interface of the metal roof sheet and the fascia, use an oversized Fibretex 650 Rockwool strip to seal between the plywood and the roof sheet. The Rockwool strip is to be 75 mm thick by 90 mm high, fitted snugly between the Z flashing and the first lower roof batten and placed continuously along the roof's edge (see Diagram 2). The Anticon™ Roofing Blanket (foil facing down) is laid over the battens and the Rockwool strip and under the roof sheeting. Compress the blanket, along with the Rockwool, to assist in sealing off the leading edge of the roof sheeting.

## **Roof ridge and hips**

At the ridge and hips, install a 90 mm high by 75 mm thick strip of Fibretex 650 Rockwool fitted between the ends of the roof sheets so that the Rockwool is compressed to 50 per cent of its thickness and placed above the Anticon™ Roofing Blanket.

## **Valleys**

On both sides of the valley, install two layers of 15 mm plywood 'strips' on top of the plywood membrane cut to neatly fit under the valley gutter.

At the interface of the metal roof sheet and the valley, use an oversized Fibretex 650 Rockwool strip to seal between the plywood and the roof sheet. The Rockwool strip is to be 75 mm thick by 90 mm high, fitted snugly between the Z flashing and the first lower roof batten and placed continuously along both valley edges – detail similar to Diagram 2. Between the Z flashing and the double plywood strips, apply fire grade sealant along each side of the valley.

The Anticon™ Roofing Blanket (foil facing down) will cover the Rockwool strip but needs to be trimmed back to the Z flashing to avoid moisture problems. Compress the blanket, along with the Rockwool, to assist in sealing off the leading edge of the roof sheeting.

## **Roof Sheeting**

To reach AS1530.8.2 *Test on Elements of Construction for buildings exposed to simulated bushfire attack – large flame source*, use 0.42 mm BMT corrugated roof sheets that comply with AS1445. Fix the roof sheets normally, except you need to apply double fixings along the leading edge of the roof into the Z flashing (see detail plan view, Diagram 3).

## Eaves, Fascia And Barge Boards

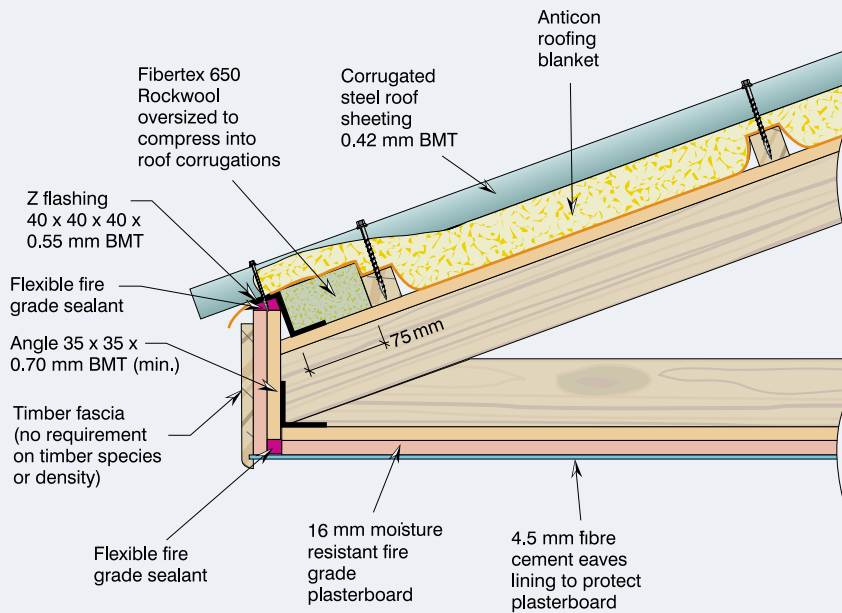
Testing revealed that eaves and fascia construction does not benefit from the inclusion of insulation, so the system requires a different approach.

The BAL-FZ sheet metal roof system solution for fascia and eaves takes advantage of the strength of plywood in both the eaves soffit and fascia to achieve fire resistance. It combines 15 mm plywood and 16 mm fire-grade moisture-resistant plasterboard to effectively seal the building envelope at these points.

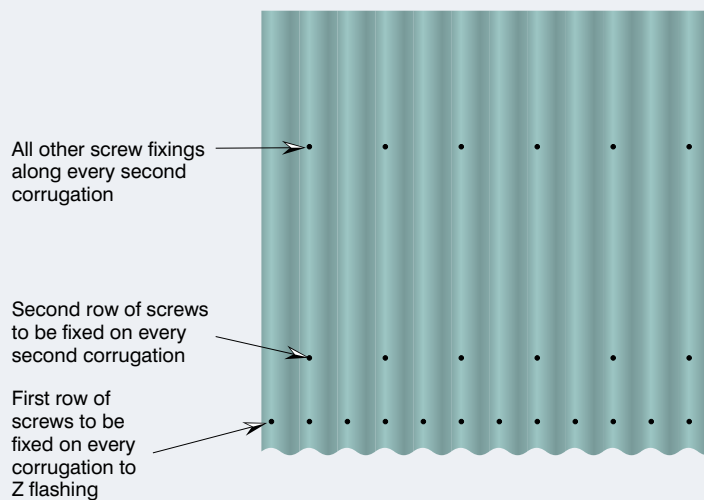
First fix the plywood sheet to the framing (using the same methods described for the roof).

Over the plywood, fix 16 mm fire grade moisture-resistant plasterboard to the timber framing using 38 mm x 6 g needlepoint screws at 150 mm centres – plasterboard oriented so that butt joints do not fall on joints in plywood.

**Diagram 2: Eaves, Fascia and Bargeboard details for compliant sheet metal roof systems.**



**Diagram 3: Detail, Roof fixing requirements**



### **Joists, corners and abutting sections**

Use flexible fire-grade mastic to seal joints in the 16 mm fire-grade moisture-resistant plasterboard, corners or where the plasterboard abuts another element.

Support the plasterboard by using 35 x 35 x 0.70 mm angles, timber noggings or follow the plasterboard manufacturer's requirements.

### **Weather protection**

Cover the 16 mm fire-grade moisture-resistant plasterboard with a weather protector. For the:

- Eaves soffit – 4.5 mm (minimum) fibre cement eaves lining.
- Fascias or bargeboards – standard 19 mm timber fascia.

These elements are an integral part of the roof system.

### **Other issues**

This data sheet details the roof system requirements to meet the fire resistance mandated by the test method.

This data sheet does not address other issues, such as durability, ventilation, structural adequacy, bracing, fixing (unless required by the fire test) or tie-down that may affect the roof. Designers and/or roofing installers should seek information on these matters from relevant technical sources.

### **Using materials of other thicknesses or densities**

Information contained in this data sheet represents the minimum to meet the tested system. Products that are thicker or denser may be used, unless otherwise indicated herein.

### **Proprietary products**

Products that are described by manufacturer's name (eg Anticon™) cannot be substituted for similar products.

### **Compliance information**

This section outlines how to comply with BAL-FZ with a sheet metal roof. It outlines the requirements as described in AS3959 *Construction of buildings in bushfire-prone areas* Standard. The system described above complies with AS1530.8.2 *Methods for fire tests on building materials, components and structures*. The report on which this is based is:

Exova Warringtonfire Report No: 23626A-07 – An assessment of the bushfire attack level (BAL) performance of various sheet metal roof systems if tested in accordance with AS1530.8.2-2007 Section 16 (Flame Zone).

### **Wall cladding systems and other exterior construction elements**

The roof system can be used in combination with any wall cladding system that complies with AS3959 to the relevant bushfire attack level. A system combining traditional light-weight cladding materials (including weatherboard and fibre cement sheeting) and a moisture-resistant, fire-grade plasterboard can achieve a Fire Resistance Level (FRL) in excess of the Standard requirements at BAL-FZ (FRL 30/30/30). Find out more from your specialist plasterboard supplier.

Ensure that alternative exterior wall sections used in combination with, or to replace, brick veneer comply with the relevant requirements in the Standard.

# A Appendix A – NSW variations to building requirements

## Simplified Bushfire Standard Complying Timber Construction in NSW

The NSW building regulations vary the requirements in the Acceptable Construction Manual within the Building Code of Australia (BCA) for construction in Bushfire-prone Areas.

To help understand the differences between construction to the AS3959 *Construction of buildings in bushfire-prone areas* standard, as spelt out in WoodSolutions Technical Design Guide 04 *Building with Timber in Bushfire prone Areas* and Planning for Bushfire Protection - Addendum: Appendix 3, NSW Rural Fire Service - Planning for Bush Fire 'Protection' the following table incorporates the requirements of both guides.

Although every effort has been taken to reflect the requirements contained in the NSW Rural Fire Service - Planning for Bush Fire Protection and AS 3959 *Construction of buildings in bushfire-prone areas* standard, it is recommended that this Appendix be used in conjunction with these two documents, especially where in doubt.

### Reading the Tables

Information provided within the following table relates to the minimum allowable construction requirements for timber and wood products. There are many other non-timber systems that can be used and are described in this Guide or AS3959. Solutions described in a higher BAL level can also be used in lower BAL levels. For simplicity the higher performing solutions are not repeated in the lower BAL levels.

For construction solutions in BAL-40 and FZ the NSW Rural Fire Service also considers flaming materials will increase the exposure and "...can contribute to the risk of loss of life and compromise the ability of residents to defend their property and egress from the building once the bush fire front has passed."

Comment: This is the view of the NSW-RFS although there is no research that has been published that demonstrates that there is any greater risk to residents than that posed by the surrounding flaming vegetation.



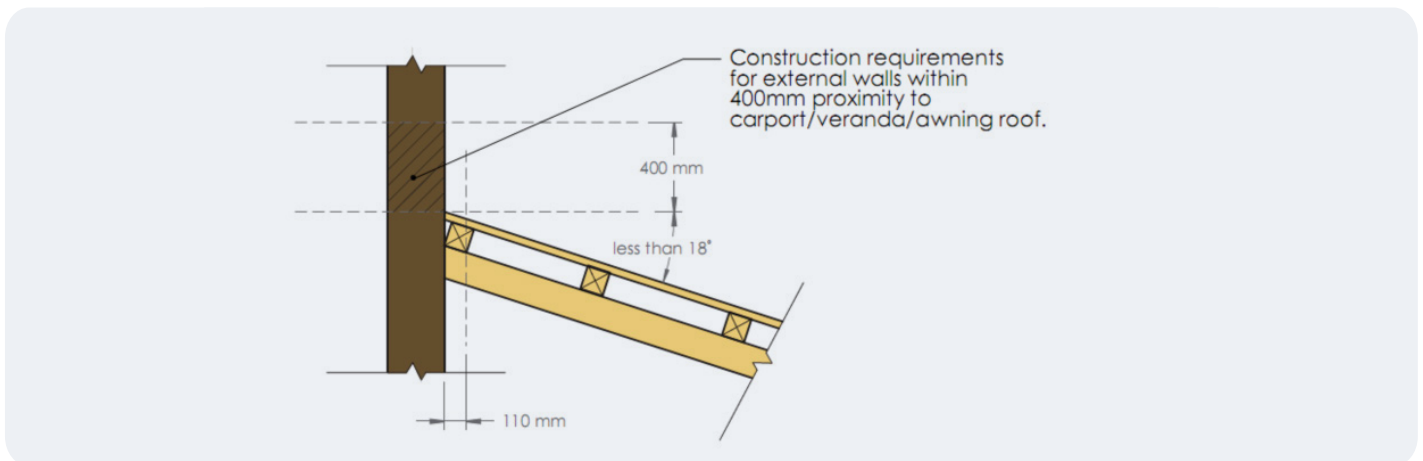
Building element	BAL-12.5 and BAL-19	BAL-29	BAL-40	BAL-FZ
<b>Building subfloor space – enclosed</b>				
<b>Wall enclosing subfloor space</b>	Less than 400 mm from the ground or an external horizontal surface <sup>1</sup> use timber framing provided the framing is clad with non-combustible material such as fibre cement or timber with density of 750 kg/m <sup>3</sup> or greater.  400 mm or more above the ground <sup>1</sup> there are no construction requirements any timber framing or cladding can be used.	All timber framing <b>provided</b> the framing is clad with non-combustible sheet material (6 mm fibre-cement) or bushfire-resisting timber. <sup>2</sup>	All timber framing <b>provided</b> the framing is clad with masonry, steel material or min 9 mm fibre-cement.	NSW building regulations do not recognise deemed-to-satisfy construction solutions within this BAL. Building designs will require an Performance Solution.
<b>Posts, stumps, columns, etc</b>	All durable timber species and suitable preservative treated timber as usual.			
<b>Floor bearers and joists</b>	All timber species and engineered timber products as usual.			
<b>Flooring</b>	All timber T & G, plywood and particleboard products as usual.			
<b>Building subfloor space - open</b>				
<b>Posts, stumps, columns, etc</b>	Bushfire-resisting timber <sup>2</sup>		Brick, steel or concrete stumps	NSW building regulations do not recognise deemed-to-satisfy construction solutions within this BAL. Building designs will require an Performance Solution.
<b>Floor bearers and joists</b>	Less than 400 mm above the ground use bushfire-resisting timbers <sup>2</sup> or line the underside of the floor framing with fibre cement or sheet metal (roofing), refer Figure 2.  400 mm or more above the ground there are no construction requirements any timber can be used. <sup>4</sup>	All timber framing <b>provided</b> the underside of the lowest joist or bearer is protected with a non-combustible material such as a metal sheeting or fibre cement sheeting.		
<b>Flooring</b>	Less than 400 mm from the ground provided the underside is lined with sarking or mineral wool or bushfire-resisting timbers <sup>2</sup> all timber T & G, plywood and particleboard products as usual.  400 mm or more above the ground there are no construction requirements any timber timber T & G, plywood and particleboard products as usual.	All timber species <b>provided</b> the underside of the lowest joist or bearer is protected with a non-combustible material such as a metal sheeting or fibre cement sheeting, all timber T & G, plywood and particleboard products as usual.		
<b>Internal framing</b>	All timber species and engineered timber products as usual.			
<b>Internal joinery</b>	Including doors, wall lining, ceiling linings, staircases, etc, all timber as usual.			
<b>Fascia and barge boards</b>	All durable timber species and suitable preservative treated timber as usual.	Bushfire-resisting timber <sup>2</sup>	AS1530.8.1	
<b>Eaves linings and gables including joining strips</b>	All durable timber species and suitable preservative treated timber as usual.	Bushfire-resisting timber <sup>2</sup>	AS1530.8.1	
<b>Tile roof</b>	Framing – all timber species and engineered timber framing members as usual.			
<b>Sheet roof</b>	Framing – all timber species and engineered timber framing members as usual.			
<b>External windows</b>				
<b>Protected window frames</b> (fitted with screen or shutter, refer to AS3959 for shutter and screen requirements for each BAL Level)	All durable timber species and suitable preservative treated timber as usual.			NSW building regulations do not recognise deemed-to-satisfy construction solutions within this BAL. Building designs will require an Performance Solution.
<b>Unprotected window frames</b>	400 mm or more above an external horizontal surface <sup>1</sup> all durable timber species and suitable preservative treated timber as usual.  Closer than 400 mm to an external horizontal surface <sup>1</sup> timber species with density 650 kg/m <sup>3</sup> or greater. <sup>4</sup>	Bushfire-resisting timber <sup>2</sup>	AS1530.8.1 complying system	

Building element	BAL-12.5 and BAL-19	BAL-29	BAL-40	BAL-FZ
<b>External walls</b>				
<b>Framing for all wall surfaces</b>	All structural timber and engineered wood products, as usual.			NSW building regulations do not recognise deemed-to-satisfy construction solutions within this BAL. Building designs will require an Performance Solution.
<b>Wall surface</b> less than 400 mm above the ground or an external horizontal surface <sup>2</sup>	Weatherboard plywood, hardboard with density of 750 kg/m <sup>3</sup> or greater <sup>4</sup> and log construction with density of 680 kg/m <sup>3</sup> or greater and minimum thickness of 70 mm.	Bushfire-resisting timber <sup>2</sup> and log construction with density of 680 kg/m <sup>3</sup> or greater and minimum thickness of 70 mm.	Wall surface made of non combustible material such as masonry, concrete, 9 mm fibre cement or steel sheeting. No limits on frame material.	
<b>Wall surface</b> 400 mm or more above the ground or an external horizontal surface <sup>2</sup>	All durable timber species and suitable preservative treated timber as usual.			
<b>External door</b>				
<b>Protected door</b> (fitted with screen or shutter and refer to AS3959 for shutter and screen requirements for each BAL Level)	All timber species as usual.			NSW building regulations do not recognise deemed-to-satisfy construction solutions within this BAL. Building designs will require an Performance Solution.
<b>Unprotected door</b>	All timber species <b>provided</b> the first 400 mm above the threshold is a minimum of 35 mm thick or protected by 400 mm kick plate. Alternatively the entire door is made from a timber species with density 650 kg/m <sup>3</sup> or greater. <sup>4</sup> .	All timber species <b>provided</b> it is a minimum of 35 mm thick. Alternatively the entire door is made from bushfire-resisting timber. <sup>2</sup>	AS1530.8.1 complying system.	
<b>Stairs/decks/ramps – enclosed sub-structure</b>				
<b>Wall enclosing subfloor space</b>	Less than 400 mm from the ground or an external horizontal surface <sup>1</sup> use timber framing provided the framing is clad with non-combustible material such as fibre cement or timber with density of 750 kg/m <sup>3</sup> or greater.  400 mm or more above the ground <sup>1</sup> there are no construction requirement any timber framing or cladding can be used.	All timber framing <b>provided</b> the framing is clad with non-combustible sheet material (6 mm fibre cement) or bushfire-resisting timber. <sup>2</sup>	All Timber framing <b>provided</b> the framing is clad with masonry, steel material or min 9 mm fibre cement.	NSW building regulations do not recognise deemed-to-satisfy construction solutions within this BAL. Building designs will require an Performance Solution.
<b>Posts, stumps, columns, etc</b>	All durable timber species and suitable preservative treated timber as usual.			
<b>Floor bearers and joists</b>	All timber species and suitable preservative treated timber as usual.			
<b>Decking and stair treads</b>	Bushfire-resisting timber <sup>2</sup> . Limited up to and including BAL-29.	Tiled or concrete decks		
<b>Stairs/decks/ramps – open sub-structure</b>				
<b>Posts, stumps, columns, etc</b>	Bushfire-resisting timber <sup>2</sup>		Metal, concrete or brick	NSW building regulations do not recognise deemed-to-satisfy construction solutions within this BAL. Building designs will require an Performance Solution.
<b>Floor bearers and joists</b>	Bushfire-resisting timber <sup>2</sup>		Metal	
<b>Decking and Stair treads</b>	Bushfire-resisting timber <sup>2</sup>		Tiled or concrete decks	

Building element	BAL-12.5 and BAL-19	BAL-29	BAL-40	BAL-FZ
<b>Stairs/decks/ramps – open sub-structure</b>				
Posts, stumps, columns, etc	Bushfire-resisting timber <sup>2</sup>		Metal, concrete or brick	NSW building regulations do not recognise deemed-to-satisfy construction solutions within this BAL. Building designs will require an Performance Solution.
Floor bearers and joists	Bushfire-resisting timber <sup>2</sup>		Metal	
Decking and stair treads	Bushfire-resisting timber <sup>2</sup>		Tiled or concrete decks	
<b>Balustrades and handrails</b>				
	<p>Less than 125 mm from any glazing or any combustible wall handrails and balustrades shall made from non combustible material or bushfire-resisting timber.<sup>2</sup></p> <p>125 mm or more from the building handrails and balustrades have no requirement any timber can be used.<sup>4</sup></p>			NSW building regulations do not recognise deemed-to-satisfy construction solutions within this BAL. Building designs will require an Performance Solution.

**Notes:**

1. An external horizontal surface or a ledge includes decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall or window or door. **See diagram below**



- 2. Bushfire resisting timbers refer WoodSolutions Guide 04 Section 4.
- 3. Complying roof systems include conventional non combustible roof and materials (tile, metal sheet) ensuring any gaps over 3mm are protected by ember guards. For further detail on sealants, skylights, etc refer to AS 3959.
- 4. Timber with density of 750 kg/m<sup>3</sup> or greater at 12 percent moisture content.
- 5. Timber with density of 650 kg/m<sup>3</sup> or greater at 12 percent moisture content.

**Disclaimer:**

Whilst every effort has been made to ensure that this publication is in accordance with current information, it is not intended as an exhaustive statement of all relevant data. All comments in this information sheet are written with timber framed construction in mind and may exclude other forms of construction. In addition, successful design and construction depends upon numerous factors outside the scope of this publication. The authors and publishers accept no responsibility for errors in, or omissions from this publication, nor for specifications or work done or omitted in reliance on this publication.

# Design tips to reduce risk

## ✓ **Design with a simple footprint**

Minimise external nooks and crannies, corners and spaces where debris (which can become fuel) or embers from a bushfire can accumulate.

## ✓ **Use a simple roof design**

Avoid roof valleys and skylights. Specify and install gutter guards to help keep the gutters clear and free of debris.

## ✓ **Raise window level**

Lift windows from floor level to at least 400 mm above an external surface which may collect smouldering embers or burning debris - this simplifies building requirements (up to BAL-29), without sacrificing views.

## ✓ **Enclose the subfloor area**

Reduce the risk of embers getting underneath a house by ensuring it is fully enclosed below the floor level and fitting vents with spark-proof metal screens.

## ✓ **Use appropriate cladding material**

Where cladding materials are mixed - each section must comply with the Standard requirements for external walls. Lightweight cladding (weatherboard, ply or fibre-cement sheet) building systems are described on pages 32 and 33.

## ✓ **Create a firebreak around the house**

Leave a firebreak between nearby vegetation and the house. This is an important part of garden design and can be as simple as having a pathway or lawn between the house perimeter and the nearest garden bed.

## ✓ **Use appropriate timber for external detailing**

Consider sourcing external decorative details such as finials and verandah brackets and slats from bushfire-resisting timbers or from E1 timbers.

## ✓ **Do not ignore the risk of an ordinary domestic fire starting inside**

Ensure adequate smoke alarms are installed and homeowners can reach them safely for testing and replacing batteries. What avenues for egress are there in case of fire? Are these adequate or does the design need to be modified? You may need to balance requirements such as protective screens over opening windows with a removal system that will permit using the window as an escape route from fire or other danger. Review the placement of external doors to enable escape from more than one direction.

## ✓ **Consider installing a complying private bushfire shelter (bunker) in the higher BALs**

Building to the requirements in AS 3959 will still not guarantee that a house will survive a bushfire event on every occasion. Even though at the higher BALs (BAL-40 and BAL-FZ) the houses are to be built to a very high standard, consider installing a complying private bushfire shelter (PBS) to provide occupants a 'safe haven' in the event they cannot evacuate.

# Build your timber reference library with free Technical Guides

50,000+  
free  
technical  
downloads  
a year



## Updates and new titles ensure currency

The result of input from industry specialists and years of research, WoodSolutions technical design guides give you instant access to a comprehensive reference library.

Over 50 guides cover aspects ranging from design to durability, specification to detailing. Including worked drawings, they are an invaluable resource for ensuring timber-related projects comply with the National Construction Code (NCC).

Recent guides also cover the latest NCC code changes relating to height provisions for timber-framed and massive timber buildings. New titles are being added all the time.

**Discover more at [WoodSolutions.com.au](http://WoodSolutions.com.au)  
The website for wood.**

**Wood  
Solutions™**  
design and build  
[woodsolutions.com.au](http://woodsolutions.com.au)