INFORMATION SHEET

Building Bushfire Construction Requirements 2009

On the 11th March 2009 the Victorian Government introduced the Building Amendment (Bushfire Construction) Interim Regulations 2009. The objective of the amendment is to regulate the construction requirements for Class 1, 2, 3 and associated Class 10a outbuildings that may be subject to the effect of bushfire.

Effective now and throughout Victoria all new building work associated with these buildings is required to comply with the requirements of the new Australian Standard AS3959–2009 “Construction of Buildings in Bushfire Prone Areas”. As an integral part of the Building Permit process it will be necessary that a site risk assessment be conducted to determine the level of protection required for proposed buildings. The Building Permit application must be fully documented to demonstrate that the proposed building design will demonstrate compliance with this new Australian Standard.

The important changes to the current requirements are:

- Changes to the Building Code of Australia to allow the use of AS3959–2009, including the replacement of Part G5 in volume one.
- Requirement for any Class 10a outbuildings associated with a Class 1, 2 or 3 building to comply with the construction requirements of AS3959 -2009.
- Revocation of Regulation 804 “Designated bushfire prone areas”. Councils no longer have the power to designate land as bushfire prone. The result of this is that all new building work associated with Class 1, 2, 3 or 10a buildings must comply with AS3959-2009. This includes new buildings, additions, alterations and extensions requiring a Building Permit.
- Building Regulation 326 Property Information Certificates will no longer contain information in respect of “bushfire prone land” designation status — as all Victoria is now designated.
- The interim regulations will expire on the 11th March 2010.

Further information can be obtained from the Building Commission website www.buildingcommission.vic.gov.au or telephone Council’s Building Control Services Department on 9205 2325.

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