§ 161. Application of article five-A. The provisions of this article shall apply to garden-type maisonette dwelling projects erected under plans filed with the department on or after April eighteenth, nineteen hundred fifty-four. They shall apply to all such dwellings unless their application is expressly limited to dwellings of a particular class. They shall apply in addition to, and not in substitution for, the provisions of article three. Such dwellings need not comply with the provisions of sections twenty-eight, thirty-five, thirty-six, fifty, fifty-four, and sixty-five, or with articles four, five, six or seven of this chapter, but such dwellings shall comply with all of the provisions of the building code applicable to residential buildings of this type and kind. A garden-type maisonette dwelling project, which is erected in accordance with the applicable provisions of this chapter for fireproof or non-fireproof dwellings other than the provisions of this article five-A, shall not be required to comply with the provisions of this article.