

ADVISORY NOTICE

BUILDING

07/14

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

May 2014

TECHNICAL:

Classification of buildings where the occupants require some level of care

This Advisory Notice provides information about the classification of residential buildings accommodating unrelated people who may require some level of care. These could be persons with a disability or the elderly.

Consideration needs to be given to the type of occupants and accommodation encompassed by the Building Code of Australia (BCA) classification descriptions. In this context there are a number of options:

- Class 1b – domestic scale dwelling similar to a single dwelling but with independent living by unrelated people; as a boarding house, hostel, lodging house or the like.
- Class 3 – a large accommodation building of unrelated people not covered by class 1b;
- Class 9a – a *health-care building (b)* – full time care (e.g. a nursing home) where occupants need physical assistance to evacuate the building.

From the above, both the level of care and the number of occupants are relevant issues that need consideration when determining a classification description that most closely reflects the purpose of a building. Classes 1b and 3 may accommodate people requiring some level of care, provided they do not fall into fulltime care for Class 9a.

Further, it should be noted that Class 1b does not preclude people with disabilities. In fact D3.1 clearly envisages that such buildings may accommodate people with a disability and has requirements for access.

The level of care and type of assistance that a person may require for day-to-day living can vary considerably without the need for full time care.

Accordingly it should first be determined whether the residents require full time care and whether a building is a Class 9a. If not, then it could be a Class 1b provided it is less than 300m² and has not more than 12 persons resident. If it does not meet these criteria then Class 3 becomes the appropriate classification.

Further information

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