

Building Classifications under the Building Code of Australia (BCA)

Class 1	Class 1a	A 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.
	Class 1b	A boarding house, guest house, hostel or the like with a total area of all floors not exceeding 300m ² , and where not more than 12 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 two or more sole occupancy units, each being a separate dwelling.	
Class 3	A residential building, other than a building of Class 1 or Class 2, 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, motel, school or 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, dining room, bar, shop, kiosk, hairdresser/barber, public laundry, showroom, 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 (warehouse).
Class 8	A laboratory or 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 (factory).	
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 other parts of the building that are of another Class.
	Class 9c	An aged care building.
Class 10	A non habitable building or structure:	
	Class 10a	a private garage, carport or 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 bush fire shelter.