

# BUILDING CLASSES AND LICENCE REQUIREMENTS

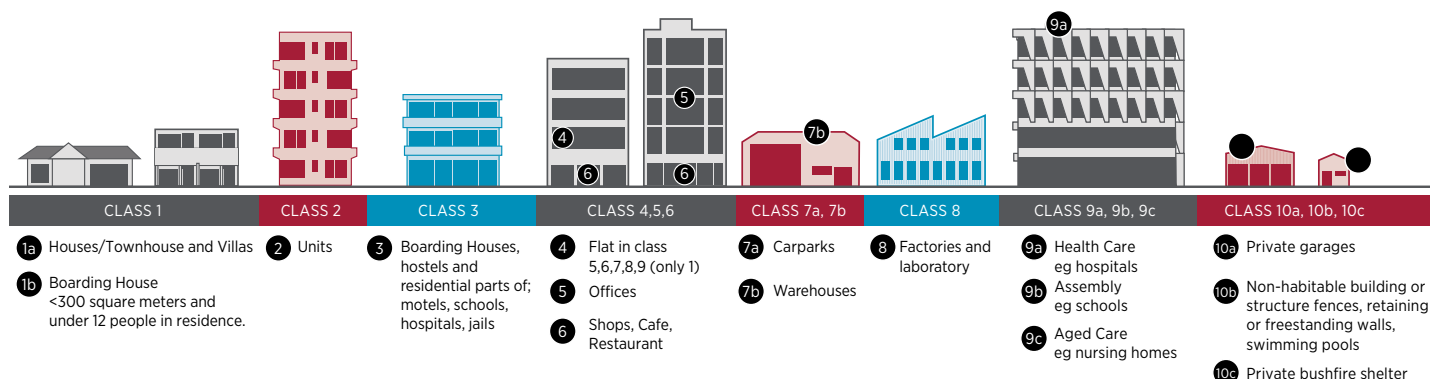
QUEENSLAND BUILDING AND CONSTRUCTION COMMISSION REGULATION 2018



MARCH 2024

# WHAT TYPE OF BUILDING IS IT?

This fact sheet is limited to the QBCC licensing classification of Builder, e.g. Low Rise, Medium Rise and Open Builder



This list provides the definitions of Building Classes as set out in the Building Code of Australia.

CLASSES OF BUILDING		
Class 1	CLASS 1A	A single dwelling being a detached house, or 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.
	CLASS 1B	A boarding house, guest house, hostel or the like with a total area of all floors not exceeding 300m <sup>2</sup> , and where not more than 12 people 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 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 or motel or school health-care building, or guest house, or residential care 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	CLASS 7A	A building which is a car park.
	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 for sale takes place.
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 and includes a healthcare building used as a residential care building.
	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. Also, cinemas, churches, night clubs and sports centres.
	CLASS 9C	An aged care building.
Class 10		A non-habitable building or structure.
	CLASS 10A	A non-habitable structure including, 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.

**NOTE:** The classification of buildings and the type of construction can vary from the standard model depicted in the tables. Limitations are imposed under QBCC licensing requirements, related to maximum floor area and type of construction. See page 3.

# LICENCE CLASS IDENTIFICATION

STOREY	FLOOR AREA m <sup>2</sup> MAX	VOLUME m <sup>3</sup> MAX	TYPE OF CONSTRUCTION	MINIMUM LICENCE CLASS
--------	----------------------------------	------------------------------	-------------------------	--------------------------

## Class 1a: A single dwelling and townhouses

1	—	—	—	LR
2	—	—	—	LR
3	—	—	—	LR

## Class 1b: A boarding house, guest house, hostel or the like <300m<sup>2</sup>

1	—	—	—	LR
2	—	—	RTC	—
3	—	—	RTC	—

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

1*	≤ 2,000	—	C	LR
2	—	—	B	MR
3	—	—	A	MR
≥4	—	—	A	BO

## Class 3: A residential building, other than a building of class 1 or 2

1*	≤ 2,000	—	C	LR
2	—	—	B	MR
3	—	—	A	MR
≥4	—	—	A	BO

## Class 4: A dwelling in a building that is class 5, 6, 7, 8 or 9

Single	—	—	As per type of building within	—
--------	---	---	--------------------------------	---

## Class 5: An office building used for professional or commercial purposes

1 & 2*	≤ 2,000	—	C	LR
1	3,000	18,000	C	MR
2	3,000	18,000	C	MR
3	5,500	33,000	B	MR
≥4	8,000	48,000	A	BO

## Class 6: A shop or other building for the sale of goods by retail or supply of services direct to the public

1	2,000	12,000	C	LR
2	2,000	12,000	C	LR
3	3,500	21,000	B	MR
≥4	5,000	30,000	A	BO

## Class 7a: Carpark

1	2,000	12,000	C	LR
2	2,000	12,000	C	LR
3	3,500	21,000	B	MR
≥4	5,000	30,000	A	BO

STOREY	FLOOR AREA m <sup>2</sup> MAX	VOLUME m <sup>3</sup> MAX	TYPE OF CONSTRUCTION	MINIMUM LICENCE CLASS
--------	----------------------------------	------------------------------	-------------------------	--------------------------

## Class 7b: for storage, or display of goods or produce for sale by wholesale

1	2,000	12,000	C	LR
2	2,000	12,000	C	LR
3	3,500	21,000	B	MR
≥4	5,000	30,000	A	BO

## Class 8: Laboratory, or a building in which a handicraft or process for the production

1	2,000	12,000	C	LR
2	2,000	12,000	C	LR
3	3,500	21,000	B	MR
≥4	5,000	30,000	A	BO

## Class 9a: A health-care building

1	2,000	12,000	C	LR
2	3,500	21,000	B	MR
≥3	5,000	30,000	A	BO

## Class 9b: Assembly building, including a trade workshop, laboratory

1*	≤ 2,000	—	C	LR
1	3,000	18,000	C	MR
2	5,500	33,000	B	MR
≥3	8,000	48,000	A	BO

## Class 9c: Aged care building

1*	≤ 2,000	—	C	LR
1	3,000	18,000	C	MR
2	5,500	33,000	B	MR
≥3	8,000	48,000	A	BO

## Class 10a: A non-habitable building being a private garage, carport, shed or the like

1	—	—	—	LR
---	---	---	---	----

## Class 10b: A structure being a fence, mast, antenna, retaining or free-standing wall, swimming pool or the like

—	—	—	—	LR/RTC
---	---	---	---	--------

## Class 10c: A private bushfire shelter

—	—	—	—	RTC
---	---	---	---	-----

Builder - Low Rise = LR

Builder - Medium Rise = MR

Builder - Open = BO

Refer to engaged certifier = RTC

≥ = Equal to and greater than

≤ = Equal to and less than.

## \* QBCC Licensing limitation

NCC 2022 Building Code of Australia - Volume One

**DISCLAIMER:** This table reflects the Deemed to Satisfy requirements as specified by the NCC and does not cover Performance Solution scenarios. This fact sheet provides general guidance only and is not intended as advice for individual circumstances. For detailed advice on your specific requirements, refer to engaged certifier (RTC).



# CLASSES OF LICENCE AND REQUIREMENTS

QUEENSLAND BUILDING AND CONSTRUCTION COMMISSION REGULATION 2018

## 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 2,000m<sup>2</sup>, 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 or mechanical services 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 or mechanical services 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 2,000m<sup>2</sup>
- (6) Despite subsection (5)(b)(i) and (c)(i), the scope of work, for building work carried out until 2 May 2025, includes carrying out building work for which, other than for this subsection, a relevant fire protection licence would be required.

(7) In this section—

**relevant fire protection licence** means a fire protection licence of a class mentioned in—

- (a) part 22A, section 1(3) or (4); or
- (b) schedule 3, part 1A, section 1(3) or (4).

## 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 or mechanical services 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 or mechanical services licence is required for the work; and
    - (ii) the work is—
      - (A) for Type A construction on classes 4 to 9 buildings; or
      - (B) to more than 3 storeys.
- (6) Despite subsection (5)(b)(i) and (c)(i), the scope of work, for building work carried out until 2 May 2025, includes carrying out building work for which, other than for this subsection, a relevant fire protection licence would be required.
- (7) In this section—

**relevant fire protection licence** means a fire protection licence of a class mentioned in—

  - (a) part 22A, section 1(3) or (4); or
  - (b) schedule 3, part 1A, section 1(3) or (4).

## BUILDER—OPEN



### Scope of work

#### 1. Licence classes

- (1) Builder—open.
- (2) Builder—project management services.
- (3) 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.
- (4) 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 or mechanical services licence is required; or
    - (ii) an occupational licence is required unless the licensee holds the occupational licence.
- (5) Despite subsection (2)(b)(i), the scope of work, for building work carried out until 2 May 2025, includes carrying out building work for which, other than for this subsection, a relevant fire protection licence would be required.
- (6) 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.
- (7) However, the scope of work does not include performing building work services under a construction management contract.

(6) In this section—

**certify**, for the definition superintendent, means to give advice or a report, including a certificate.

**relevant fire protection** licence means a fire protection licence of a class mentioned in—

- (a) part 22A, section 1(3) or (4); or
- (b) schedule 3, part 1A, section 1(3) or (4).

**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.

### QBCC licensing limitations

**NOTE:** The classification of buildings and the type of construction can vary from the standard model depicted in the tables. Restrictions are imposed under QBCC licensing requirements, related to maximum floor area and type of construction.

### QBCC building classes

**Low Rise Builders** are restricted to the scope of works as stated under the Builder - Low Rise Class.

**Medium Rise Builders** can perform work within the scope of works as stated within the Builder - Low Rise and Builder - Medium Rise Classes.

**Open Builders** can perform work within the scope of works as stated within the Builder - Low Rise, Builder - Medium Rise and Builder - Open Classes.

Licences issued by the Queensland Building and Construction Commission may impose restrictions for the work that can be carried out. A search on QBCC's free online Licence search can confirm this.

### Licence search

<https://www.onlineservices.qbcc.qld.gov.au/OnlineLicenceSearch/VisualElements/SearchBSALicenseeContent.aspx>



#### For more information

Visit [qbcc.qld.gov.au](http://qbcc.qld.gov.au), call us on **139 333** or  
write to GPO Box 5099, Brisbane Qld 4001.

