



ADVISORY NOTICE BUILDING

30/01

Advisory Notices are issued to assist in the interpretation of the Development Act 1993

December 2001

Residential timber framed construction

Can a section of AS 1684.2 (eg wall bracing) be used in conjunction with a section of AS 1684.4 (eg tie downs)?

The short answer is 'no'.

The BCA 3.4.3.0 states:

3.4.3.0 Performance Requirement P2.1 is satisfied for a timber frame if it is designed and constructed in accordance with one of the following manuals:

- (a) * * *
- (b) * * *
- (c) * * *
- (d) * * *
- (e) * * *
- (f) * * *
- (g) AS 1684.2 - Residential timber-framed construction - Non-cyclonic areas.
- (h) AS 1684.4 - Residential timber-framed construction - Simplified - Non-cyclonic areas.'

Whereas, currently, the South Australian Housing Code is unclear as to whether or not a building can be designed using alternate sections of AS 1684 parts 2 & 4, this matter will be clarified in Amendment 6.

Planning SA is advised that it was intended, in writing AS 1684-1999, that parts 2 & 4 would each be used in their entirety. Mixed use of parts 2 & 4 was not intended, nor is it recommended.

AS 1684.2 – Can part 2 of the Standard be used for the design or assessment of a building with a width exceeding 16m if the building is considered as being divided into two separate parts, with each 'half' being designed and assessed separately?

The limitation of building width in AS 1684.2, to 16m, is an absolute limitation, and the division of a building into 16m wide blocks for separate assessment is not appropriate.

The 16 m limitation equates to the limitation for building width in AS 4055-Wind loads for housing.

Where the parameters of a house exceed the limitations of AS 1684.2 (and AS 4055), AS 1170.2-'SAA Loading Code Part 2: Wind loads' must be used to calculate the design gust wind speed, which is used to determine the wind classification.

Where the building exceeds the limitations of AS 1684.2, AS 1720 must be used to design the timber structure in accordance with engineering principles.

Further information

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