

CLASSIFICATION OF BUILDINGS AND STRUCTURES

FAKAKALAKALASI 'O E NGAAHI FALE MO E NGAAHI FA'UNGA

A3.1 Principles of classification

Tu'unga 'a hono fakakalakalasi

The classification of a building or part of a building is determined by the purposes for which it is designed, constructed or adapted for use.

Ko hono fakakalakalasi 'o ha fale pe konga 'o ha fale 'oku fakatefito 'I he 'I he ngaahi taumu'a 'aia na'e tisaini ki ai, langa pe liliu ke ngaue'aki ki ai.

A3.2 Classifications

Ngaahi Fakakalakalasi

Buildings are classified as follows:-

'Oku fakakalakalasi 'a e ngaahi fale 'o anga pehe ni:-

Class 1: one or more buildings which in association constitute

Kalasi 1: *ko ha fale 'e taha pe lahi hake 'aia 'I hono fakatahataha'I ko ha*

(a) **Class 1a** – a single dwelling being-

Kalasi 1a – *ko ha fale nofo'anga taautaha ko ha –*

(i) a detached house; or

fale 'oku tu'u makehe; pe

(ii) one or more attached dwellings, each being a building separated by a *fire-*

resisting wall, including a row house, terrace house, town house or villa unit; or

fale nofo'anga 'e taha pe lahi hake, 'aia ko e fale takitaha 'oku

fakamavahe'I 'aki ha holisi 'oku ne matu'uaki 'a e vela, kau ai ha ngaahi

'otu fale, 'otu fale 'oku tu'u hokohoko, fale 'i kolo pe 'iuniti vila; pe

(b) **Class 1b** – a boarding house, guest house, hostel or the like with a total floor area not exceeding 300 square metres and in which not more than 12 persons would ordinarily be resident,

Kalasi 1b – *fale talifononga, kesi hausu, hositolo pe hano tatau 'aia koe 'elia fakakatoa 'a e faliki 'oku 'ikai ke lahi hake 'I he sikuea mita 300 pea 'oku 'ikai ke laka hake 'I he toko taha-ua 'a e tokolahi te nau ala nofo'I,*

which is not located above or below another Class of building other than a *private garage* and each unit has direct egress to a road or *open space*.

'aia 'oku 'ikai ke tu'u 'I 'olunga pe 'I lalo 'i he toe fale Kalasi kehe mei he fale tau'anga me'alele taautaha pea ko e 'iuniti takitaha kuo pau ke 'iai ha hu'anga fakahangatonu ki tu'a ki ha hala pe ko ha loto 'ata'ataa.

Class 2: a building other than Class 1, containing 2 or more *sole-occupancy units* each being a separate dwelling.

Kalasi 2: *ha fale 'oku 'ikai ko ha Kalasi, 'oku 'iai ha ngaahi 'iuniti-nofo-taautaha 'e ua pe lahi hake pea ko e 'iuniti takitaha ko e nofo'anga kehekehe.*

Class 3: a residential building, other than a building of Class 1 or 2, which is a common place of living for a number of unrelated persons, including –

Kalasi 3: *ha fale nofo'anga, 'oku 'ikai ko ha fale Kalasi 1 pe 2, 'aia ko ha nofo'anga angamaheni ki ha ni'ihii 'oku 'ikai ke nau kainga, kau ai –*

- (a) a boarding-house, guest house, hostel, or lodging-house;
ha fale talifongona, kesi hausi, hositolo pe fale nofo'anga fakataimi;
- (b) a residential part of an hotel or motel;
ha konga nofo'anga 'o ha hotele pe motele;
- (c) a residential part of a *school*;
ha konga nofo'anga 'o ha 'apiako;
- (d) accommodation for the aged, disabled or children; and
nofo'anga ki he kau toulekeleka, faingata'a'ia pe longai fanau; mo
- (e) a residential part of a *health-care building* which accommodates members of staff.
ha konga nofo'anga 'o ha fale-tokangaekina 'a e mo'ui 'aia 'oku ala nofo ai 'a e kau ngaue.

Class 4: a dwelling in a building that is Class 5, 6, 7, 8 or 9 if it is the only dwelling in the building.

Kalasi 4: *nofo'anga 'I ha fale 'oku Kalasi 5, 6, 7, 8 pe 9 'o kapau ko e nofo'anga pe ia 'I he fale.*

Class 5: an office building used for professional or commercial purposes, excluding buildings of Class 6, 7, 8 or 9.

Kalasi 5: *ko ha fale 'ofisi 'oku ngaue'aki ki he ngaahi taumu'a ngaue fakapalofesinale pe fakakomesiale, 'ikai ke kau ai 'a e ngaahi fale Kalasi 6, 7, 8 pe 9.*

Class 6: a shop or other building for the sale of goods by retail or the supply of services direct to the public, including;

Kalasi 6: *ha fale koloa pe ha toe fale ki hono fakatau atu 'o e ngaahi koloa fakamovetevete pe fakahoko ha ngaahi ngaahi fakahangatonu ki he kakai, kau ai;*

- (a) an eating room, café, restaurant, milk or soft-drink bar;
ha loki kai, kefei, fale kai, milk or soft-drink bar;
- (b) a dining room, bar, shop or kiosk portion of an hotel or motel;
loki kai, paa, fale koloa pe konga fai'anga fakatau 'o ha hotele pe motele;
- (c) a hairdresser's or barber's shop, public laundry, or undertaker's establishment;
fale ngaahi 'ulu pe kosi 'ulu, fale fai'anga fo ma'ae kakai pe ko ha fale teuteu'anga pekia;
- (d) market or sale room, show room, or *service station*.
loki fakamaketi pe fai'anga fakatau, loki faka'ali'ali pe fale ngaue.

Class 7: a building, which is –

Kalasi 7: *ha fale, ki -*

- (a) for storage, or display of goods or produce for sale by wholesale; or
hono tauhi, pe faka'ali'ali 'o e ngaahi koloa pe fua 'o e fonua ke fakatau houluseila; pe
- (b) a *public carpark*.
ha tau'anga kaa ma'ae kakai.

Class 8: a laboratory, or a building in which a handicraft or process for the production, assembling, altering, repairing, packing, finishing, or cleaning of goods or produce is carried on for trade, sale, or gain.

Kalasi 8: ha fale fakatotolo fakasaienisi, pe ha fale 'aia ko e ngaahi ngaue fakamea'a pe ngaahi ngaue ki hono fa'u, fakatahataha'I, liliu, tufunga'I, fa'oaki, fakalelei pe fufulu 'a e koloa pe fua 'o e fonua 'oku fakahoko ai ki he fefakatau'aki, fakatau atu, pe ma'u mai.

Class 9: a building of a public nature –

Kalasi 9: ko ha fale ma'ae kakai –

(a) **Class 9a** – a *health-care building*;

Kalasi 9a – ha fale tokangaekina 'a e mo'ui;

(b) **Class 9b** – an *assembly building*; and

Kalasi 9b – fale fakataha'anga; pea

Class 9a includes a pathology laboratory in a *health-care building* and Class 9b includes a trade workshop in a primary or secondary *school*, but excludes any other part of these buildings that are of another Class.

Ko e Kalasi 9a 'oku kau ai ha loki fakatotolo fakasaienisi ki he tupu'anga 'a e mahaki 'I ha fale tokangaekina 'a e mo'ui lelei pea 'oku kau 'I he Kalasi 9b 'a e falengau fefakatau'aki 'I ha 'apiako lautohi iiki pe 'apiako ma'olunga, ka 'ikai ke kau ai ha konga kehe 'o e ngaahi fale ni 'oku 'I ha toe kalasi 'e taha.

Class 10: a non-habitable outbuilding or structure –

Kalasi 10 : fale tu'u mavahe mei he fale lahi pe fa'unga 'ikai ala nofo'I –

(a) **Class 10a** – a carport, *private garage*, shed or the like;

Kalasi 10a – ko ha tau'anga kaa, tau'anga me'alele taautaha, fale tuku'anga me'angaue pe hano tatau;

(b) **Class 10b** – a fence, mast, antenna, retaining or free-standing wall, *swimming pool*, or the like.

Kalasi 10b – 'aa, fanaa, 'anitena, holisi ta'ofi pe holisi tu'u-'ataa, suimingipulu, pe hano tatau.

A3.3 Multiple classification

Lahi 'a e kalasi 'oku kau ki ai

Each part of a building must be classified separately, and –

Kuo pau ki he konga takitaha 'o e fale ke fakakalalasi makehekehe, pea -

(a) where parts have different purposes – if not more than 10% of the *floor area* of a *storey* which is not a laboratory is used for a purpose which is a different classification, the classification applying to the major use may apply to the whole *storey*;

ko e ki he ngaahi konga koia 'oku kehekehe 'a honau ngaahi taumu'a – 'okapau 'oku 'ikai ke lahi hake 'I he 10% 'a e 'elia 'o e faliki 'o ha fungavaka 'aia 'oku 'ikai ko ha loki fakatotolo fakasaienisi 'oku ngaue'aki ki ha taumu'a 'aia 'oku kehe 'a hono fakakalasi, 'e malava ke ngaue'aki ' ae fakakalasi ki hono ngaue'aki lahi taha ki he fungavaka katoa;

(b) Classes 1a, 1b, 9a, 9b, 10a and 10b are separate classifications; and

- Ko e Kalasi 1a, 1b, 9a, 9b, 10a mo e 10b ko e fakakalakalasi makehe ia; pea*
- (c) a reference to –
- ko ha lave ki he –*
- (i) Class 1 – is to a Class 1a or 1b; and
Kalasi 1 – ko e Kalasi 1a pe 1b; pea
- (ii) Class 9 – is to a Class 9a or 9b; and
Kalasi 9 – ko e Kalasi 9a pe 9b; pea
- (iii) Class 10 – is to a Class 10a or 10b.
Kalasi 10 – ko e Kalasi 10a pe 10b.
- (d) A plant room, machinery room, lift motor room, boiler room or the like must have the same classification as the part of the building in which it is situated.
- Kuo pau ki ha loki ngaue, loki misini, loki moto 'a e lifi, loki fakamafana vai pe hano tatau ke 'I he kalasi tatau mo e konga koia 'o e fale 'oku tu'u 'iai.*

A3.4 Parts with more than one classification

Ngaahi konga 'oku lahi hono fakakalakalasi

- (a) Notwithstanding A3.3, a building or part of a building may have more than one classification applying to the whole building or to the whole of that part of the building.

Neongo 'a e A3.3, 'e malava ki ha fale pe konga 'o ha fale ke fakakalakalasi 'o lahi hake 'I he kalasi 'e taha kihe fale fakakatoa pe ko e fakakatoa 'a e konga 'o e fale koia.

- (b) If a building or part of a building has more than one classification applying to the whole building or part in accordance with (a), that building or part must comply with all the relevant provisions of this Code for each classification.

'O kapau ko e fale pe konga 'o e fale 'oku lahi hake he taha 'a e fakakalakalasi 'oku ngaue'aki ki he fale fakakatoa pe konga 'o fakatatau ki he (a), kuo pau ki he fale koia pe konga ke faipau ki he ngaahi tu'utu'uni fekau'aki kotoa pe 'o e Tu'utu'uni Langa ni ki he fakalakalasi takitaha.

UNITED BUILDINGS
NGAAHI FALE KUO FAKATAHA'I

A4.1 When buildings are united

Taimi 'oku fakatahataha'I ai 'a e ngaahi fale

Two or more buildings adjoining each other are treated as one united building if they –

Ko ha fale 'e ua pe lahi hake kuo 'oku tu'u fehokotaki 'oku lau ia ko ha fale kuo fakataha'I 'o kapau-

- (a) are connected through openings in the walls dividing them; and
'oku hoko kinautolu 'I he ngaahi fakaava 'I he holisi 'oku fakamavahevahe'I kinautolu; pea
- (b) together comply with all of the requirements of this Code as though they are a single building.

'I hono fakataha'I 'oku faipau ki he ngaahi fiema'u kotoa 'o e Tu'utu'uni Langa ni 'o hange pe ko ha fale 'e taha.

A4.2 Alterations in a united building

Ngaahi liliu 'I ha fale kuo fakataha'i

After any *alteration* or any other action –

Hili hano fakahoko ha liliu pe toe ngaue kehe –

- (a) a united building; or
ko e fale kuo fakataha'I; pe
- (b) each building forming part of a united building; or
fale takitaha ko ha kongā 'o e ngaahi fale kuo fakataha'I; pe
- (c) each building if they cease to be connected through openings in the dividing walls,

ko e fale takitaha pe kapau 'oku 'ikai ke hoko 'I he ngaahi fakaava 'I he holisi 'oku ne vahe'i

must comply with all requirements for a single building.

kuo pau ke faipau ki he ngaahi fiema'u kotoa ki ha fale 'e taha.