

# Fire separation of roofed outdoor areas

**This bulletin provides a summary of the new Deemed to Satisfy (DtS) provisions for the fire separation of roofed outdoor areas introduced in National Construction Code (NCC) 2025 from 1 May 2026 for Western Australia.**

Roofed outdoor areas are typically verandahs, alfresco dining areas, balconies and other similar roofed areas, generally unenclosed by walls, and attached to or part of a Class 1 dwelling (house).

## The DtS provisions

The DtS provisions, found in WA H3D7 of Volume Two NCC 2025, refer to WA Part 9.6 of the ABCB Housing Provisions Standard (Housing Provisions) 2025 which includes two clauses:

### WA 9.6.1 – Measurement of distance

This clause outlines the method for measuring the separation distance between the open side of a roofed outdoor area and a building on the same allotment, or boundary.

### WA 9.6.2 – Roofed outdoor areas

This clause provides the location and construction requirements for a roofed outdoor area. The construction requirements are relative to the separation distance when measured in accordance with WA 9.6.1.

In general, WA 9.6.2 has three options:

1. Provide a fire-resisting external wall
2. Provide separation by distance
3. Provide separation by a reduced distance with additional construction requirements.

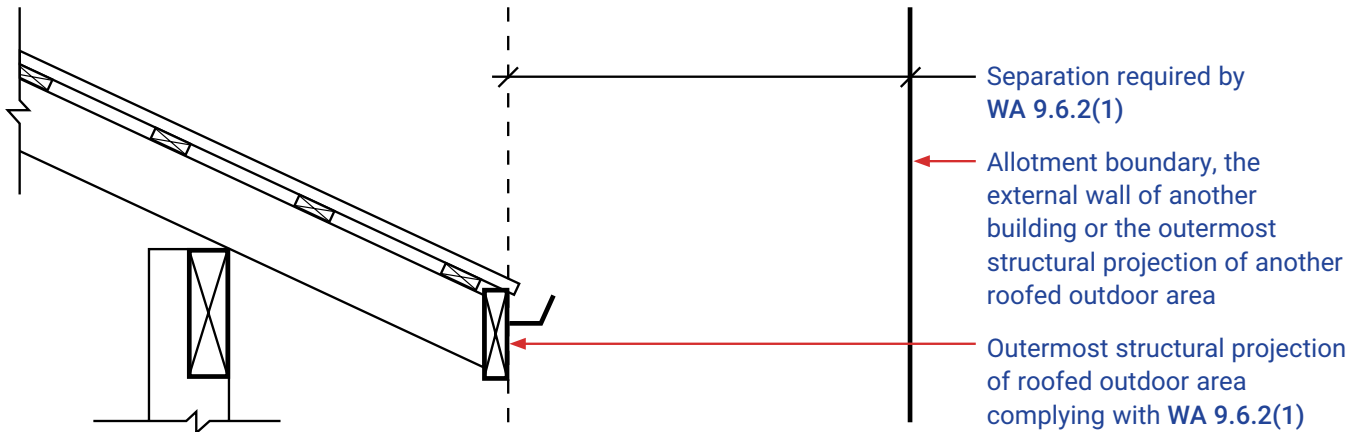
### Option 1 – provide a fire-resisting external wall

Provide a fire-resisting external wall in accordance with clause 9.2.3 of the Housing Provisions. This will be necessary wherever fire separation is not achieved by minimum distance in accordance with Option 2 or 3.

## Option 2 – provide separation by distance

Separate the roof structure of the roofed outdoor area by a minimum distance of 900 mm from the allotment boundary or 1.8 m from another building on the same allotment. The separation is measured from the outermost structural projection of the roofed outdoor area; the outside face of the fascia, or the rafter ends where there is no fascia, as illustrated below.

Figure WA 9.6.1a: Measurement of distance to outermost structural projection

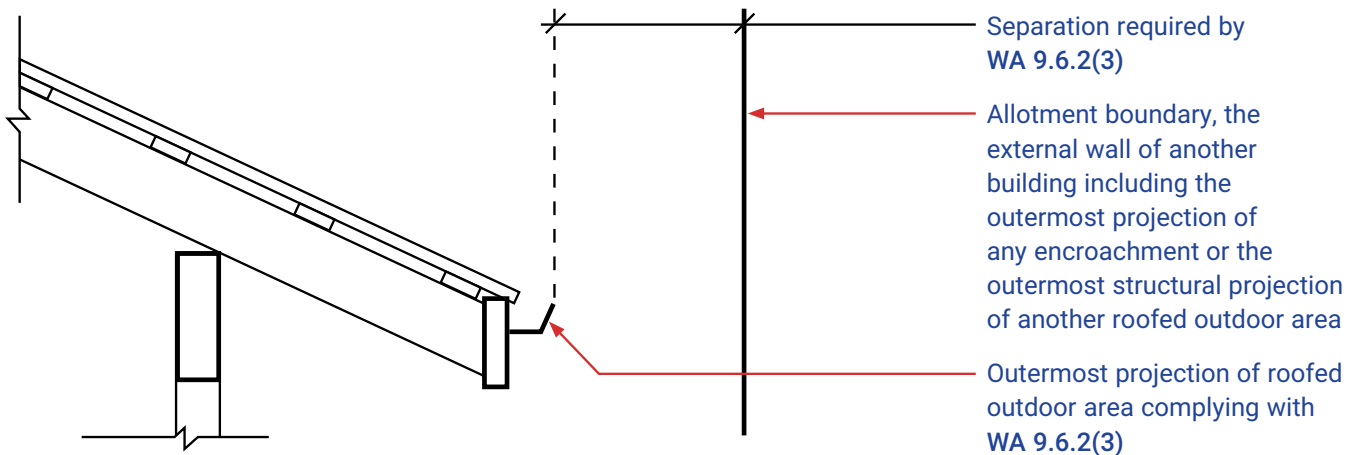


## Option 3 – provide separation by a reduced distance with additional construction requirements

Separate the roof structure of the roofed outdoor area by a minimum distance of 500 mm from the allotment boundary or 1 m from another building on the same allotment.

The separation provides a clear open area for venting and must not be diminished by a gutter or other projection. It is measured from the outermost projection of the roofed outdoor area; the leading edge of the gutter, or the leading edge of the roof covering where there is no gutter - as illustrated below.

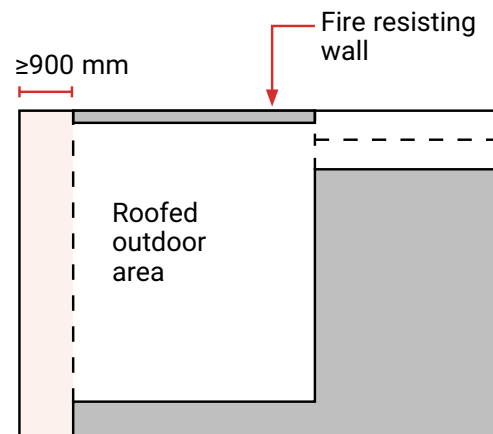
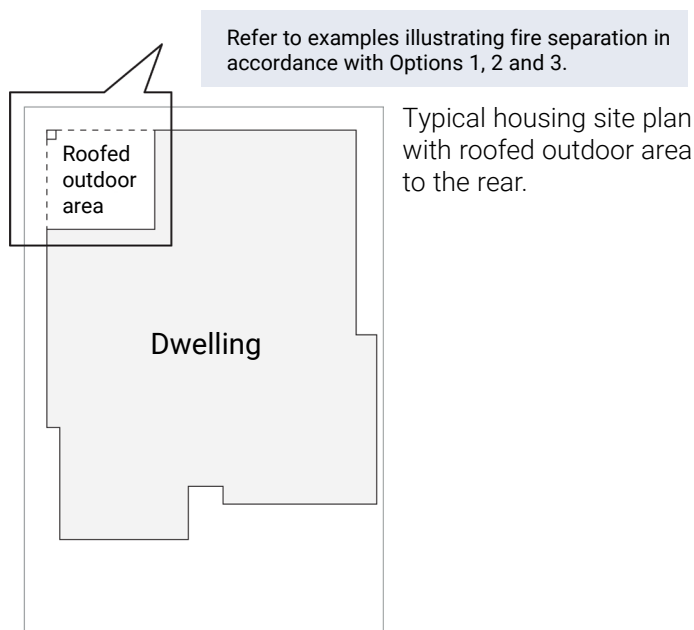
Figure WA 9.6.1b: Measurement of distance to outermost projection



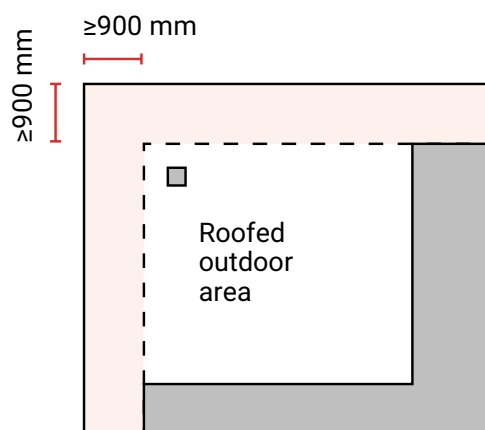
Additional construction requirements that apply to roofed outdoor areas conforming to Option 3 include:

- a minimum extent of at least two of its sides must be open;
- the use of non-combustible materials for the supporting construction, roof covering, linings, claddings, flooring, and infill panels between the roofed outdoor area and rest of the dwelling where there is no ceiling;
- not providing direct vertical support to any part of the dwelling other than a balcony floor; and
- the sides being separated by a reduced distance must be protected by a solid non-combustible fence or screen not less than 1500mm high for the length of the affected side.

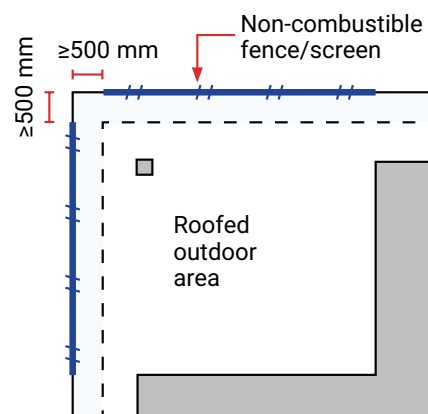
Some typical examples of roofed outdoor areas illustrating the DtS provisions are provided below.



**Option 1:** Provide a fire-resisting external wall.



**Option 2:** Provide separation by distance.



**Option 3:** Provide separation by a reduced distance with additional construction requirements.

## Department of Local Government, Industry Regulation and Safety

### Building and Energy Division

Level 1 Mason Bird Building  
303 Sevenoaks Street  
(entrance Grose Avenue)  
Cannington Western Australia 6107

Locked Bag 14, Cloisters Square  
Perth WA 6850

Call: 1300 489 099

Email: [be.info@lgirs.wa.gov.au](mailto:be.info@lgirs.wa.gov.au)

[www.lgirs.wa.gov.au/building-and-energy](http://www.lgirs.wa.gov.au/building-and-energy)

**Disclaimer:** The information contained in this fact sheet is provided as general information and a guide only. It should not be relied upon as legal advice or as an accurate statement of the relevant legislation provisions. If you are uncertain as to your legal obligations, you should obtain independent legal advice.

**This publication is available in other formats on request.**

National Relay Service: 13 36 77

Translating and Interpreting Service (TIS): 13 14 50