

# CLASSIFICATION OF BUILDINGS & STRUCTURES

## 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.

### CLASS 1

One or more buildings which in association constitute:

#### 1A 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.

#### 1B Boarding house, guest house, hostel with a total floor area not exceeding 300mt<sup>2</sup> and 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 boarding house, guest house, hostel, lodging house or backpackers accommodation;
- a residential part of a hotel or motel;
- a residential part of school;
- accommodation for the aged, children or people with disabilities;
- a residential part of a health-care building which accommodates members of staff;
- a residential part of a detention center.

### CLASS 4

A dwelling in a building that is Class 5, 6, 7, 8 & 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, including:

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

### CLASS 7

A building which is:

#### 7A Carpark.

#### 7B 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:

#### 9A Health care building; including those parts of the building set aside as a laboratory.

#### 9B Assembly building, including a trade workshop, laboratory in a primary or secondary school, but excluding any other parts of the building that are of another Class.

#### 9C Aged care building.

### CLASS 10

A non-habitable building or structure:

#### 10A Non-habitable building being a private garage, carport, shed.

#### 10B Structure being a fence, mast, antenna, retaining wall, free-standing wall, swimming pool, solar panels.