



THE HIGHLAND COUNCIL
BUILDING STANDARDS

Professional Policy Note

Timber Cladding Within One Metre of a Boundary

(6th Jan 2009)

BST-003

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Timber Cladding within 1m of a Boundary

1. General

The increased use of external timber cladding as a sustainable and renewable material in domestic buildings has raised a number of issues in relation to structural fire protection to, and spread of fire between, properties. The particular issue discussed in this policy note is the situation where external timber cladding is provided to a semi detached domestic building.

2. Guidance

Section 2.7 of the Domestic Handbook, 2007 Edition, requires that every building is designed and constructed in such a way that in the event of an outbreak of fire within the building, or from an external source, the spread of fire on the external wall is inhibited. The guidance in 2.7.1 requires that any external cladding within one metre of a boundary is constructed with non combustible materials.

3. Procedure

At the Team Leaders and Principles meeting on the 15/05/08 it was agreed that the standard for surface spread of flame to boundaries which requires non-combustibility of cladding within one metre does *not apply* to semi detached situations where the walls either side of the boundary are in the same plane.

This procedure is on the basis that the cavity barrier, fire stopping and separating wall/external wall junction are constructed in accordance with the guidance given in 2.2.10 and 2.4.1 (i.e. there should be a non combustible break in the cladding in the same line as the separating wall)

It should also be noted that the BRE in conjunction with the Forestry Commission Scotland, Scottish Building Standards Division and Napier University are currently carrying out fire test on external timber cladding in terms of standards 2.2, 2.4 and 2.6 of the Scottish Technical Handbooks.