

## Guidance relating to Building Classifications under the Building Code of Australia (BCA)

The following guidance applies to activities undertaken under the VEET Regulations 2018.

Area claimed	Guidance on space type	BCA classification	Annual Operating Hours (AOH)
Premises that provide professional or commercial services such as a doctor surgery (including medical centres for general practitioners), chiropractors, physiotherapists, dentists, real estate agents, veterinary clinics	Premises that provide professional or commercial services should be classified as a Class 5 building Examples of such professional or commercial services include general practitioners (and GP clinics and medical centres), dentists, physiotherapists, chiropractors, lawyers, real estate agents, financial services (including banks), accountants and the like. Also includes veterinary clinics.	5	3000
Service station	A service station is an outlet which sells petrol and has an area for servicing motor vehicles. The service station should be classified as a Class 6 building. The definition also applies to a car dealership which contains an area for the servicing of vehicles.	6	5000

Area claimed	Guidance on space type	BCA classification	Annual Operating Hours (AOH)
Petrol station canopy	The petrol station and canopy should be classified as a Class 6 building. This includes both attached and detached canopies at the petrol station.	6	5000
Off track betting shops, e.g. TAB premises	Off track betting shops should be classified as a Class 6 building.	6	5000
Petrol station car washes	The petrol station and car wash should be classified as a Class 6 building. This includes both attached and detached car washes at the petrol station.	6	5000
Vehicle storage canopy	A canopy used for the storage of vehicles should be classified as a Class 7b building.	7b	5000
Premises that solely provide specialised automotive services, repair, and maintenance (that do not form part of a petrol station or car dealership)	Premises that solely provide specialised automotive services, repair, and maintenance (that do not form part of a petrol station or car dealership) should be classified as BCA Class 8 buildings (other than Division C).	8 (Other than ANZSIC Division C)	3000
Premises that solely provide specialised automotive washing, cleaning or polishing services (that do not form part of a petrol station or car dealership)	Premises that solely provide specialised automotive washing, cleaning or polishing services (that do not form part of a petrol station or car dealership) should be classified as BCA Class 8 buildings (other than Division C).	8 (Other than Division C)	3000

Area claimed	Guidance on space type	BCA classification	Annual Operating Hours (AOH)
Recreational centres such as go-karting centres, indoor play centres, yoga studios, cross-fit studios, dance class halls	Premises where people assemble for entertainment, recreational, or for sporting purposes should be classified as a Class 9b building.	9b	2000
Wine vat (non-habitable) <sup>1</sup>	A non-habitable wine vat should be classified as a Class 10b structure.	10b	1000
Silo (non-habitable) <sup>1</sup>	A non-habitable silo should be classified as a Class 10b structure.	10b	1000
Conveyor belt (structure) <sup>1</sup>	A conveyor belt structure should be classified as a Class 10b structure.	10b	1000
Piping (structure) <sup>1</sup>	A piping structure should be classified as a Class 10b structure.	10b	1000
Free-standing illuminated signage <sup>1</sup>	Free-standing illuminated signage should be classified as a Class 10b structure.	10b	1000
Premises where food is served but not available for sale to the public, such as staff canteens, lunch rooms and school canteens.	These spaces are considered staff rooms and the like and should be assigned the same classification as the building in which they are situated.	N/A	N/A

<sup>1</sup> Lighting affixed to these space types are also eligible to be claimed under non-building based lighting upgrade (activity 35)

Area claimed	Guidance on space type	BCA classification	Annual Operating Hours (AOH)
Free-standing lights on poles at service or petrol stations	Such poles are not classified as Part 6 Buildings and these installations must be claimed under non-building based lighting upgrade (activity 35).	N/A	N/A

This table has been prepared to assist accredited persons and scheme participants to identify the Building Code of Australia (BCA) classification for particular space types. Accurately selecting space type is necessary to correctly calculate the greenhouse gas equivalent emissions reduction.

## Document version control

The RM reference for this document is: C/18/29025

Version	Amendments made	Date published
1.0	First release	10 December 2018
1.1	Inclusion of guidance on the appropriate activity classification for the following space types: <ul style="list-style-type: none"> <li>• Wine vat (non-habitable)</li> <li>• Silo (non-habitable)</li> <li>• Conveyor belt (structure)</li> <li>• Piping (structure)</li> <li>• Free standing illuminated signage</li> </ul>	20 February 2020
1.2	Removal of 24-hour gym from our guidance as it is already captured under existing space types	9 September 2020
1.3	Document renamed.  Inclusion of guidance on the appropriate classifications of space types involving free-standing lights on poles at service stations	19 April 2023