

ABBUTTING DWELLINGS FAQ SHEET

1. What is an abutting dwelling?

An abutting dwelling is two independently constructed homes that abut one another (are adjacent to one another). Each home has its own independent slab and each home has its own separate walls and roof structure – they just happen to be built alongside one another. They are essentially two separate houses built up close to one another. The only element that is shared is the roof capping with covers the join where the two house's roof lines meet. See the below diagram¹ which illustrates how the two separate walls 'meet' and how the capping on the roof protects and covers the two separate roofing structure.

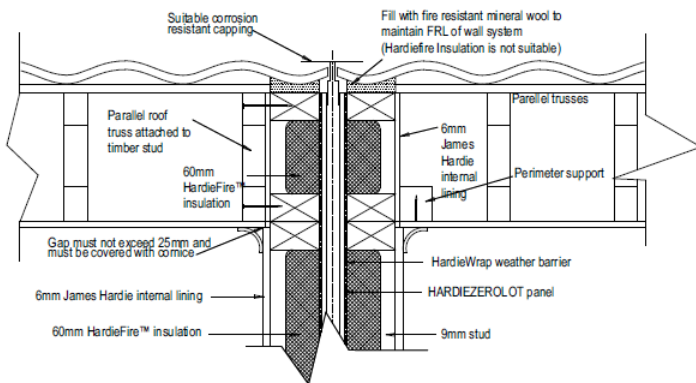


FIG. 26 DUAL ZERO LOT PARAPET ROOF WITH PARALLEL ROOF TRUSSES

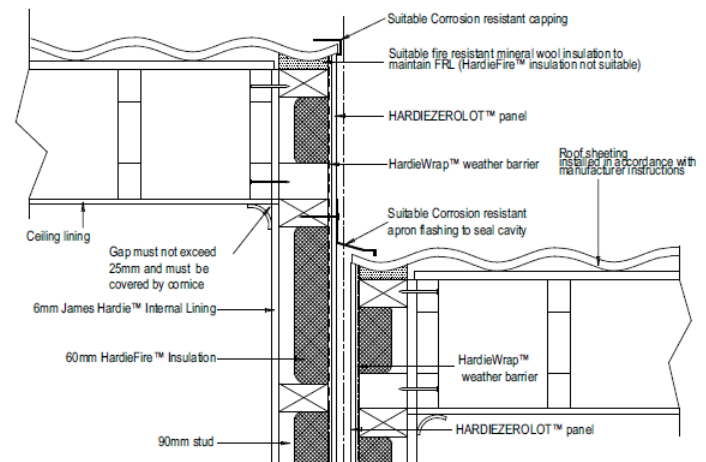


FIG. 31 DUAL ZERO LOT ROOF AT DIFFERENT HEIGHTS

2. Are there any easements involved with the abutting dwelling?

Yes. There is a minor easement for the ongoing maintenance of the roof capping (if required).

3. Who is responsible for the maintenance of the capping?

Both house owners are jointly responsible for the maintenance of the roof capping.

4. What is the Acoustics Rating of an abutting dwelling?

A minimum requirement for an acoustics rating for walls between adjoining dwellings is 50Rw².

The abutting dwelling home will provide an acoustic performance rating of 47 per wall³ providing an combined acoustic rating of 94Rw

5. What is the Fire Resistance Rating of an abutting dwelling?

The abutting dwelling home will include a fire separation wall which is rated 60/60/60³. This rating is the Fire Resistance Level (FRL) rating and is the grading period in minutes for three criteria: structural adequacy, integrity and insulation.

Structural adequacy means the ability of a structure to maintain its stability and loadbearing capacity;

Integrity means the ability of the structure to resist the passage of flames and hot gases;

Insulation means the ability of a structure to maintain a temperature below specified limits on the surface not exposed to fire.

As part of industry regulations, the abutting wall has to meet an FRL of 60/60/60 for this class of construction⁴.

6. What is the Thermal Performance rating of the abutting dwelling?

Sydney is identified within a Mild Temperature zone requiring all external walls to have a minimum R-value of 2.8⁵.

The abutting dwelling home has a Thermal Performance Rating (R-value) of 2.8³ providing a combined rating of 5.6.

7. How is an abutting dwelling home constructed?

Each of the abutting dwellings will be built all at once – meaning, when you move in, the homes on either side of you will also be built and completed.

References:

¹James HardieSmart ZeroLot wall system Design Guide and Creation Homes diagram. Further information can be located at <http://www.jameshardie.com.au/systems/hardiesmart-zero-lot-wall-system/>.

² Building Code of Australia - <http://www.yourhome.gov.au/housing/noise-control>

³<http://www.jameshardie.com.au/systems/hardiesmart-zero-lot-wall-system/>. Note that the above performance values may vary, please refer to the latest HardieSmart ZeroLot wall system Design Guide for more information.