



**ARCHITECTS' ASSOCIATION OF NEW BRUNSWICK**  
**Building Category/Complexity Classifications**  
**Excerpt from By-Laws 16, 17, 18**

(f) Building Category/Complexity Classifications

The level of the architect's services and the resultant fee increase with the complexity of each type of building and decreases with the overall construction cost of the building. Typical building categories with their respective levels of complexity are:

**Note:** S = Simple; A = Average; C = Complex where:

**Simple** means utilitarian character without complication of design, a minimum of finishes and very basic structural, mechanical and electrical design.

**Average** means conventional character requiring normal coordination, detailing, structural, mechanical and electrical designs and systems.

**Complex** means exceptional character and complexity of design requiring more advanced systems and coordination of structural, mechanical and electrical design.

CATEGORY		BUILDING TYPE	COMPLEXITY
1	1.1	Warehouse (10% maximum office areas but not to exceed 600 sq.m. gross floor area)	S
	1.2	Barn, Stable, Storage Building, Shed, Kennel, Animal Shelter	S
	1.3	Self-Service Storage Building	S
2	2.1	Multiple Unit Residential Building (Apartment, Condominium, Dormitory, Townhouse, etc.)	A
	2.2	Summer Camp, Park Building	A
3	3.1	Armed Forces Base, Barracks, Armoury, Drill Hall, Aircraft Hanger	A
	3.2	Bowling Alley, Dance Hall	A
	3.3	Motel and Apartment Hotel	A
	3.4	Marina, Recreational Pier	A
	3.5	Maintenance Building, Service Garage, Service Station, Car Dealership	A
	3.6	Commercial or Administrative Office Building, shell only <b>excluding</b> tenant fit-up	A
	3.7	Mercantile Buildings for Business and Personal Services including Store, Shop, Barber and Hairdressing Shop, Supermarket, Shopping Centre, Department Store, but <b>excluding</b> tenant layouts	A
	3.8	Student or Institutional Residence, Senior Citizens' Apartment	A
	3.9	School – Kindergarten and Elementary School	A
	3.10	Industrial Building (such as light manufacturing)	A
	3.11	Specialized Agricultural Building (e.g. dairy barn, swine operation, poultry laying house)	A
	3.12	Resort Building (Building Shell Only)	A
4	4.1	School – Junior, Middle and Senior High School	A
	4.2	Post Office and Financial Customer Service Centre (such as Bank Branches)	A
	4.3	Grandstand, Stadium	A
	4.4	Convention Hall, Exhibition Building	C
	4.5	Manufacturing, Processing or Specialized Storage Facility	C
	4.6	Dry Cleaning Establishment, Laundry	A
	4.7	Dairy and Creamery, Distillery	C
	4.8	Specialized Housing including high-level residential support, Retirement Facility, Shelter for Homeless, Shelter for Women	A
	4.9	Animal Clinic	A
	4.10	Police Station, Fire Station, Ambulance Facility	C
	4.11	Hotel, Complex Motor Hotel	A
	4.12	Club: Town, Country, Sports, Health	A
	4.13	Community Centre	A
	4.14	Freestanding Parking Structure	A



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4	4.1	School – Junior, Middle and Senior High School	A
	4.2	Post Office and Financial Customer Service Centre (such as Bank Branches)	A
	4.3	Grandstand, Stadium	A
	4.4	Convention Hall, Exhibition Building	C
	4.5	Manufacturing, Processing or Specialized Storage Facility	C
	4.6	Dry Cleaning Establishment, Laundry	A
	4.7	Dairy and Creamery, Distillery	C
	4.8	Specialized Housing including high-level residential support, Retirement Facility, Shelter for Homeless, Shelter for Women	A
	4.9	Animal Clinic	A
	4.10	Police Station, Fire Station, Ambulance Facility	C
	4.11	Hotel, Complex Motor Hotel	A
	4.12	Club: Town, Country, Sports, Health	A
	4.13	Community Centre	A
	4.14	Freestanding Parking Structure	A
5	5.1	Pedestrian Link Bridges	S
	5.2	Freight Handling Terminal, Special Maintenance Garage, Aircraft Hanger	A
	5.3	Amusement Park Building	S
	5.4	Telephone Equipment Building, Secure Server Building, Emergency Operations Centre	A
	5.5	Swimming Pool, Ice Arena, Recreation Building, Physical Education Building, Gymnasium	A
	5.6	Zoo, Animal Hospital, Botanical Gardens	A
	5.7	Licensed Day Care	A
	5.8	University or College non-technical Classroom Building, and Vocational High School	A
	5.9	Cemetery Chapel, Mausoleum, Crematorium	A
	5.10	Funeral Home	A
	5.11	City Hall, Town Hall	A
	5.12	Museum (exhibition hall as shell, non-complex program without environmental conditions)	A
	5.13	Restaurant, Licensed Beverage Establishment	A
	5.14	Church, Place of Worship, Monastery, Convent	A
	5.15	Long Term Care Facility, Special Care Facility such as a Group Home	A
	5.16	Minimum Security Detention Facility	A
6	6.1	Facility for High-level Medical Care for active diagnostic and acute treatment, Chronic Care Facility, Mental Health Facility and Rehabilitation Facility	C
	6.2	Medical Research Facility	C
	6.3	Communications Building, Radio or TV Facility, Studio, Computer Centre	C
	6.4	Science Building	C
	6.5	Laboratory	C
	6.6	Dental Building, Walk-In Clinic	C
	6.7	Observatory, Planetarium	C
	6.8	Museum, Art Gallery	C
	6.9	Courthouse, Archives Building, Library	C
	6.10	Aquarium	C
	6.11	Rapid Transit Station	C
	6.12	Maximum or Medium Security Detention Centre	C
	6.13	Airport Passenger Terminal, Bus Passenger Terminal, Rail Passenger Terminal, Seaport/Ferry Passenger Terminal	C
	6.14	Customs and Immigration Building	C
	6.15	Theatre, Opera House, Auditorium, Concert Hall	C
	6.16	College – Technical Classroom/Laboratory Building	C



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CATEGORY	BUILDING TYPE		COMPLEXITY
7	7.1	Custom Residence, Custom Residential Swimming Pool, Official Government Residence	C
	7.2	Decorative Work, Exhibition Display, Public Garden, Promenade, Fountain	C
	7.3	Commemorative Monument, Funeral Monument	C
	7.4	Air Traffic Control Tower, Control Centre, Flight Service Station	C
	7.5	Tenant Space Planning / Fit-Up	C
	7.6	Legislative Building, Mint	C
	7.7	Chancellery and Embassy, Consulate, Foreign Mission	C
	7.8	Restoration / Preservation	C

**ALPHABETICAL LIST OF BUILDINGS BY CATEGORY**

Description	Category	Complexity	Description	Category	Complexity
Administrative Office Building, shell only <b>excluding</b> tenant fit-up	3	A	Community Centre	4	A
Agricultural Building (specialized)	3	A	Computer Centre	6	C
Air Traffic Control Tower	7	C	Concert Hall	6	C
Aircraft Hangar	5	A	Consulate	7	C
Airport Passenger Terminal	6	C	Convent	5	A
Alterations	7	C	Convention Hall	4	C
Ambulance Facility	4	C	Courthouse	6	C
Amusement Park Building	5	S	Crematorium	5	A
Animal Clinic	4	A	Custom Residence	7	C
Animal Hospital	5	A	Custom Residential Swimming Pool	7	C
Animal Shelter	1	S	Customs and Immigration Building	6	C
Apartment	2	A	Dairy and Creamery	4	C
Aquarium	6	C	Dance Hall	3	A
Archives Building	6	C	Decorative Work	7	C
Armed Forces Base, Armoury	3	A	Dental Building	6	C
Art Gallery	6	C	Distillery	4	C
Auditorium	6	C	Dormitory	2	A
Barn	1	S	Drill Hall	3	A
Botanical Gardens	5	A	Dry Cleaning Establishment	4	A
Bowling Alley	3	A	Embassy	7	C
Bus Passenger Terminal	6	C	Emergency Operations Centre	5	A
Car Dealership	3	A	Exhibition	4	C
Cemetery Chapel	5	A	Exhibition Display	7	C
Chancellery	7	C	Facility for High-level Medical Care for active diagnostic and acute treatment	6	C
Chronic Care Facility	6	C	Financial Customer Service Centre (such as Bank Branches)	4	A
Church	5	A	Fire Station	4	C
City Hall	5	A	Flight Service Station	7	C
Club: Town and Country	4	A	Foreign Mission	7	C
Commemorative Monument	7	C	Fountain	7	C
Commercial or Administrative Office Building, shell only <b>excluding</b> tenant fit-up	3	A	Freight Handling Terminal	5	A
Communications Building	6	A	Funeral Home	5	A



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<b>ALPHABETICAL LIST OF BUILDINGS BY CATEGORY</b>					
<b>Description</b>	<b>Category</b>	<b>Complexity</b>	<b>Description</b>	<b>Category</b>	<b>Complexity</b>
Funeral Monument	7	C	Observatory	6	C
Grandstand	4	A	Official Government Residence	7	C
Gymnasium	5	A	Opera House	6	C
Hotel	4	A	Park Building	2	A
Housing – Specialized Housing including high-level residential support	4	A	Parking Structure (Freestanding)	4	A
Housing – Multiple-unit Residential Building (Apartment, Condominium, Dormitory, Townhouse, etc.)	2	A	Pedestrian Links and Bridges	5	S
House – Custom Residence	7	C	Physical Education Building	5	A
Ice Arena	5	A	Place of Worship	5	A
Industrial Building (such as light manufacturing)	3	A	Planetarium	6	C
Junior, Middle and Senior High School	4	A	Police Station	4	C
Kennel	1	S	Post Office	4	A
Kindergarten and Elementary School	3	A	Processing or Specialized Storage Facility	4	C
Laboratory	6	C	Promenade	7	C
Laundry	4	A	Public Garden	7	C
Legislative Building	7	C	Radio or TV Facility	6	C
Library	6	C	Rail Passenger Terminal	6	C
Licensed Beverage Establishment	5	A	Rapid Transit Station	6	C
Licensed Day Care	5	A	Recreation Building	5	A
Long Term Care Facility	5	A	Recreational Pier	3	A
Maintenance Building	3	A	Resort Building (Building Shell only)	3	A
Manufacturing	4	C	Restaurant	5	A
Marina	3	A	Restoration of Historic Monument or Building	7	C
Mausoleum	5	A	Retirement Facility	4	A
Maximum or Medium Security Detention Centre	6	C	School – Junior, Middle and Senior High School	4	A
Medical Clinic (Walk-In)	6	C	School – Kindergarten and Elementary School	3	A
Medical Research Facility	6	C	Science Building	6	C
Mental Health Facility and Rehabilitation Facility	6	C	Seaport / Ferry Passenger Terminal	6	C
Mercantile Buildings for Business and Personal Services including Store, Shop, Barber and Hairdressing Shop, Supermarket, Shopping Centre, Department Store, but <b>excluding</b> tenant layouts	3	A	Secure Server Building	5	A
Minimum Security Detention Facility	5	A	Self-Service Storage Building	1	S
Mint	7	C	Senior Citizens' Apartments	3	A
Monastery	5	A	Service Garage	3	A
Motel and Apartment Hotel	3	A	Service Station	3	A
Multiple-unit Residential Building (Apartment, Condominium, Dormitory, Townhouse, etc.)	2	A	Shed	1	S
Museum	6	C	Shelter for Homeless	4	A
Museum (exhibition hall as shell, non-complex program without environmental conditions)	5	A	Shelter for Women	4	A



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<b>Description</b>	<b>Category</b>	<b>Complexity</b>	<b>Description</b>	<b>Category</b>	<b>Complexity</b>
Special Care Facility such as a Group Home	5	A	Swimming Pool	5	A
Special Maintenance Garage	5	A	Telephone Equipment Building	5	A
Specialized Housing including high-level residential support	4	A	Tenant Space Planning	7	C
Stable	1	S	Theatre	6	C
Stadium	4	A	Town Hall	5	A
Storage building	1	S	TV Facility	6	C
Student or Institutional Residence	3	A	University or College	5	A
Studio	6	C	Warehouse	1	S
Summer Camp	2	A	Zoo	5	A

**Notes:**

- (1) It is recommended that the fee for alterations and/or addition to an existing building in any category be 165% of the fee indicated for a new building. The increase does not include for the site review and/or preparation of measured drawings.
- (2) Sustainable Design/Green Buildings: There are new technologies appearing daily including the need for better energy performance, new building products and building systems, advanced construction methods, and design tools. Many clients are anxious to incorporate these latest innovations into their projects. Sometimes this request can be costly as there are often unknown risks in using products or systems that do not have a track record or, there may be additional certifications, testing, submittals or approvals required. There may also be additional specialist consultants that need to be retained and coordinated. Frequently, there is also additional research or other services required on the part of the Architect. Two (2) such rating systems, Leadership in Energy and Environmental Design (LEED) or Green Globes, are often utilized to achieve the goal of a Sustainable Design/Green Building. It is recommended that fee adjustments include 110% and 105% of the fee percentages for LEED and Green Globes projects respectively or as an alternative approach, refer to 16.7(d).
- (3) Fees Applicable to Phased Construction: Where the architect provides services to phased construction, the fee for any phase applies to the category and construction cost of the individual phase and is equivalent to 1.25% to 2% pending value of contract
- (4) For fee purposes, each addition over 100 square metres gross floor area to an existing building shall be deemed to be new work under the appropriate category.
- (5) For vertical additions to buildings not previously prepared for such additions, fees for extra framing, utilities and services required to the existing building shall be deemed to be alterations.
- (6) An additional fee should be negotiated for all alterations and/or additions for historic buildings or monuments.
- (7) An additional fee should be negotiated for demolition work.
- (8) Tenant layout/space planning/tenant improvement have the same meaning and can be used interchangeably.