

Building Code of Australia – Classification of Buildings and Structures

Class 1	<p>One or more buildings which in association constitute-</p> <p>Class 1a - a single dwelling being</p> <p>(i) a detached house</p> <p>(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 or</p> <p>Class 1b - a boarding house, guest house, hostel or the like</p> <p>(i) with a total area of all floors not exceeding 300 m² measured over the enclosing walls of the Class 1b and</p> <p>(ii) in which not more than 12 persons would ordinarily be resident which is not located above or below another dwelling or another Class of building other than a private garage</p>
Class 2	A building containing 2 or more sole-occupancy units each being a separate dwelling
Class 3	<p>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-</p> <p>(a) a boarding-house, guest house, hostel, lodging-house or backpackers accommodation or</p> <p>(b) a residential part of a hotel or motel or</p> <p>(c) a residential part of a school or</p> <p>(d) accommodation for the aged, children or people with disabilities or</p> <p>(e) a residential part of a health-care building which accommodates members of staff or</p> <p>(f) a residential part of a detention centre</p>
Class 4	A dwelling in a building that is Class 5, 6, 7, 8 or 9 if it is the only dwelling in the building
Class 5	An office building used for professional or commercial purposes, excluding buildings of Class 6, 7, 8 or 9
Class 6	<p>A shop or other building for the sale of goods by retail or the supply of services direct to the public, including—</p> <p>(a) an eating room, cafe, restaurant, milk or soft-drink bar or</p> <p>(b) a dining room, bar, shop or kiosk part of a hotel or motel or</p> <p>(c) a hairdresser's or barber's shop, public laundry, or undertaker's establishment or</p> <p>(d) market or sale room, showroom, or service station</p>
Class 7	<p>A building which is –</p> <p>(a) Class 7a - a carpark or</p> <p>(b) Class 7b - for storage, or display of goods or produce for sale by wholesale</p>
Class 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
Class 9	<p>A building of a public nature –</p> <p>(a) Class 9a - a health-care building, including those parts of the building set aside as a laboratory or</p> <p>(b) Class 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 or</p> <p>(c) Class 9c - an aged care building</p>
Class 10	<p>A non-habitable building or structure –</p> <p>(a) Class 10a - a non-habitable building being a private garage, carport, shed, or the like or</p> <p>(b) Class 10b - a structure being a fence, mast, antenna, retaining or free-standing wall, swimming pool, or the like</p> <p>(c) Class 10c - a private bushfire shelter</p>