

NCC 2015 CLASSIFICATION OF BUILDINGS & STRUCTURES



Classification of buildings and structures

The National Construction Code (formerly Building Code of Australia) classifies a building or part of a building by the purpose for which it is to be used, designed or adapted.

This information is vital when determining if commercial or residential classifications are to be used during glass design in relation to AS1288.

The NCC has two volumes, Volume One which covers building class's 1&10. Volume Two covers building class's 1 to 9.

The following is brief description of each class however this should be read in full and in conjunction with Part A3 of the NCC. Access to the NCC is now available on line. Search for "NCC Online"

Class 1: This classification relates to residential buildings. Principally single dwellings being a detached house or two or more attached dwellings separated by a fire resisting wall.

Class 2: A residential building containing 2 or more sole occupancy units being separate dwellings.

Class 3: The class 3 classification covers residential use not covered in Class 1 or 2. It is aimed at residential components of Hotels, Backpackers, Hostels, Schools, Motels, Health Care and Detention Centres to name a few.

Class 4: A dwelling in a building that is class 5, 6, 7, 8, 9 if it is the only dwelling in the building.

Class 5: An office building used for commercial purposes excluding Class 6, 7, 8 or 9.

Class 6: A shop or retail shop dealing direct with the public.

Class 7: A carpark or warehouse.

Class 8: Factory or laboratory. A place for manufacturing.

Class 9: Public buildings e.g.: school, health care, library.

Class 10: A non-habitable structure. e.g.: carport, shed, swimming pool, antenna, and fence.

Care is required when determining the glass to ensure the Class selected is correct.

If you have *any doubts* about a buildings classification seek advice from a qualified professional before progressing further.

Be aware that different parts of a building may have different classifications.

For example, it is possible for a hotel with bars restaurants and accommodation to be both class 3 and 6. You would need to treat the Hotel accommodation suites as residential living areas however the restaurant/bars are treated as commercial properties. Low Level Glazing in residential buildings could be missed if only deciding that a Hotel was a Class 6 and no consideration used for Class 3.

A factory with a showroom attached which deals directly with the public may also be an application where two or more classifications could be relevant. The factory would be classed as 8 whilst the showroom could be classed as 6.

The NCC sets out that if only 10% of the floor level is used for a dual purpose, the major use classification will apply.

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