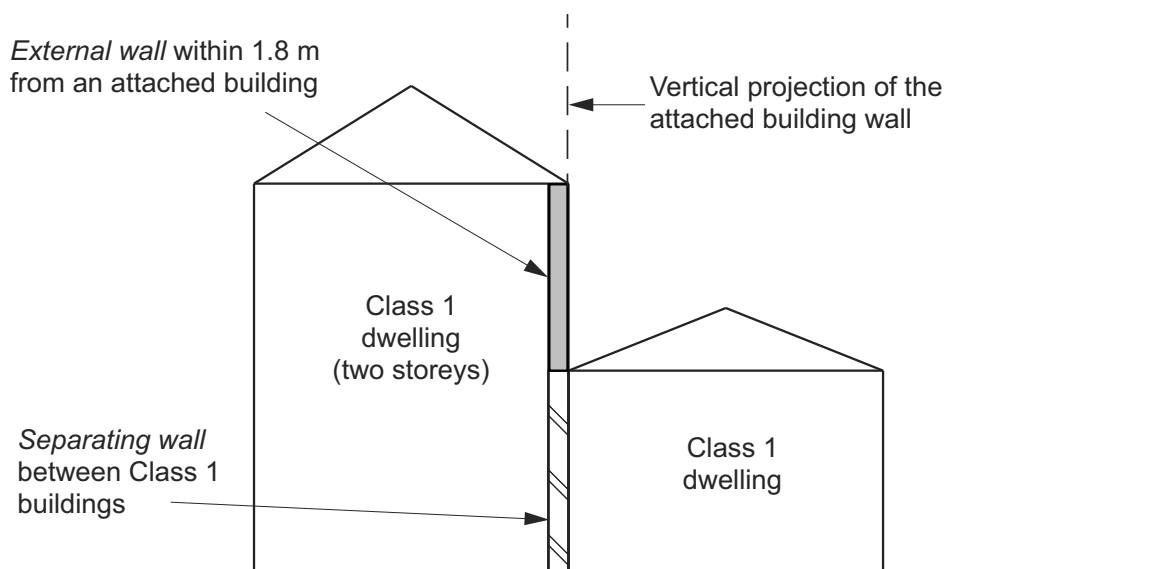


Figure 9.2.2e: Measurement of distance — Buildings of different heights — Attached Class 1 buildings on same allotment



9.2.3 Construction of external walls

[2019: 3.7.2.4]

- (1) An *external wall* (including a gable) *required* to be *fire-resisting* (referred to in 9.2.1 or 9.2.4) must—
 - (a) commence at the footings or ground slab, except where the *external wall* commences above a *separating wall* complying with 9.3.1 (see Figure 9.2.2e); and
 - (b) extend to—
 - (i) the underside of a *non-combustible* roof covering, except that a wall may terminate not more than 200 mm from the underside of a *non-combustible* roof covering, where the area between the *external wall* and underside of the roof covering is sealed with a *non-combustible* fascia, gutter or *flashing*; or
 - (ii) the underside of a *non-combustible* eaves lining (See Figures 9.2.3a and b); and
 - (c) be constructed in accordance with (2).
- (2) A wall *required* by (1) must—
 - (a) have an FRL of not less than 60/60/60 when tested from the outside; or
 - (b) be of masonry-veneer construction in which the external masonry veneer is not less than 90 mm thick; or
 - (c) be of masonry construction not less than 90 mm thick.
- (3) Openings in *external walls required* to be *fire-resisting* (referred to in 9.2.1 or 9.2.4) must be protected by—
 - (a) non-openable fire *windows* or other construction with an FRL of not less than –/60/–; or
 - (b) *self-closing* solid core doors not less than 35 mm thick.
- (4) The requirements of (3) do not apply to a *window* in a non-*habitable room* that is located adjacent to and not less than 600 mm from the boundary of an adjoining allotment or 1.2 m from another building on the same allotment provided that—
 - (a) in a bathroom, laundry or toilet, the opening has an area of not more than 1.2 m²; or
 - (b) in a room other than one referred to in (a), the opening has an area of not more than 0.54 m² and—
 - (i) the *window* is steel-framed, there are no opening sashes and it is glazed in wired glass; or
 - (ii) the opening is enclosed with translucent hollow glass blocks.
- (5) Subfloor vents, roof vents, weepholes, control joints, construction joints and penetrations for pipes, conduits and the like need not comply with (3).