



ADVISORY NOTICE BUILDING

32/02

Advisory Notices are issued to assist in the interpretation of the Development Act 1993

November 2002

Assignments of classification and Certificates of Occupancy

The assignment of classification is verification that a building or portion of a building has been designed to be safely occupied for those uses in accordance with the Building Code. It subsequently becomes the basis for issuing the Certificate of Occupancy and is thereafter relied on by building owners, other private certifiers, councils and consultants.

If there are different classifications within the same building, the areas to which they apply need to be clearly identified. It cannot be assumed that future users of the information will know the areas that the classifications are intended for, even if they appear to be self evident.

It is possible for a building to be genuinely designed for multiple classifications in order to afford the building owner with as much flexibility as possible in the disposition of different uses. In these circumstances each element in the building is designed to comply with the more stringent requirements from each of the classifications.

If a building(s) is assigned with, for example, classes 2, 5 and 6 without any qualification it is reasonable for other people to assume that the building(s) have been designed for such multiple classifications in any configuration and that it is okay to change say an apartment to an office or shop. Such a change would also not constitute a change of classification requiring a development approval. If the building was not designed for this degree of flexibility, and assessed as such, then the assignment of classification should stipulate the areas that the classifications apply to, such as:

Ground Floor - Class 6

First Floor - Class 5

Second to Fifth Floor - Class 2

OR

Buildings One and Two - Ground Floor - Class 6

Building Three - Ground Floor - Class 5

Buildings One, Two and Three – above Ground Floor - Class 2

In very complicated buildings it can even be useful for the designer to submit outline drawings of the complex showing the different areas and their classifications. Such drawings can then be referenced in both the assignment of classification and the Certificate of Occupancy and will assist in identifying the location of critical firewalls.

Any ambiguity in the Assignment of Classification that is subsequently found to have misled a building owner into making changes that are inherently unsafe could not only place peoples lives at risk but could also be a potential claim against the person who made the assignment.

Further information

Department for Transport, Urban
Planning and the Arts

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www.planning.sa.gov.au/building_advisory_notices/

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