



Building classes

What are the different classes of buildings?

There are 10 building classifications nominated in the Building Code of Australia (BCA). Each part of a building must be classified separately.

Types of residential buildings and structures:

- Class 1a: private dwelling/s, can include row houses, terrace houses, town houses or villa units
- Class 1b: boarding houses, guest houses, hostels or similar with a total area not exceeding 300m²; and in which no more than 12 persons would ordinarily reside
- Class 2: residential flat-buildings containing 2 or more sole occupancy units.
- Class 10a: private garages, carports, sheds or similar
- Class 10b: fences, masts, antennas, retaining or free standing walls, swimming pools or similar
- Class 10c: private bushfire shelter.

Types of commercial and industrial buildings:

- Class 3: boarding houses, guest houses, hostels, lodging houses, back-packers accommodation; or the residential part of a hotel, motel, or school etc
- Class 4: a caretaker's residence in a building that is Class 5, 6, 7, 8 or 9 if it is the only dwelling in the building
- Class 5: office buildings used for professional or commercial purposes, excluding buildings of Class 6, 7, 8, 9
- Class 6: shop or other building used for the sale of goods by retail. Including:
 - restaurants, cafes etc.
 - barber shop; public laundry or undertakers establishment
 - market or sale room, showroom or service station
- Class 7a: carparks
- Class 7b: buildings, or wholesale retail buildings.
- Class 8: commercial workshops and laboratories used for the production, assembling etc. of goods or produce for trade sale or gain
- Class 9a: health-care buildings



- Class 9b: assembly buildings, including schools, public halls etc
- Class 9c: aged care buildings.

Multiple classifications

Each part of the building must be classified separately.

A building or structure that can not be given a BCA classification shall be classified as a "Special Structure"

Need help?

If you have any questions, Council's Development Assessment staff are available for brief consultations and to provide general advice at Council's Customer Service counter between 8.45am and 11am Monday to Friday.

Appointments may be made outside these hours, subject to availability. Council staff can only provide general advice and cannot help in the preparation of your application or the supporting documents.

Disclaimer

This fact sheet is a summary of classes of buildings. Not every situation can be anticipated and listed. If you wish to find out more about classes of buildings visit:

<https://www.abcb.gov.au/>

or call or email to make an appointment with Council to discuss.

This document is subject to change without notice.