



Impact of BAL ratings on construction costs

FESA in their submission to Keelty Report produced the following table derived from the Australian Building Codes Board publication the “*Final Regulatory Impact Statement for Decision (RIS 2009–02)*”.

Table: Cost of Compliance with AS3959–2009

Category of bush fire attack	Predicated bush fire attack and level of exposure.	Base house	Large two storey	Elevated light weight construction
BAL – Low	Insufficient risk to warrant specific construction requirements.	\$0	\$0	\$0
BAL – 12.5	Ember attack.	\$11,535	\$14,981	\$21,428
BAL – 19	Increasing levels of ember attack and burning debris ignited by windborne embers together increasing heat flux.	\$11,535	\$14,981	\$21,428
BAL – 29	Increasing levels of ember attack and burning debris ignited by windborne embers together increasing heat flux.	\$15,471	\$17,095	\$35,024
BAL – 40	Increasing levels of ember attack and burning debris ignited by windborne embers together increasing heat flux with the increased likelihood of exposure to flames.	\$17,107	\$19,751	\$62,357
BAL – FZ	Direct exposure to flames from fire front in addition to heat flux and ember attack.	\$20,885	\$28,905	\$76,679

Alternatively to the table above, The Shire of Busselton in Council Agenda dated 11/05/2011 on matter concerning the identification of Bushfire prone areas provided the following information that estimated the costs (above standard constructing standards) of compliance with AS3959-2009.

- BAL – 12.5 – 3-4%
- BAL – 19 – 4-5%
- BAL – 29 – 6-6.5%
- BAL – 40 – 6-10%
- BAL – FZ – 8-10%

Need to know more about BAL Reports and assessments? Give us a call we would be happy to help.

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Bushfire Smart - Bushfire Attack Level (BAL) Assessments

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