

Deletion of Mechanical Garage Ventilation - Two Villa Operating Models

Asset	Code position
Private family villa	SBC 1101 governs.
Hotel-operated villa	SBC 201 governs.

1. Private family villa

Where the villa is genuinely occupied by one family and SBC 1101 applies, the dedicated garage ventilation system may be deleted. SBC 1101 Section 309 regulates private garages but does not impose a prescriptive mechanical exhaust or CO clearance system.

- **CO alarm:** For a new dwelling, an attached garage triggers CO alarms only where an opening communicates with the dwelling.

2. Hotel-operated villa

A hotel use may fall under one of the two:

- Group R1, SBC 201 section 310.2 applies to transient sleeping accommodation (short term).
- Group R2, SBC 201 section 310.3 applies where the occupants are primarily permanent (long term).

The operator or ownership label does not decide the classification; the approved use does.

Whichever way, i.e. R1 or R2, section 406.3 SBC 201 applies. This section relates to the private car garage. Since the villa garages are only for the guest of the hotel villa, therefore it fits into private garage definition.

- **CO alarm:** Mandatory system unless there is no door connection from garage to the villa (section 915.1.5 SBC 201).
- **Fire alarm:** Fire alarm system or smoke alarm is mandatory throughout the villa and garage. Since the villas are sprinkler protected, manual call points are not required (section 907.2.8 SBC 201).
- **GFA:** Not exceeding 100 m² (section 406.3.1 SBC 201).
- **Clear height:** Not less than 2150 mm (section 406.3.2 SBC 201).
- **Fire rating to the villa:** 20 min FR door. Door directly to a sleeping room is prohibited (section 406.3.4.1 SBC 201).

3. Recommended management instruction

- **Private villa:** Deletion of garage mechanical ventilation system is code compliant.
- **Hotel villa:** Deletion of garage mechanical ventilation system is code compliant.