

BUILDING CLASSIFICATIONS

as per NATIONAL CONSTRUCTION CODES

BUILDING CLASSES INFORMATION

| Class | Definition |
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| Class 1 | <p>A Class 1 building includes one or more of the following sub-classifications:</p> <p>(1) Class 1a is one or more buildings, which together form a single dwelling including the following;</p> <p>(a) A detached house.</p> <p>(b) One of a group of two or more attached dwellings, each being a building, separated by a fire-resisting wall, including a row house, town house or villa unit.</p> <p>(2) Class 1b is one or more buildings which together constitute –</p> <p>(a) a boarding house, guest house, hostel or the like –</p> <p>(i) would ordinarily accommodate not more than 12 people; and</p> <p>(ii) have a total area of all floors not more than 300 m² (measured over the enclosing walls of the building or buildings; or</p> <p>(b) four or more single dwellings located on one allotment and used for short-term holiday accommodation.</p> |
| Class 2 | <p>A Class 2 building is a building containing two or more sole-occupancy units. Each sole-occupancy unit in a Class 2 building is a separate dwelling.</p> |
| Class 3 | <p>A Class 3 building is residential building providing long-term or transient accommodation for a number of unrelated persons, including the following:</p> <p>(1) A boarding house, guest house, hostel, lodging house or backpacker accommodation.</p> <p>(2) A residential part of a hotel or motel.</p> <p>(3) A residential part of a school.</p> <p>(4) Accommodation for the aged, children, or people with disability.</p> <p>(5) A residential part of a health-care building which accommodates members of staff.</p> <p>(6) A residential part of a detention center.</p> <p>(7) A residential care building.</p> |
| Class 4 | <p>Class 4 is a dwelling in a Class 5, 6, 7, 8 or 9 building.</p> |
| Class 5 | <p>A Class 5 building is an office building used for professional or commercial purposes.</p> |
| Class 6 | <p>A Class 6 building is a shop or other building used for the sale of goods by retail or the supply of services direct to the public, including –</p> <p>(1) an eating room, café, restaurant, milk or soft drink bar; or</p> <p>(2) a dining room, bar area that is not an assembly building, shop or kiosk part of the hotel and motel; or</p> <p>(3) a hairdresser's or barber's shop, public laundry, or undertaker's establishment; or</p> <p>(4) a market or sale room, showroom, or service station.</p> |
| Class 7 | <p>A Class 7 building is a storage type building that includes one or more of the following sub-classifications:</p> <p>(1) Class 7a – a carpark.</p> |

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| | (2) Class 7b – a building that is used for storage, or display of goods or produce for sale by wholesale. |
| Class 8 | A Class 8 building is a process-type building that includes the following: (1) A laboratory. (2) A building in which the production, assembling, altering, repairing, packing, finishing, or cleaning of goods or produce for sale takes place. |
| Class 9 | A Class 9 building is a building of a public nature that includes one or more of the following sub-classifications: (1) Class 9a - a health care building including any parts of the building set aside as laboratories, and includes a health-care building used as a residential care building. (2) Class 9b – an assembly building including a trade workshop or laboratory in a primary or secondary school (3) Class 9c – a residential care building. |
| Class 10 | A Class 10 building includes one or more of the following sub-classifications: (1) Class 10a is a non-habitable building including a private garage, carport, shed or the like. (2) Class 10b is a structure that is fence, mast, antenna, retaining wall or free-standing wall or swimming pool or the like. (3) Class 10c is a private bushfire shelter. |
| Multiple Classifications | A building (or part of a building) must comply with all the relevant requirements that apply to each of the classifications for that building (or part of a building) |