### FACT SHEET

**WHAT TYPE OF BUILDING IS IT?**

<table>
<thead>
<tr>
<th>Class 1a - a single dwelling and townhouses</th>
<th>Classification</th>
<th>Storey</th>
<th>Floor area</th>
<th>Volume</th>
<th>Type of construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 2: a building containing 2 or more sole-occupancy units each being a separate dwelling</td>
<td>Classification</td>
<td>Storey</td>
<td>Floor area</td>
<td>Volume</td>
<td>Type of construction</td>
</tr>
<tr>
<td>Class 3: a residential building, other than a building of Class 1 or 2</td>
<td>Classification</td>
<td>Storey</td>
<td>Floor area</td>
<td>Volume</td>
<td>Type of construction</td>
</tr>
<tr>
<td>Class 4: a dwelling in that is Class 5, 6, 7, 8 or 9</td>
<td>Classification</td>
<td>Storey</td>
<td>Floor area</td>
<td>Volume</td>
<td>Type of construction</td>
</tr>
<tr>
<td>Class 5: an office building used for professional or commercial purposes</td>
<td>Classification</td>
<td>Storey</td>
<td>Floor area</td>
<td>Volume</td>
<td>Type of construction</td>
</tr>
<tr>
<td>Class 6: a shop or other building for the sale of goods by retail or supply of services direct to the public</td>
<td>Classification</td>
<td>Storey</td>
<td>Floor area</td>
<td>Volume</td>
<td>Type of construction</td>
</tr>
<tr>
<td>Class 7a - a carpark</td>
<td>Classification</td>
<td>Storey</td>
<td>Floor area</td>
<td>Volume</td>
<td>Type of construction</td>
</tr>
<tr>
<td>Class 7b - for storage, or display of goods or produce for sale by wholesale</td>
<td>Classification</td>
<td>Storey</td>
<td>Floor area</td>
<td>Volume</td>
<td>Type of construction</td>
</tr>
<tr>
<td>Class 8: a laboratory, or a building in which a handicraft or process for the production</td>
<td>Classification</td>
<td>Storey</td>
<td>Floor area</td>
<td>Volume</td>
<td>Type of construction</td>
</tr>
<tr>
<td>Class 9a - a health-care building</td>
<td>Classification</td>
<td>Storey</td>
<td>Floor area</td>
<td>Volume</td>
<td>Type of construction</td>
</tr>
<tr>
<td>Class 9b - an assembly building, including a trade workshop, laboratory</td>
<td>Classification</td>
<td>Storey</td>
<td>Floor area</td>
<td>Volume</td>
<td>Type of construction</td>
</tr>
<tr>
<td>Class 9c - a non-habitable building being a private garage, carport, shed</td>
<td>Classification</td>
<td>Storey</td>
<td>Floor area</td>
<td>Volume</td>
<td>Type of construction</td>
</tr>
<tr>
<td>Class 10a - a structure being a fence, mast, antenna, retaining or free-standing wall</td>
<td>Classification</td>
<td>Storey</td>
<td>Floor area</td>
<td>Volume</td>
<td>Type of construction</td>
</tr>
<tr>
<td>Class 10b - a private bushfire shelter</td>
<td>Classification</td>
<td>Storey</td>
<td>Floor area</td>
<td>Volume</td>
<td>Type of construction</td>
</tr>
</tbody>
</table>

**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 or Type B 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
     - (ii) the work is—
       - (A) for Type A construction on classes 4 to 9 buildings; or
       - (B) on more than 3 storeys.

**Builder—Open**

*Scope of work*

1. For the licence class mentioned in section 1(c)—
   - (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(k)—
   - (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.

**NOTE:** This chart is for general application, for specific instances a Certifier should be consulted. Refer to Certifier - RTC
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.

Classes of building

- **Class 1**: 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 1a**: 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 containing 2 or more sole-occupancy units each being a separate dwelling.

- **Class 3**: A residential 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. Example: boarding-house, hostel, backpackers’ accommodation or residential part of a hotel, motel, school, health-care building 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, kiosk, hairdressers, showroom or service station.

- **Class 7**: A building containing 2 or more sole-occupancy units each being a separate dwelling.

- **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**: 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.

- **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, 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.