



Building Newsflash

Local Governments

Building Certifiers

Building Designers

Architects

Classification of Patio Roofs

Purpose

To provide advice on the requirements of the *Standard Building Regulation 1993* (SBR), and the Building Code of Australia (BCA), applicable to a patio roof.

Background

The Department has been advised some certifiers approve patio roofs as Class 10a, and apply the BCA fire separation concessions applicable to carports.

The classification of a building is determined by the purpose for which it is designed, or used. As advised in News Flash Issue 17, a patio roof having an impervious roof is considered to be part of the Class 1 house. A carport however, is Class 10a.

Interpretation

The concession contained in BCA 3.7.1.6 (d) obviates the need to provide fire separation between a house and the allotment boundary, for an open carport. The basis for this is that the fire load in an open carport is relatively low, as there is limited potential to store goods, other than a car, that may add to the fire load.

The purpose of a patio roof is usually an extension of the living area of the house. One of the reasons for the 1.5 m setbacks for houses is to minimise the impact on the amenity of the adjoining property, which can be caused by normal habitable usage.

It is inappropriate to approve a patio roof as a Class 10a, and use an alternative solution, on the basis that it is equivalent to an open carport. As a class 1, a patio roof must comply with the setbacks requirements of SBR section 38 unless the local government gives a variation under section 48. It must also comply with any relevant fire-separation provisions of the BCA.

Related Newsflashes

- Shade structures associated with Class 1 buildings Issue 17 (Issued 14/12/98)

Please contact Mr John Lamb on (07) 323 71712 should you require further information regarding these matters.