

Building Newsflash

✓ **Building Certifiers**

✓ **Building Designers**

✓ **Architects**

CLASSIFICATION OF SHEDS ON COMMERCIAL LAND

Purpose

This Newsflash gives guidance in determining the classification of sheds and the like on commercial land. It does not apply to sheds associated with farms or residential buildings.

Classification

The classification of a building is based on the purpose for which the building is designed and used. In determining the class of a building, building certifiers will find it helpful to consider the purpose of the fire and other safety provisions of the BCA.

One of the main objectives of the BCA is to prevent the spread of fire. Therefore a building having the potential to constitute a substantial fire load, such as a single storey Class 7 or 8, may be required to fire protect its external walls if situated close to a fire source feature. By comparison, the walls of a Class 10a building are not required to have a fire-resistance level.

Examples of appropriate classification include:

Car-parking- A private garage is any garage associated with a Class 1 building, and any building or structure accommodating not more than 3 cars associated with other buildings. They are all classified 10a. Where those in the latter group accommodate more than 3 cars, they become a Class 7 public garage and consideration needs to be given to the impact of fire.

Storage- It may be reasonable to classify small sheds as Class 10a, for example, sheds up to 10 m² in area used for the storage of mowing and cleaning equipment associated with the maintenance of a building. Larger buildings that are likely to be used to store greater quantities of goods, and those used for the storage of goods and materials associated with the running of a business, are more likely to be Class 7.

Workshops- Buildings used for maintenance work, including the occasional repair of equipment on wet days, would be Class 8.

Exempt development

Schedule 5 to the *Standard Building Regulation 1993* prescribes those Class 10 buildings and structures that are exempt. These include:

Minor structures that are no higher than 3 m above natural ground level, such as covers for plant and equipment.

Typical examples would include covers to air-conditioning plant and garbage bin enclosures.

Other BCA provisions

If a building is Class 7 or 8, compliance with other provisions of the BCA also needs to be considered, e.g. sanitary facilities for employees, and access for persons with disabilities.