

Change of Classification and Change of Use of Buildings

The National Construction Code (Building Code of Australia) produced by the Australian Building Codes Board, contains a Part A3 – Classification of Buildings and Structures.

All buildings are required to be 'classified' by the Building Certifier at the approval of a new building, and this building classification should be stated on the final document. i.e. Form 21 for private domestic buildings (Class 1 and 10), and a Form 11 – 'Certificate of Classification' for commercial buildings (Class 2 – 9).

All buildings, irrespective of their age, can be classified at any time according to their original, current or future use. If the current or proposed use of a building is different from its original purpose then the *Building Act 1975* requires a building development approval to be obtained for the 'Change of Classification' or the 'Change of Use'.

Some examples may include:

- A shed (Class 10a) being used or converted to a house (Class 1a).
- A house (Class 1a) being decommissioned to be a storage building (Class 10a).
- A house (Class 1a) (single family) being used for dual occupancy or backpacker's accommodation (Class 1b, 2 or 3, depending on numbers and arrangement).
- A house (Class 1a) being used for an office (Class 5) or shop (Class 6).
- A commercial building being used for a different purpose which requires building assessment for the proposed use under fire regulations.
- Any 'change of use' of a publicly accessible building may trigger assessment against the disability access and facilities provisions of the building codes.

The reasons for a building application to be made and for assessments to be made under the various building codes, the planning scheme and Australian Standards are many and varied depending on the situation, but they are important. A building owner may be subject to prosecution for using or allowing the use of a building for an inappropriate and unapproved use. Other considerations of importance may include; voiding of insurance coverage pertaining to structures and public liability, civil claims of loss or damages and the potential for unrealized asset value on property investments.

For further assistance, please contact the building department on (07) 5424 4000.

Disclaimer

The information contained in this handout has been prepared with due care. This handout is offered only for the purpose of providing useful information to assist those interested in lodging a building application. Whilst every effort has been made to ensure that this handout is in accordance with the current regulations, it is not included as an exhaustive statement of all relevant data, and no responsibility is accepted for errors in, or omissions from this handout.

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