



NCC quick reference

A practical summary of Classes 1 to 10. Prepared August 2026 for general reference.

Important: Building classification is based on how a building or part of a building is designed, constructed or adapted to be used. A building can contain multiple classifications. This sheet is a quick guide only - always check the current NCC and applicable NSW variations for a specific project.

Class	Typical use / plain-English description	Class	Typical use / plain-English description
1a	Single dwelling - typically a detached house, townhouse, terrace, row house or similar attached dwelling.	7b	Storage / wholesale - warehouses, storage buildings and buildings used for wholesale display of goods or produce.
1b	Small boarding / guest accommodation - certain small boarding houses, guest houses, hostels or short-term holiday accommodation arrangements.	8	Factories / process buildings - buildings where production, assembly, repair, alteration, finishing, packing, cleaning or similar processes are carried out for trade, sale or gain.
2	Apartments / flats - residential buildings containing two or more sole-occupancy units, commonly with dwellings above or below one another.	9a	Health-care buildings - hospitals and certain clinics or treatment facilities where occupants may need assistance to evacuate.
3	Other residential accommodation - larger boarding houses, hostels, backpacker accommodation, dormitories and certain residential care-type accommodation not classified as Class 9.	9b	Assembly buildings - places where people gather, such as schools, universities, childcare centres, sporting venues, places of worship, entertainment venues and some public transport buildings.
4	A single dwelling within a non-residential building - for example, a caretaker residence within a Class 5 to 9 building.	9c	Residential care buildings - accommodation where a significant proportion of residents require physical assistance with daily activities and emergency evacuation.
5	Offices - buildings used for professional or commercial purposes, such as offices for businesses, agencies and professional services.	10a	Non-habitable buildings - sheds, carports and private garages.
6	Shops and public-facing service premises - commonly retail shops, cafes, restaurants, bars, salons, showrooms and similar premises serving the public.	10b	Structures - fences, masts, antennas, retaining walls, swimming pools and similar structures.
7a	Carparks - buildings used primarily for parking vehicles.	10c	Private bushfire shelters - a private bushfire shelter associated with, but not attached to, a Class 1a building.

Mixed-use buildings	Different parts of one building can have different classifications - for example, a carpark, retail area, apartments and offices may each be classified separately.
Where to verify	Use the official Australian Building Codes Board NCC Online and check any NSW variations or project-specific approval information.

Source: Australian Building Codes Board, NCC Navigator - Building classifications. [View official classification guidance](#) | [Open NCC Online](#)
This Resolve Fire quick reference paraphrases the general national classification guidance and is not a substitute for the NCC, legislation, approvals or professional advice.