

WHAT TYPE OF BUILDING IS IT?

Class 1a - a single dwelling and townhouses				
Classification	Storey	Floor area	Volume	Type of construction
1a	1	N/A	N/A	C
1a	2	N/A	N/A	C
1a	3	N/A	N/A	C
Class 1b - a boarding house, guest house, hostel or the like <300m ²				
Classification	Storey	Floor area	Volume	Type of construction
1b	1	N/A	N/A	C
1b	2	N/A	N/A	RTC
1b	3	N/A	N/A	RTC
Class 2: a building containing 2 or more sole-occupancy units each being a separate dwelling				
Classification	Storey	Floor area	Volume	Type of construction
2	1	N/A	N/A	C
2	2	N/A	N/A	B
2	3 & greater	N/A	N/A	A
Class 3: a residential building, other than a building of Class 1 or 2				
Classification	Storey	Floor area	Volume	Type of construction
3	1	N/A	N/A	C
3	2	N/A	N/A	B
3	3 & greater	N/A	N/A	A
Class 4: a dwelling in a building that is Class 5, 6, 7, 8 or 9				
Classification	Storey	Floor area	Volume	Type of construction
4	Single	N/A	N/A	As per type of building within
Class 5: an office building used for professional or commercial purposes				
Classification	Storey	Floor area	Volume	Type of construction
5	1	3,000M ² Max	18,000M ³ Max	C
5	2	3,000M ² Max	18,000M ³ Max	C
5	3	5,500M ² Max	33,000M ³ Max	B
5	4 & greater	8,000M ² Max	48,000M ³ Max	A
Class 6: a shop or other building for the sale of goods by retail or supply of services direct to the public				
Classification	Storey	Floor area	Volume	Type of construction
6	1	2,000M ² Max	12,000M ³ Max	C
6	2	2,000M ² Max	12,000M ³ Max	C
6	3	3,500M ² Max	21,000M ³ Max	B
6	4 & greater	5,000M ² Max	30,000M ³ Max	A
Class 7a - a carpark				
Classification	Storey	Floor area	Volume	Type of construction
7a	1	2,000M ² Max	12,000M ³ Max	C
7a	2	2,000M ² Max	12,000M ³ Max	C
7a	3	3,500M ² Max	21,000M ³ Max	B
7a	4 & greater	5,000M ² Max	30,000M ³ Max	A
Class 7b - for storage, or display of goods or produce for sale by wholesale				
Classification	Storey	Floor area	Volume	Type of construction
7b	1	2,000M ² Max	12,000M ³ Max	C
7b	2	2,000M ² Max	12,000M ³ Max	C
7b	3	3,500M ² Max	21,000M ³ Max	B
7b	4 & greater	5,000M ² Max	30,000M ³ Max	A
Class 8: a laboratory, or a building in which a handicraft or process for the production				
Classification	Storey	Floor area	Volume	Type of construction
8	1	2,000M ² Max	12,000M ³ Max	C
8	2	2,000M ² Max	12,000M ³ Max	C
8	3	3,500M ² Max	21,000M ³ Max	B
8	4 & greater	5,000M ² Max	30,000M ³ Max	A
Class 9a - a health-care building				
Classification	Storey	Floor area	Volume	Type of construction
9a	1	2,000M ² Max	12,000M ³ Max	C
9a	2	3,500M ² Max	21,000M ³ Max	B
9a	3	5,000M ² Max	30,000M ³ Max	A
9a	4 & greater	5,000M ² Max	30,000M ³ Max	A
Class 9b - an assembly building, including a trade workshop, laboratory				
Classification	Storey	Floor area	Volume	Type of construction
9b	1	3,000M ² Max	18,000M ³ Max	C
9b	2	5,500M ² Max	33,000M ³ Max	B
9b	3 & greater	8,000M ² Max	48,000M ³ Max	A
Class 9c - an aged care building				
Classification	Storey	Floor area	Volume	Type of construction
9c	1	3,000M ² Max	18,000M ³ Max	C
9c	2	5,500M ² Max	33,000M ³ Max	B
9c	3 & greater	8,000M ² Max	48,000M ³ Max	A
Class 10a - a non-habitable building being a private garage, carport, shed				
Classification	Storey	Floor area	Volume	Type of construction
10a	1	N/A	N/A	C
Class 10b - a structure being a fence, mast, antenna, retaining or free-standing wall				
Classification	Storey	Floor area	Volume	Type of construction
10b	N/A	N/A	N/A	N/A
Class 10c - a private bushfire shelter				
Classification	Storey	Floor area	Volume	Type of construction
10c	N/A	N/A	N/A	N/A

NOTE: This chart is for general application, for specific instances a Certifier should be consulted. Refer to Certifier - RTC

BUILDER—LOW RISE

Scope of work

- Building work on a class 1 or class 10 building.
- Building work on classes 2 to 9 buildings with a gross floor area not more than 2,000m², but not including Type A or Type B construction.
- Building work that consists of non-structural work on a building, regardless of—
 - the class for the building; or
 - the gross floor area of the building.
- Prepare plans and specifications that are—
 - for the licensee's personal use; or
 - for use in building work to be performed by the licensee personally.
- However, the scope of work does not include—
 - a completed building inspection for an interested party for the building; or
 - personally carrying out any building work for which—
 - a fire protection licence is required; or
 - an occupational licence is required unless the licensee holds the occupational licence; or
 - for building work mentioned in subsection (3)—directly or indirectly causing the work to be carried out or providing building work services for the work if—
 - a fire protection licence is required for the work; and
 - the work is—
 - for Type A or Type B construction on classes 2 to 9 buildings; or
 - on classes 2 to 9 buildings with a gross floor area more than 2,000m².

BUILDER—MEDIUM RISE

Scope of work

- Building work on a class 1 or class 10 building.
- Building work to a maximum of 3 storeys, but not including Type A construction on classes 4 to 9 buildings.
- Building work that consists of non-structural work on a building, regardless of—
 - the class for the building; or
 - the gross floor area of the building.
- Prepare plans and specifications that are—
 - for the licensee's personal use; or
 - for use in building work to be performed by the licensee personally.
- However, the scope of work does not include—
 - a completed building inspection for an interested party for the building; or
 - personally carrying out any building work for which—
 - a fire protection licence is required; or
 - an occupational licence is required unless the licensee holds the occupational licence; or
 - for building work mentioned in subsection (3)—directly or indirectly causing the work to be carried out or providing building work services for the work if—
 - a fire protection licence is required for the work; and
 - the work is—
 - for Type A construction on classes 4 to 9 buildings; or
 - to more than 3 storeys.

BUILDER—OPEN

Scope of work

- For the licence class mentioned in section 1(1)—
 - building work on all classes of buildings; and
 - prepare plans and specifications that are—
 - for the licensee's personal use; or
 - for use in building work to be performed by the licensee personally.
- However, the scope of work does not include—
 - a completed building inspection for an interested party for the building; or
 - personally carrying out any building work for which—
 - a fire protection licence is required; or
 - an occupational licence is required unless the licensee holds the occupational licence.
- For the licence class mentioned in section 1(2)—
 - provide any of the following services for a consumer or a principal, for all classes of building work—
 - administration services;
 - advisory services;
 - management services, other than coordinating the scheduling of building work by building contractors including as agent for another person; and
 - perform the following functions of a superintendent under a building contract, if appointed as a superintendent under the contract—
 - administer the contract for a principal for the contract;
 - certify timing, quality and cost matters under the contract.
- However, the scope of work does not include performing building work services under a construction management contract.
- In this section—

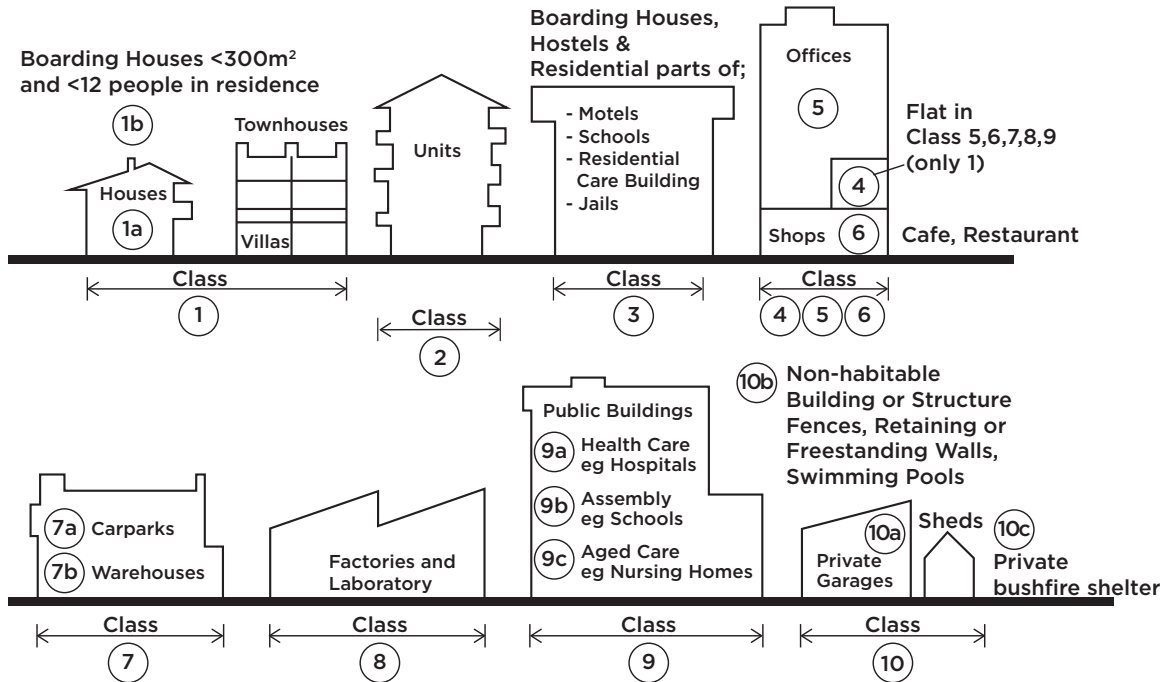
certify, for the definition superintendent, means to give advice or a report, including a certificate.

superintendent, under a building contract, means a person who is not a party to the contract and is appointed under the contract to perform the following—

 - administer the contract for a principal for the contract;
 - certify timing, quality and cost matters under the contract.

WHAT TYPE OF BUILDING IS IT? continued

NCC 2019 Building Code of Australia - Volume One, Part A6 Building Classification



Atrium means a space within a building that connects 2 or more storeys, and –
 (a) is enclosed at the top by a floor or roof (including a glazed roof structure); and
 (b) includes any adjacent part of the building not separated by an appropriate barrier to fire; but
 (c) does not include a stairwell, rampwell or the space within a shaft; and
 (d) for the purpose of (a) a space is considered enclosed if the area of the enclosing floor or roof is greater than 50% of the area of the space, measured in plan, of any of the storeys connected by the space.

Storey means a space within a building which is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not –
 (a) a space that contains only –
 (i) a lift shaft, stairway or meter room; or
 (ii) a bathroom, shower room, laundry, water closet or other sanitary compartment; or
 (iii) accommodation intended for not more than 3 vehicles; or
 (iv) a combination of the above.
 (b) a mezzanine.

Classes of building

Class 1	Class 1a	A single dwelling being a detached house, or one 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.
	Class 1b	A boarding house, guest house, hostel or the like with a total area of all floors not exceeding 300m ² , and where not more than 12 reside, 4 or more single dwellings located on one allotment.
Class 2	A building containing 2 or more sole-occupancy units each being a separate dwelling.	
Class 3	A residential building, other than a Class 1 or 2 building, which is a common place of long term or transient living for a number of unrelated persons. Example: boarding-house, hostel, backpackers' accommodation or residential part of a hotel, motel, school health-care building or 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.	
Class 6	A shop or other building for the sale of goods by retail or the supply of services direct to the public. Example: café, restaurant, kiosk, hairdressers, showroom or service station.	
Class 7	Class 7a	A building which is a carpark.
	Class 7b	A building which is 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.	
	Class 9a	A health care building, including those parts of the building set aside as a laboratory.
	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.
	Class 9c	An aged care building.
Class 10	A non-habitable building or structure.	
	Class 10a	A private garage, carport, shed or the like.
	Class 10b	A structure being a fence, mast, antenna, retaining or free standing wall, swimming pool or the like.
	Class 10c	A private bushfire shelter.