

## PART 1.3 CLASSIFICATION

### 1.3.1 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.

#### Explanatory information:

1. Class 1 and 10 buildings are classified in accordance with this Part; and
2. Class 2 to 9 buildings are classified in accordance with **Section A** of BCA, Volume One.

### 1.3.2 Classification

Class 1 and 10 buildings are classified as follows:

**Class 1** — one or more buildings, which in association constitute—

- (a) **Class 1a** — a single dwelling being—
  - (i) a detached house; or
  - (ii) one of a group of two 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; or
- (b) **Class 1b** — a boarding house, guest house, hostel or the like—
  - (i) with a total area of all floors not exceeding 300 m<sup>2</sup> measured over the enclosing walls of the Class 1b building; and
  - (ii) 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* (see **Figure 1.3.1, 1.3.2** and **1.3.3**).

**Class 10** — a non-habitable building or structure being—

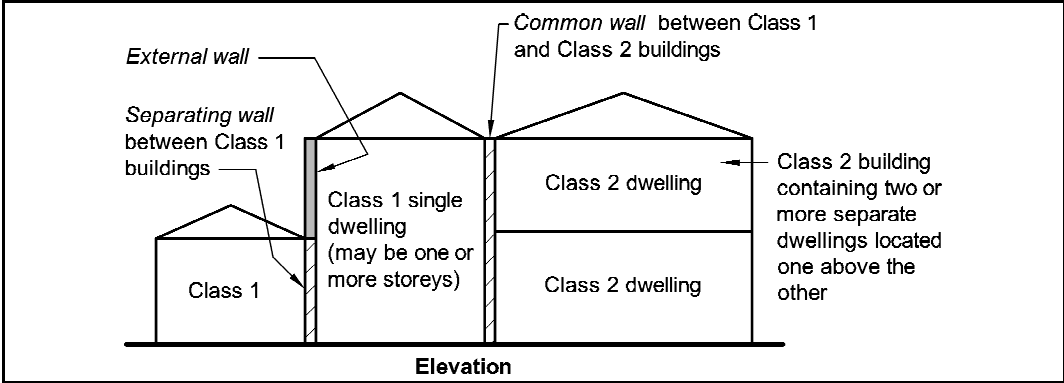
- (a) **Class 10a** — a non-habitable building being a *private garage*, carport, shed, or the like; or
- (b) **Class 10b** — a structure being a fence, mast, antenna, retaining or free-standing wall, *swimming pool*, or the like.

(see **Figure 1.3.3**).

**Figure 1.3.1**

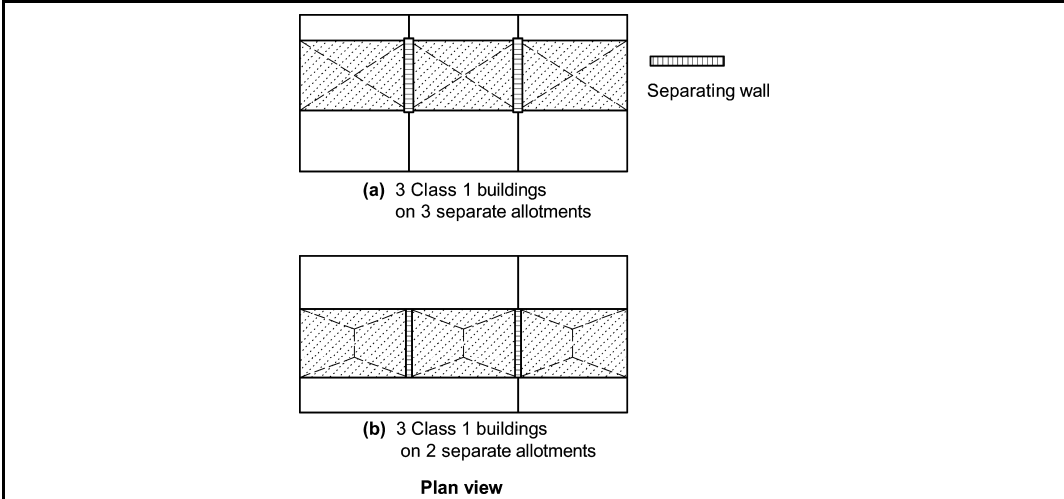
**IDENTIFICATION OF CLASS 1 BUILDINGS**

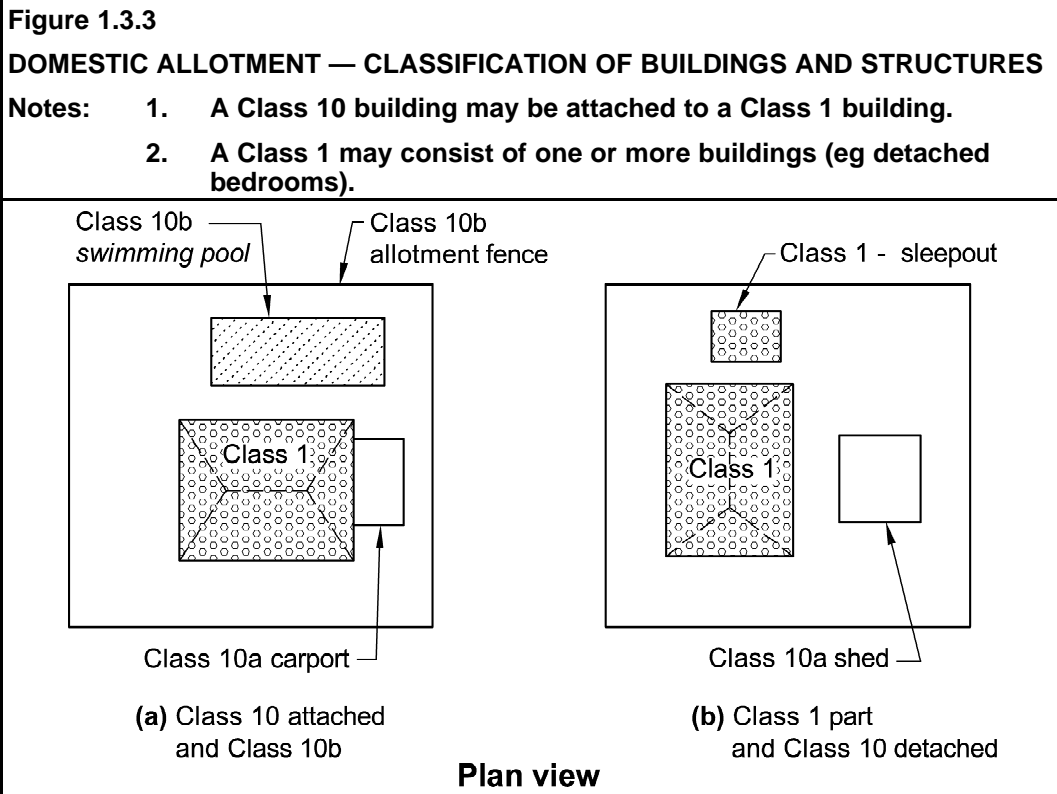
**Note:** For fire-resisting construction between Class 1 buildings see Part 3.7.1.



**Figure 1.3.2**

**TYPICAL CLASS 1 CONFIGURATIONS**





← GENERAL REQUIREMENTS

**1.3.3 Multiple classifications**

Each part of a building must be classified separately, and—

- (a) Classes 1a, 1b, 10a and 10b are separate classifications; and
- (b) a reference to—
  - (i) Class 1 — is to Class 1a and 1b; and
  - (ii) Class 10 — is to Class 10a and 10b; and
- (c) where parts have different purposes — if not more than 10% of the *floor area* of a Class 1 building is used for a purpose which is a different classification, the classification of Class 1 may apply to the whole building.