



## Product Paper 5 - Appendix 2

### Off the site separation guidance during construction

Summary note for new build timber frame construction developments where the acceptable accumulative total floor area of units is at or below the threshold level of 250m<sup>2</sup>.

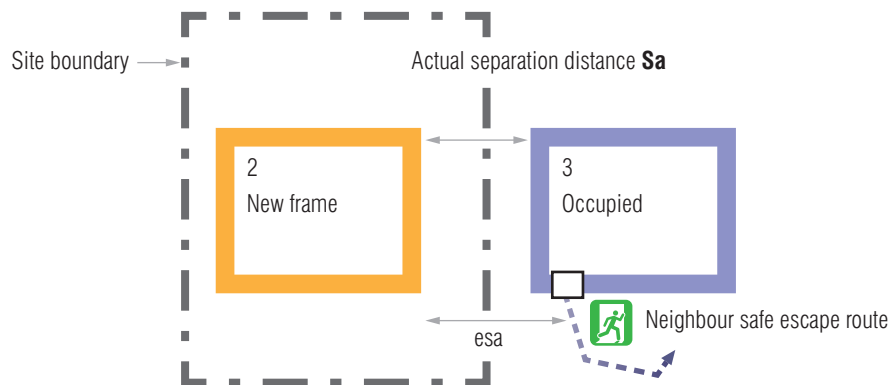
**Version 1.0 August 2018**

## How to use the PP5 separation distance tables

### Consider the site boundary

The site boundary is the area of land that is controlled by the principal contractor. Outside of the site boundary are lands and neighbouring property that cannot be controlled by the principal contractor.

Determine the separation distance between a new build frame and an occupied neighbour. Use the tables to plot the safe limit zone for fire spread risk - checking neighbouring escape routes as well.

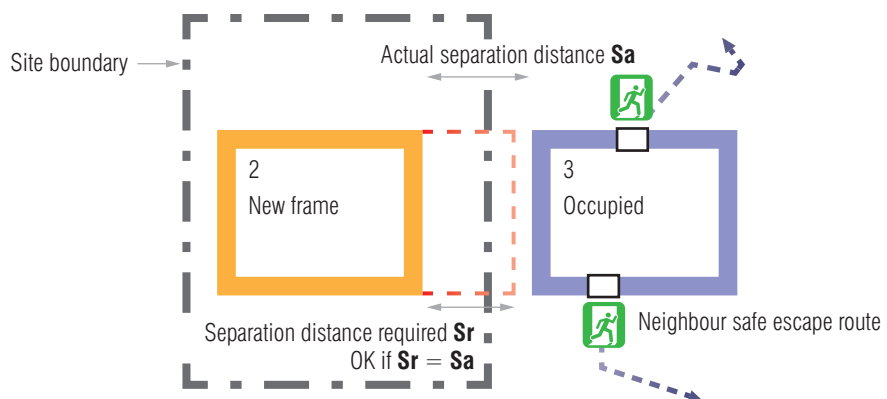


esa = distance from new frame to door of escape route or 1m minimum from a door if opposite the new frame wall being considered

**Figure 1 (Plan)** Off the site boundary and information to determine



For each occupied house opposite the new timber frame building carry out a review as shown in Figures 2 and 3.

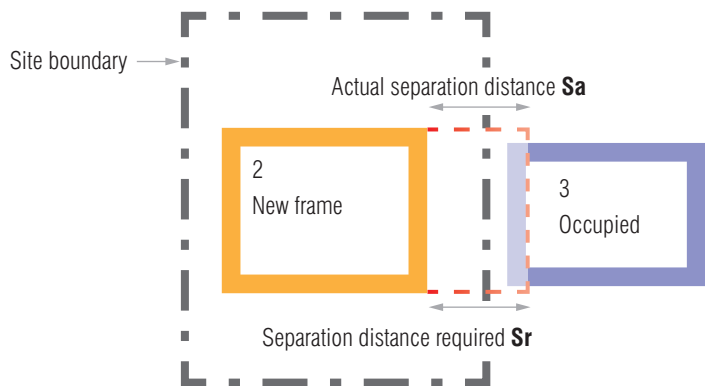


**Key**  
 - - - Diagrammatic representation of radiant heat shown by **Sr**

New frame 2 is an acceptable distance from occupied house 3. No fire risk mitigation required.

**Sr calculated using PP5 tables.**

**Figure 2 (Plan)** No mitigation required as  $Sr < Sa$ , but escape routes to be checked



**RISK OF FIRE SPREAD**

New frame 2 is NOT an acceptable distance from occupied house 3. Fire risk mitigation required.

**Sr calculated using PP5 tables.**

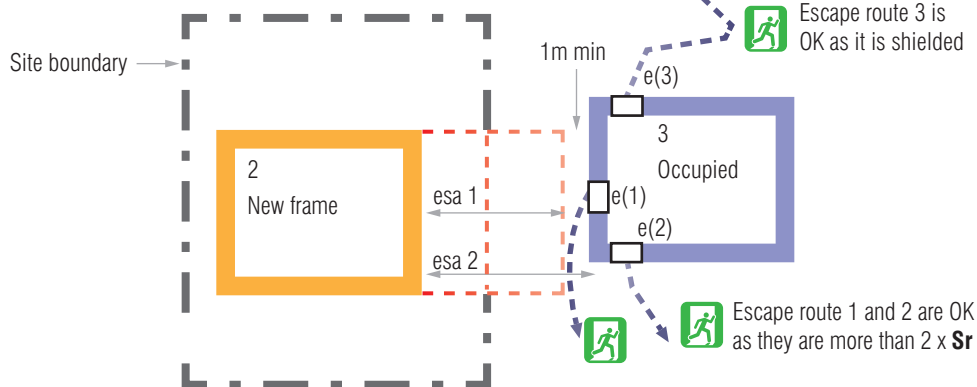
**Figure 3 (Plan)** Risk mitigation required as  $Sr > Sa$

**Check escape routes**

Note that where the escape route is opposite the new build then the escape distance is 1m from the door to allow persons to escape. If the escape route is channelled to the new house the escape route allowable is to be considered in the assessment.

**Sr calculated using PP5 tables.**

Figure 4 shows an example where escape routes 1, 2 and 3 are all acceptable.

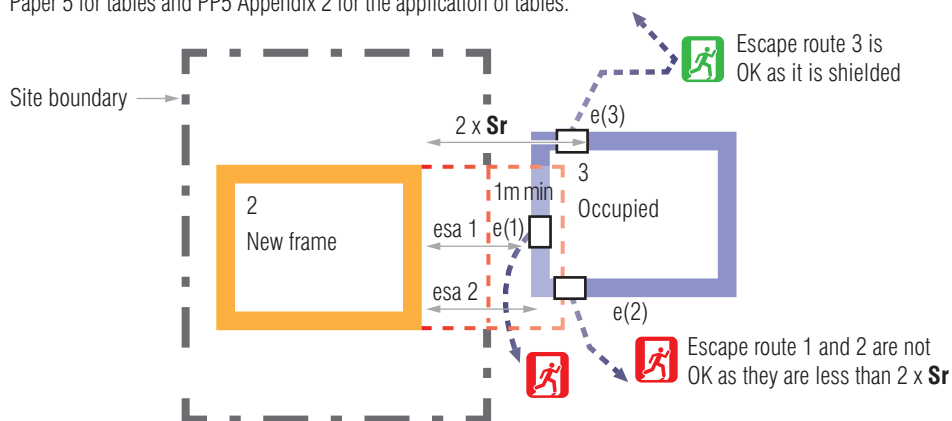


**Figure 4 (Plan)** Checks on escape routes where they are acceptable



Figure 5 shows that checks on escape routes that are not acceptable (escape route 1 and 2 in the example). Fire risk mitigation required if escape route 3 is not present.

Refer to STA Fire Safety Guidance for fire risk mitigation. Use the STA fire safety guidance for structural timber frame buildings below 250m<sup>2</sup> in total floor area. See Product Paper 5 for tables and PP5 Appendix 2 for the application of tables.



**Figure 5 (Plan)** Checks on escape routes where they are not acceptable

### Limitation of this guidance

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