

## Class 1b Dwelling Accommodation

**This document has been produced to enable owners to determine the statutory requirements for Class 1b Dwelling accommodation. This list is not exhaustive and should be used as a guide only.**

There are a number of variables to be assessed by the Building Surveyor in determining the ultimate classification of the building/s and the respective National Construction Code (NCC) and Building Code of Australia (BCA) provisions, including:

- the size of the building;
- the configuration of the proposed accommodation;
- the proposed number of occupants deemed to be accommodated

These variables influence the way in which the Building Surveyor assesses the ultimate [classification of the building/s](#) in accordance with all NCC and BCA provisions.

### Class 1b Buildings

In accordance with BCA Volume Two, Part A6G2(2)(b) – ‘Classifications’, a Class 1b building is:

- i. a boarding house, guest house, hostel or the like that—
  - A. in which **not more than 12 persons** would ordinarily be resident;
  - B. have a total area of all floors **not more than 300 m<sup>2</sup>** (measured over the enclosing walls of the building or buildings) and
- ii. which is not located above or below another dwelling or another Class of building other than a private garage.

*Note: If it does not comply with the above then the building will be classified as a Class 3 building and must meet all the requirements for that classification in accordance with the NCC and BCA.*

### Facilities

In accordance with BCA Volume Two, Housing Provisions Part 10.4.1 – Required facilities, the following must be provided:

- A kitchen sink and facilities for the preparation and cooking of food; and
- A bath or shower; and
- Clothes washing facilities, comprising at least one wash tub and space in the same room for a washing machine; and
- A closet pan and wash basin.

It should also be noted that a kitchen sink or wash basin must not be counted as a laundry wash tub.

## Accessibility

In accordance with BCA Volume One, Part D4D2 - General Building Access Requirements, the following must be provided:

- a. Dwellings located on one allotment and used for short-term holiday accommodation – to and within a number of dwellings determined in accordance with [Table D4D2a](#).
- b. A boarding house, bed and breakfast, guest house, hostel or the like, other than those described in (a) – to and within—
  - i. 1 bedroom and associated sanitary facilities; and
  - ii. not less than 1 of each type of room or space for use in common by the residents or guests, including a cooking facility, sauna, gymnasium, [swimming pool](#), laundry, games room, eating area, or the like; and
  - iii. rooms or spaces for use in common by all residents on a floor to which access by way of a ramp complying with AS 1428.1 or a passenger lift is provided.

## Fire Safety

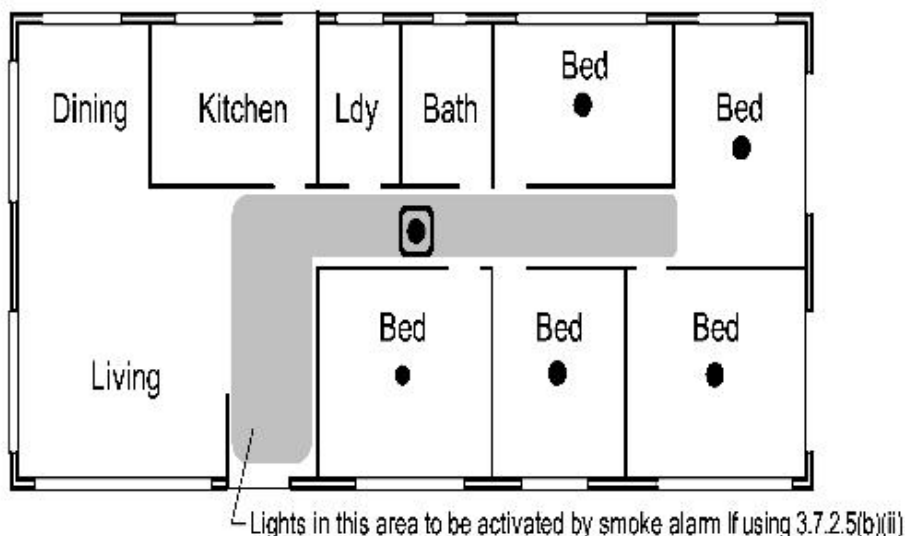
### [Smoke alarms must be installed and be interconnected](#)

- must comply with AS 3786
- must be connected to the consumer mains power where consumer power is supplied to the building

**Smoke alarms must be installed on or near the ceiling** - in every bedroom; and in every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and on each other storey and must all be interconnected.

## Lighting to Assist Evacuation

A system of lighting must be installed to assist evacuation of occupants in the event of a fire, and—be activated by the smoke alarm; and consist of— a light incorporated within the smoke alarm; or the lighting located in the corridor, hallway or area served by the smoke alarm.



**Note: Deadlocks are prohibited on designated exit doors**

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- Water type (general/Class A fires), dry chemical type (electrical fires) and Class F (cooking oils and fats/kitchen) type fire extinguishers are to be provided;
- A Bushfire Attack Level (BAL) Assessment will be required in order to determine the BAL level of construction, if any, to be considered and specified on the working drawings

## **Energy Efficiency**

The 6-Star Standard applies to the thermal performance of a home, renovation or addition, as well as requiring the installation of a solar hot water system or a rainwater tank for toilet flushing.

The Energy Standard applies to all new houses and townhouses (Class 1a & 1b buildings). The requirement also applies to new work carried out on existing buildings, such as additions, alterations or re-locations.

An [accredited energy rating consultant](#) will be required to undertake an energy rating assessment in order to demonstrate compliance with the Energy Standards.

From 1 May 2024, homes will be required to achieve 7-stars and a whole-of-home rating not less than 60 under the NatHERS option.

*Note: Contact Council's Public Health Department in order to determine if the building is required to be registered under the Public Health and Wellbeing (Prescribed Accommodation) Regulations 2020*

**To make an application for Change of Use Permit please contact our office on 1300 363 487 or via email at [admin@bwanational.com.au](mailto:admin@bwanational.com.au)**