

# PART A3 CLASSIFICATION OF BUILDINGS AND STRUCTURES

## A3.1 Principles of classification

The classification of a building or part of a building is determined by the purpose for which it is designed, constructed or adapted to be used.

## A3.2 Classifications

Buildings are classified as follows:

**Class 1:** one or more buildings which in association constitute—

- (a) **Class 1a** — a 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; or
- (b) **Class 1b** — a boarding house, guest house, hostel or the like—
  - (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
  - (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*.

**Class 2:** a building containing 2 or more *sole-occupancy units* each being a separate dwelling.

**Class 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*.

**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.

## A GENERAL PROVISIONS

**Class 6:** a shop or other building for the sale of goods by retail or the supply of services direct to the public, including—

- (a) an eating room, cafe, restaurant, milk or soft-drink bar; or
- (b) a dining room, bar, shop or kiosk part of a hotel or motel; or
- (c) a hairdresser's or barber's shop, public laundry, or undertaker's establishment; or
- (d) market or sale room, showroom, or *service station*.

**Class 7:** a building which is—

- (a) **Class 7a** — a *carpark*; or
- (b) **Class 7b** — for storage, or display of goods or produce for sale, by wholesale.

**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:** a building of a public nature—

- (a) **Class 9a** — a *health-care building*, including those parts of the building set aside as a laboratory; or
- (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
- (c) **Class 9c** — an *aged care building*.

**Class 10:** a non-habitable building or structure—

- (a) **Class 10a** — a non-habitable building being a *private garage*, carport, shed, or the like; or
- (b) **Class 10b** — a structure being a fence, mast, antenna, retaining or free-standing wall, *swimming pool*, or the like.

## A3.3 Multiple classification

Each part of a building must be classified separately, and—

- (a)
  - (i) where parts have different purposes — if not more than 10% of the *floor area* of a storey, being the minor use, is used for a purpose which is a different classification, the classification applying to the major use may apply to the whole storey; and
  - (ii) the provisions of (i) do not apply when the minor use is a laboratory or Class 2, 3 or 4 part; and
- (b) Classes 1a, 1b, 7a, 7b, 9a, 9b, 9c, 10a and 10b are separate classifications; and
- (c) a reference to—
  - (i) Class 1 — is to Class 1a and 1b; and
  - (ii) Class 7 — is to Class 7a and 7b; and