



# WHAT TYPE OF BUILDING IS IT?

Class 1a - a sir Classification		and townhouse Floor area	Volume	Type of construction
a	1	N/A	N/A	С
a	2	N/A	N/A	С
a a l	3	N/A	N/A	С
Class ID - a bo Classification		Floor area	hostel or the like<: Volume	Type of constructio
b	1	N/A	N/A	C
b	2	N/A	N/A	RTC
1b	3	N/A	N/A	RTC
		ng 2 or more so	ole-occupancy unit	s each being a
eparate dwel		Floor area	Volume	Type of constructio
2	1	N/A	N/A	C
2	2	N/A	N/A	В
2	3 & greater	N/A	N/A	A
			a building of Cla	
Classification 3	1	Floor area	Volume N/A	Type of constructio
3	2	N/A	N/A	В
3	3 & greater	N/A	N/A	A
			ss 5, 6, 7, 8 or 9	
Classification	Storey	Floor area	Volume	Type of constructio
4	Single	N/A	N/A	As per type of building within
Class 5: an off	ice building ι	sed for profes	sional or commerc	ial purposes
Classification		Floor area	Volume	Type of constructio
5 5	2	3,000M <sup>2</sup> Max 3,000M <sup>2</sup> Max	18,000M <sup>3</sup> Max 18,000M <sup>3</sup> Max	C
5	3	5,500M <sup>2</sup> Max	33,000M³ Max	В
5	4 & greater	8,000M <sup>2</sup> Max	48,000M³ Max	A
Class 6: a sho	p or other bu	ilding for the sa	ale of goods by ret	ail or supply of
services direc				
Classification	Storey	Floor area 2.000M <sup>2</sup> Max	Volume 12,000M <sup>3</sup> Max	Type of construction
6	2	2,000M <sup>2</sup> Max 2,000M <sup>2</sup> Max	12,000M³ Max	C
6	3	3,500M <sup>2</sup> Max	21,000M³ Max	В
6	4 & greater	5,000M <sup>2</sup> Max	30,000M³ Max	A
Class 7a - a c				
Classification 7a	Storey	Floor area 2,000M <sup>2</sup> Max	Volume 12,000M <sup>3</sup> Max	Type of construction
7a 7a	2	2,000M <sup>2</sup> Max	12,000M³ Max	C
7a	3	3,500M <sup>2</sup> Max	21,000M³ Max	В
7a	4 & greater	5,000M <sup>2</sup> Max	30,000M³ Max	A
				sale by wholesale
<b>Classification</b> 7b	Storey	Floor area 2,000M <sup>2</sup> Max	Volume x 12,000M³ Max	Type of constructio
7b	2	2,000M <sup>2</sup> Max	x 12,000M³ Max	С
7b	3	3,500M <sup>2</sup> Max		В
7b	4 & greater	5,000M <sup>2</sup> Ma:		A
Class 8: a labo Classification		lding in which a Floor area	handicraft or proce	ess for the production Type of construction
8	1	2,000M <sup>2</sup> Max		C
8	2	2,000M <sup>2</sup> Max	x 12,000M³ Max	С
8	3	3,500M <sup>2</sup> Max		В
8	4 & greater	5,000M <sup>2</sup> Max	x 30,000M³ Max	A
ol 0 1	and the second second	IIIaina		
Class 9a — a h			Volumo	Type of construction
Classification		Floor area	Volume x 12,000M³ Max	
<b>Classification</b> 9a 9a	Storey 1 2	Floor area 2,000M2 Max 3,500M2 Max	x 12,000M³ Max x 21,000M³ Max	C B
<b>Classification</b> 9a 9a 9a	<b>Storey</b> 1 2 3	Floor area 2,000M² Max 3,500M² Max 5,000M² Max	x 12,000M³ Max x 21,000M³ Max x 30,000M³ Max	C B A
<b>Classification</b> 9a 9a 9a 9a	Storey  1 2 3 4 & greater	Floor area  2,000M <sup>2</sup> Max  3,500M <sup>2</sup> Max  5,000M <sup>2</sup> Max  5,000M <sup>2</sup> Max	x 12,000M³ Max x 21,000M³ Max x 30,000M³ Max x 30,000M³ Max	C B A A
Classification 9a 9a 9a 9a Class 9b — an	Storey  1 2 3 4 & greater assembly bu	Floor area 2,000M² Max 3,500M² Max 5,000M² Max 5,000M² Max ilding, including	x 12,000M³ Max x 21,000M³ Max x 30,000M³ Max x 30,000M³ Max g a trade workshop	C B A A
<b>Classification</b> 9a 9a 9a 9a	Storey  1 2 3 4 & greater assembly bu	Floor area  2,000M <sup>2</sup> Max  3,500M <sup>2</sup> Max  5,000M <sup>2</sup> Max  5,000M <sup>2</sup> Max	12,000M3   Max   21,000M3   Max   30,000M3   Max   30,000M3   Max   30,000M3   Max   30,000M3   Max   Volume	C B A A
Classification 9a 9a 9a 9a Class 9b — an Classification 9b	Storey  1 2 3 4 & greater assembly bu Storey 1 2	2,000M2   Max   3,500M2   Max   5,000M2   Max   5,000M2   Max   1,000M2   Max   1,000M2   Max   3,000M2   Max   5,500M2   Max   5,500M2   Max   1,500M2   Ma	12,000M3   Max   12,000M3   Max   21,000M3   Max   30,000M3   Max   30,000M3   Max   30,000M3   Max   31,000M3   Max   33,000M3   Max   33,0	C B A A A D, laboratory Type of construction C B
Classification 9a 9a 9a 9a 9a Class 9b — an Classification 9b	Storey  1 2 3 4 & greater assembly bu Storey 1	2,000M2   Max   3,500M2   Max   5,000M2   Max   5,000M2   Max   10ding, including   Floor area   3,000M2   Max   Max   3,000M2   Max   10ding, including   Floor area   3,000M2   Max	12,000M3   Max   12,000M3   Max   21,000M3   Max   30,000M3   Max   30,000M3   Max   30,000M3   Max   18,000M3   Max   33,000M3   Max   33,0	C B A A A D, laboratory Type of construction
Classification 9a 9a 9a 9a Class 9b — an Classification 9b 9b 9b	Storey  1 2 3 4 & greater assembly bu Storey 1 2 3 & greater aged care bu	2,000M2   Mai   3,500M2   Mai   5,000M2   Mai   15,000M2   Mai   15,000M2   Mai   15,000M2   Mai   15,500M2   Mai   15,500M2   Mai   16,000M2   Mai   16,000M	12,000M3   Max   21,000M3   Max   30,000M3   Max   30,000M3   Max   30,000M3   Max   18,000M3   Max   18,000M3   Max   48,000M3   Max   48,0	C B A A A D, laboratory Type of construction C B A
Classification 9a 9a 9a 9a 9b Class 9b — an Classification 9b 9b Class 9c — an Classification	Storey  1 2 3 4 & greater assembly bu Storey 1 2 3 & greater aged care bu	Color area	12,000M3   Max   21,000M3   Max   21,000M3   Max   30,000M3   Max   30,000M3   Max   30,000M3   Max   31,000M3   Max   33,000M3   Max   48,000M3   Max   Volume	C B A A A A D, laboratory Type of construction C B A Type of construction
Classification 9a 9a 9a 9a Class 9b — an Classification 9b 9b 9b	Storey  1 2 3 4 & greater assembly bu Storey 1 2 3 & greater aged care bu Storey	Floor area   2,000 M2   Mai   3,500 M2   Mai   5,000 M2   Mai   5,000 M2   Mai   1,500 M2	12,000M3   Max   21,000M3   Max   30,000M3   Max   30,000M3   Max   30,000M3   Max   18,000M3   Max   48,000M3   Max   48,000M3   Max   48,000M3   Max   48,000M3   Max   48,000M3   Max   48,000M3   Max   33,000M3   Max   33,0	C B A A A D, laboratory Type of construction C B A
Classification 9a 9a 9a 9a Class 9b — an Classification 9b 9b 9b Class 9c — an Classification	Storey  1 2 3 4 & greater assembly bu Storey 1 2 3 & greater aged care bu Storey 1	Floor area	12,000M3   Max   21,000M3   Max   30,000M3   Max   30,000M3   Max   30,000M3   Max   18,000M3   Max   48,000M3   Max   48,0	C B A A O, laboratory Type of construction B A Type of construction C
Classification 9a 9a 9a 9a 9b Class 9b — an Classification 9b 9b Class 9c — an Classification 9c 9c 9c Class 10a — a	Storey  1 2 3 4 & greater assembly bu Storey  1 2 3 & greater aged care bu Storey  1 2 3 & greater non-habitable	Color area	12,000M3   Max   21,000M3   Max   21,000M3   Max   30,000M3   Max   30,000M3   Max   30,000M3   Max   30,000M3   Max   48,000M3   Max   48,0	C B A A A A D, laboratory Type of construction C B A  Type of construction C C B A  C C B A
Classification 9a 9a 9a 9a 9b Class 9b — an Classification 9b 9b Class 9c — an Classification 9c 9c 9c Class 10a — a Classification	Storey  1 2 3 4 & greater assembly bu Storey  1 2 3 & greater aged care bu Storey  1 2 3 & greater non-habitable	Floor area	12,000M3   Max   21,000M3   Max   30,000M3   Max   30,000M3   Max   18,000M3   Max   18,000M3   Max   48,000M3   Max   18,000M3   Max   48,000M3   Max   48,0	C B A A A A A A A A A A C, laboratory Type of construction C B A  Type of construction C B A  Type of construction C C B A Type of construction C C B A Type of construction
Classification 9a 9a 9a 9a 9b 9a 9b 9b Class 9c — an Classification 9c 9c 9c Class 10a — a Classification	Storey  1 2 3 4 & greater assembly bu Storey 1 2 3 & greater aged care bu Storey 1 2 3 & greater aged care bu Storey 1 2 3 & greater	Floor area	12,000M3   Max   21,000M3   Max   30,000M3   Max   30,000M3   Max   30,000M3   Max   18,000M3   Max   48,000M3   Max   48,0	C B A A D, laboratory Type of construction C B A Type of construction C B A  Type of construction C B A  Carport, shed Type of construction C
Classification 9a 9a 9a 9a 9a Class 9b — an Classification 9b 9b Class 9c — an Classification 9c 9c Class 10a — a Classification 10a Class 10b — a	Storey  1 2 3 4 & greater assembly bu Storey 1 2 3 & greater aged care bu Storey 1 2 3 & greater non-habitable Storey 1 structure bein	Floor area 2,000 M2 Mai 3,500 M2 Mai 5,000 M2 Mai 5,000 M2 Mai 5,000 M2 Mai 10	12,000M3   Max	C B A A A D, laboratory Type of construction C B A Type of construction C B A Type of construction C B A Type of construction C C B A Carport, shed Type of construction C Or free-standing wal
Classification 9a 9a 9a 9a 9a 9b 9b 9c Class 9c — an Classification 9c 9c 9c Class 10a — a Classification	Storey  1 2 3 4 & greater assembly bu Storey 1 2 3 & greater aged care bu Storey 1 2 3 & greater non-habitable Storey 1 structure bein	Floor area	12,000M3   Max   21,000M3   Max   30,000M3   Max   30,000M3   Max   30,000M3   Max   18,000M3   Max   48,000M3   Max   48,0	C B A A A D, laboratory Type of construction C B A Type of construction C B A Type of construction C B A Type of construction C C B A Carport, shed Type of construction C Or free-standing wal
Classification 9a 9a 9a 9a 9a 9b Classification 9b 9b 9c Classification 9c 9c Classification 10a Classification	Storey  1 2 3 4 & greater assembly bu Storey  1 2 3 & greater aged care bu Storey  1 2 3 & greater non-habitable Storey  1 structure bein Storey N/A	Floor area	12,000M3   Max   21,000M3   Max   21,000M3   Max   30,000M3   Max   30,000M3   Max   18,000M3   Max   18,000M3   Max   48,000M3   Max   Max   48,000M3   Max   Ma	C B A A A A A A A A A A A B A A C B B A A  Type of construction C B A A  Carport, shed Type of construction C C C C C C C C C C C C C C C C C C C
Classification 9a 9a 9a 9a 9a 9b 9b 9c Class 9c — an Classification 9c 9c 9c Class 10a — a Classification	Storey  1 2 3 4 & greater assembly bu Storey 1 2 3 & greater aged care bu Storey 1 2 3 & greater aged care bu Storey 1 2 5 & greater aged care bu Storey 1 2 5 & greater non-habitabl Storey 1 structure bein Storey N/A private bushf	Floor area	12,000M3   Max   21,000M3   Max   21,000M3   Max   30,000M3   Max   30,000M3   Max   18,000M3   Max   18,000M3   Max   48,000M3   Max   Max   48,000M3   Max   Ma	C B A A A A A A A A A A A B A A C A B B A  Type of construction C B A  Type of construction C C B A  Type of construction C C B A Carport, shed Type of construction C Type of construction C N/A
Classification 9a 9a 9a 9a 9a 9b Class 9b — an Classification 9b 9b Class 9c — an Classification 9c 9c Class 10a — a Classification 10a Class 10b — a Classification 10b Class 10b — a	Storey  1 2 3 4 & greater assembly bu Storey 1 2 3 & greater aged care bu Storey 1 2 3 & greater aged care bu Storey 1 2 5 & greater aged care bu Storey 1 2 5 & greater non-habitabl Storey 1 structure bein Storey N/A private bushf	Floor area	12,000M3   Max   21,000M3   Max   30,000M3   Max   30,000M3   Max   30,000M3   Max   18,000M3   Max   48,000M3   Max   48,0	B A A A A A A A A A A A A A A A A A A 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

- (1) Building work on a class 1 or class 10 building.
- (2) 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.
- (3) Building work that consists of non-structural work on a building, regardless of—

- (a) the class for the building; or
- (b) the gross floor area of the building.(4) Prepare plans and specifications that are—
  - (a) for the licensee's personal use; or
- (b) for use in building work to be performed by the licensee personally.

  (5) However, the scope of work does not include—
- - (a) a completed building inspection for an interested party for the building; or
- (b) personally carrying out any building work for which—(i) a fire protection licence is required; or

  - (ii) an occupational licence is required unless the licensee holds the occupational licence: or
- (c) 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-
  - (i) a fire protection licence is required for the work; and
  - (ii) the work is-
    - (A) for Type A or Type B construction on classes
    - 2 to 9 buildings; or
    - (B) on classes 2 to 9 buildings with a gross floor area more than 2,000m2.

## BUILDER-MEDIUM RISE Scope of work

- (1) Building work on a class 1 or class 10 building
- (2) Building work to a maximum of 3 storeys, but not including Type A
- construction on classes 4 to 9 buildings.
  (3) Building work that consists of non-structural work on a
- building, regardless of-

  - (a) the class for the building; or
- (b) the gross floor area of the building.
  (4) Prepare plans and specifications that are-
- (a) for the licensee's personal use; or
- (b) for use in building work to be performed by the licensee personally. (5) However, the scope of work does not include—
- - (a) a completed building inspection for an interested party for the building; or (b) personally carrying out any building work for which—

  - - (i) a fire protection licence is required; or
    - (ii) an occupational licence is required unless the licensee holds the occupational licence: or
  - (c) 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—
    (i) a fire protection licence is required for the work; and

    - (A) for Type A construction on classes 4 to 9
    - buildings: or
    - (B) to more than 3 storeys.

#### **BUILDER-OPEN** Scope of work

- (1) For the licence class mentioned in section 1(1)—
  (a) building work on all classes of buildings; and
  - (b) prepare plans and specifications that are
- (i) for the licensee's personal use; or
  (ii) for use in building work to be performed by the licensee personally.
  (2) However, the scope of work does not include—

  - (a) a completed building inspection for an interested party for the building; or
  - (b) personally carrying out any building work for which—(i) a fire protection licence is required; or
    - (ii) an occupational licence is required unless the licensee holds the occupational
- licence. (3) For the licence class mentioned in section 1(2)-

  - (a) provide any of the following services for a consumer or a principal, for all classes of building work—
    (i) administration services;
    - (ii) advisory services;

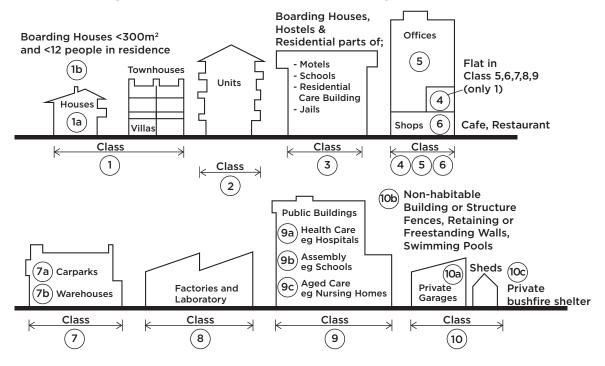
    - (iii) management services, other than coordinating the scheduling of building work by building contractors including as agent for another person; and
  - (b) perform the following functions of a superintendent under a building contract, if appointed as a superintendent under the contract—
    (i) administer the contract for a principal for the contract;

    - (ii) certify timing, quality and cost matters under the contract.
- (4) However, the scope of work does not include performing building work services under a construction management contract.
- (5) 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— (a) administer the contract for a principal for the contract;

  - (b) 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.

Cla	eene	of	buil	dine	4

Class 1	Class 1a	Class 1a A single dwelling being a detached house, or one or more attached dwellings, each being a building, separated by a fire-resimal, 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 300m2, and where not more than 12 reside, 4 or more single dwellings located on one allotment.				
Class 2	A building c	building containing 2 or more sole-occupancy units each being a separate dwelling.				
Class 3		ential 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 e: boarding-house, hostel, backpackers' accommodation or residential part of a hotel, motel, school health-care building or detention centre				
Class 4	A dwelling i	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 bu	e 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		atory, or a building in which a handicraft or process for the production, assembling, altering, repairing, packing, finishing, or cleaning of or produce is carried on for trade, sale or gain.				
	A building of a public nature.					
Class 9	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 ot parts of the building that are of another class.				
	Class 9c	An aged care building.				
	A non-habitable building or structure.					
Class 10	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.				

QBCC20190522\_What type of builidng is it\_Factsheet