

Public Release – Position Paper 7.2019 – November 2019

**The Industry Association of Building and Property Inspectors in WA Inc –
Inspect WA is pleased to announce the release of its Position Paper on:-
Residential Party/Fire Walls**

Background

The following key issue that contributed to the release of this Position Paper:

That Incomplete, Bridged, or Older Party/Fire Walls in residential properties were being reported on occasions by some Building Inspectors as a Major Structural defect in pre purchase building inspection reports which were being prepared in accordance with AS 4349.1

The Associations position is:

- 1) The lack of, defects in or complete absence of a party/fire wall in a residential multi tenancy property is not to be reported as a major structural defect within the context of a Pre-Purchase Building Inspection conducted within the terms of AS 4349.1-2007.

- 2) Where lack of, defects in or complete absence of a party/fire wall gaps are identified the report should recommend remediation. Remediation would generally involve by inserting the missing bricks and or filling the gaps with a fire rated material or mineral fibre, which provides a minimum of 1 hour protection.

- 3) The Association recommends that it's Building Inspector Members do not report absent, incomplete or, bridged party/fire Walls as a major structural defect when producing a report in accordance with AS 4349.1.