

Building Practice Note GE-04: Definition of Building

This Practice Note provides guidance on definition of building under the Building Act 1993.

The context below provides guidance on:

- The types of structures that are regarded as 'buildings' to which the Act and the Regulations apply

Abbreviations & Definitions

The abbreviations and definitions set out below are for guidance only. They are not intended to vary those set out in the Building Act 1993 (the Act), Building Regulations 2018 (the Regulations) or the National Construction Code (NCC).

- **Act** – The Building Act 1993
- **Building** – includes structure, temporary building, temporary structure and any part of a building or structure
- **NCC** – National Construction Code 2019
- **Regulations** – The Building Regulations 2018

The scope of buildings to which the Act and the Regulations apply

Under the Act or Regulations there is no definition for a structure.

To consider the intent of what the legislatures had in mind before the enactment of the Act, refer to the explanatory memorandum for the Building Bill. It contains the following clarification: "The definition of a building is not intended to include structures which are not in the nature of buildings such as railway viaducts and roads". Therefore, the definition of a building was not intended to apply to all structures.

It is recommended that only a structure which can be classified under the NCC should be regarded as a building, as Schedule 3 of the Regulations exempts unclassifiable buildings from all parts of the Regulations.

Related Documentation

- Building Act 1993
- Building Regulations 2018

Contact Us

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