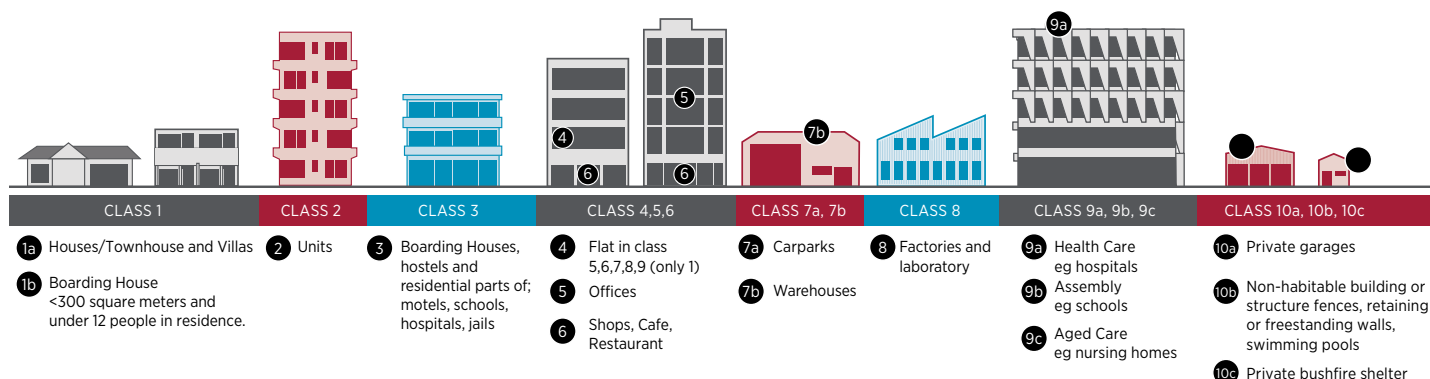


# WHAT TYPE OF BUILDING IS IT?

This fact sheet is limited to the QBCC licensing classification of Builder, e.g. Low Rise, Medium Rise and Open Builder



This list provides the definitions of Building Classes as set out in the Building Code of Australia.

CLASSES OF BUILDING		
Class 1	CLASS 1A	A single dwelling being a detached house, or 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.
	CLASS 1B	A boarding house, guest house, hostel or the like with a total area of all floors not exceeding 300m <sup>2</sup> , and where not more than 12 people reside, and 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 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 or motel or school health-care building, or guest house, or residential care 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 car park.
	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 for sale takes place.
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 and includes a healthcare building used as a residential care building.
	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. Also, cinemas, churches, night clubs and sports centres.
	CLASS 9C	An aged care building.
Class 10		A non-habitable building or structure.
	CLASS 10A	A non-habitable structure including, 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.

**NOTE:** The classification of buildings and the type of construction can vary from the standard model depicted in the tables. Limitations are imposed under QBCC licensing requirements, related to maximum floor area and type of construction. See page 3.