

Fact Sheet

Building Classifications



This fact sheet will help you define what the different building classes are.

This fact sheet provides general information and is a guide only.

Class 1 – Dwelling.

Class 1a - One or more buildings, which together form a single dwelling.

Class 1b – A boarding house, guest house, or hostel.

Class 2 – Two or more sole-occupancy units.

Class 3 - A boarding house, guest house, hostel, lodging house, aged care accommodation, hotel or motel main residence.

Class 4 - Accommodation located within a Class 5, 6, 7, 8 or 9 building.

Class 5 – An office building used for professional or commercial purposes.

Class 6 - A shop or other building used for the sale of goods by retail or the supply of services direct to the public. This may include a café/restaurant, bar, hairdresser, laundromat or a supermarket.

Class 7 – A storage-type building.

Class 7a – A carpark.

Class 7b - A building that is used for storage, or the display of goods or produce for sale by wholesale (warehouse).

Class 8 – A factory used for production, assembling, altering, repairing, packing, finishing, or cleaning of goods.

Class 9a – A health-care building including any parts of the building set aside as laboratories. It includes a health-care building used as a residential-care building.

Class 9b - A school, early childhood centre, or hall.


Class 9c - A residential care building.



Class 10a – A garage, shed or carport (must be non-habitable).

Class 10b – A fence, retaining wall, antenna or swimming pool.

Class 10c - A private bushfire shelter.

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