

# 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:<br>(i) a detached house; or<br>(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<br>(i) with a total area of all floors not exceeding 300 m <sup>2</sup> measured over the enclosing walls of the Class 1b and<br>(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-<br>(a) a boarding-house, guest house, hostel, lodging-house or backpackers accommodation or<br>(b) a residential part of a hotel or motel or<br>(c) a residential part of a school or<br>(d) accommodation for the aged, children or people with disabilities or<br>(e) a residential part of a health-care building which accommodates members of staff or<br>(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   |