

Classifications of Buildings and Structures

Buildings and structures are classified in accordance with the Building Code of Australia, which classifies different building types by their use. A list of the different building classes, and an explanation of each class, is below.

Class	Description
1a	- single dwelling being: (i) a detached house; or (ii) one of a group of two or more attached dwellings, each being a building, separated by a fire-resisting wall, including a row house, terrace house, town house or villa unit
1b	- a boarding house, guest house, hostel or the like (i) with a total area of all floors not exceeding 300 m ² measured over the enclosing walls of the Class 1b and (ii) in which not more than 12 persons would ordinarily be resident
2	- A building containing 2 or more sole-occupancy units each being a separate dwelling
3	- A residential building, other than a building of class 1 or 2, which is a common place of long term or transient living for a number of unrelated persons, including- (a) a boarding-house, guest house, hostel, lodging-house or backpackers accommodation or (b) a residential part of a hotel or motel or (c) a residential part of a school or (d) accommodation for the aged, children or people with disabilities or (e) a residential part of a health-care building which accommodates members of staff or (f) a residential part of a detention centre
4	- A dwelling in a building that is class 5, 6, 7, 8, or 9 if it is the only dwelling in the building
5	- An office building used for professional or commercial purposes, excluding buildings of Class 6, 7, 8 or 9
6	- Shop or other building for the sale of goods by retail or supply of service
7a	- Carpark
7b	- for storage or display of goods for sale by wholesale
8	- A laboratory, or a building in which a handicraft or process for the production, assembling, altering, repairing, packing, finishing, or cleaning of goods or produce is carried on for trade, sale, or gain
9a	- Health care building
9b	- an assembly building, including a trade workshop, laboratory or the like in a primary or secondary school, but excluding any other parts of the building that are of another Class
9c	- an aged care building
10a	- a non-habitable building being a private garage, carport, shed, or the like
10b	- structure being a fence, mast, antenna, retaining or free-standing wall, swimming pool, or the like