

# Changes to building materials as BAL rating increases



## BAL 12.5 & 19 -

**Subfloor:**  
Cement sheet under base of house modules

**External Cladding:**  
External cladding for wall to be either bushfire resistance timber, fibre-cement, a non-combustible material or a combination of any of these.

**Roofs:**  
Roofs to be made from a non-combustible material.

**Windows and Doors:**  
Windows and doors shall be made from a bushfire resistant timber or metal with double glazing.

## BAL 29 -

**Subfloor:**  
Cement sheet under base of house modules

**External Cladding:**  
External cladding for wall to be either bushfire resistance timber, fibre-cement, a non-combustible material or a combination of any of these.

**Roofs:**  
Roofs to be made from a non-combustible material.

**Windows and Doors:**  
Windows and doors shall be made from a bushfire resistant timber or metal with double glazing. Some upgrades required to glazing for BAL 29.

Materials for pergolas, decks, steps, ramps, or landings including handrails and balustrades to be made from bushfire resistant timber, non-combustible material or a combination of both (decks to be built only with steel perimeter framing and joists)

## BAL 40 -

**Subfloor:**  
Cement sheet under base of house modules

**External cladding:**  
External cladding for walls to be fibre-cement, or a non-combustible material or a combination of these.

**Roofs:**  
Roofs to be made from a non-combustible material

**Windows and Doors:**  
Windows and doors shall be made from metal. Glazing upgrades required and/or the inclusion of BAL 40 rated window shutters

**Fly screen:**  
Stainless steel

Materials for pergolas, decks, steps, ramps, or landings including handrails and balustrades to be made non-combustible material such as stainless steel (no timber decking allowed).

\*This is a guide only

Our friendly team are here to answer any questions about your next project.

Get in touch with us to start a conversation.

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