



Australian Government

Department of Education, Employment and Workplace Relations

BCGSV5011A Apply building codes and standards to residential buildings

Release: 1

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Modification History

Not applicable.

Unit Descriptor

This unit specifies the competency required to ensure the building process complies with the Building Code of Australia and relevant Australian Standards.

The unit applies to residential buildings. It includes the evaluation and interpretation of building requirements, classification of buildings according to the Building Code of Australia (BCA) criteria and strategies for compliance.

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Application of the Unit

Not applicable.

Licensing/Regulatory Information

Not applicable.

Pre-Requisites

Not applicable.

Employability Skills Information

Not applicable.

Elements and Performance Criteria Pre-Content

Not applicable.

Elements and Performance Criteria

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Element	Performance Criteria
1 Analyse the purpose and basic intent of the BCA	1.1 Objectives of the BCA and the purpose of the respective components are evaluated and documented 1.2 "Deemed to satisfy" concept for construction to meet BCA requirements is evaluated and documented
2 Locate and interpret code/standard requirements that are applicable to particular projects	2.1 Clauses from the BCA that apply to particular projects are identified and documented 2.2 Prescriptive requirements of relevant BCA clauses are determined 2.3 Requirements of Australian Standards referenced in the BCA are identified and documented 2.4 Special requirements that may be applicable to specific areas are identified and documented
3 Classify buildings	3.1 Nature of a building having regard to use and arrangement is determined 3.2 BCA criteria are applied to determine the defined classification 3.3 BCA requirements are interpreted for multiple classifications
4 Apply solutions to construction problems for compliance with the BCA	4.1 Criteria to ensure construction methods comply with the intent of the BCA are determined 4.2 Alternative approaches to construction problems that comply with the requirements of the BCA are reported 4.3 Assessment methods used to determine whether a building solution complies with performance requirements or Deemed-to-Satisfy (DTS) provision of the BCA are analysed and applied 4.4 Assessment methods are confirmed and identified as appropriate to meet the DTS provisions of BCA

Required Skills and Knowledge

Not applicable.

Evidence Guide

The Evidence Guide identifies the critical aspects, knowledge and skills to be demonstrated to confirm competency for this unit. This is an integral part of the assessment of competency and should be read in conjunction with the Performance Criteria and Range Statement.

What critical aspects of evidence are required to demonstrate competency in this unit?

Compliance with occupational health and safety regulations applicable to workplace operations.

Application of organisational management policies and procedures including quality assurance requirements where appropriate.

Classification of construction in residential buildings through the evaluation and interpretation of compliance with the BCA, the associated reporting of data, findings, recommendations and strategies for at least one (1) residential building project or equivalent in compliance with relevant legislation.

Provision of reports to appropriate body/individual as determined by the project brief.

Application of strategic plans, workplace policies and procedures.

Are there any other units which should be assessed with this unit or which relate directly to this unit?

There are no specified relationships.

Holistic assessment should be applied where appropriate to form a complete work function.

What specific knowledge is required to achieve the performance criteria?

Processes for the interpretation of reports, working drawings and specifications.

Nature of materials and effect on performance.

Authorities and powers of a building surveyor.

Relevant national, State/Territory legislation and local government policy and procedures.

Design, construction and structural principles of buildings.

Building Code of Australia and primary referenced Australian Standards.

Criteria for class 1 and 10 buildings.

Deemed To Satisfy (DTS) provisions.

Behaviour of structural members undergoing stress, strain, compression, bending or combined actions.

Terminology, definitions and hazard identification.

Codes of conduct and ethics.

Research methods.

Processes for the administration and preparation of documentation.

What specific underpinning skills are required to achieve the performance criteria?

These include a number of processes that are learned throughout work and life, which are required in most jobs. Some of these are covered by the national key competencies, although others may be added. The questions below highlight how these processes are applied in this competency unit. The number in brackets indicates the level to which the key competency needs to be demonstrated where (1) working within set conditions and processes, (2) management or facilitation of conditions or processes are exercised, and (3) design and/or development of conditions or process are required.

How will the candidate apply the following key competency in this unit?

The candidate will need to:

Collect, analyse and organise information

Research, analyse, organise and understand the process for assessing compliance on residential buildings plus subsequent reporting procedures. **Level 3**

Communicate ideas and information

Communicate and negotiate ideas and information to enable confirmation of work requirements and legislation translation of compliance issues in residential buildings. **Level 3**

Plan and organise activities

Plan and organise activities including the planning of analytical processes, the assessment of strategies related to the determination and resolution of compliance issues in residential buildings. **Level 3**

Work with others and in a team

Work with others and in a team by recognising dependencies and using co-operative approaches to optimise satisfaction and productivity. **Level 2**

Solve problems

Establish analytical processes, including diagnostic processes, which anticipate and allow for risks, cater for both direct and indirect evidence, avoid or minimise reworking and avoid wastage. **Level 3**

Use mathematical ideas and techniques

Use mathematical ideas and techniques to correctly complete measurements, calculate analytical requirements, establish realistic sample criteria, quantify, survey and present analytical results. **Level 3**

Use technology

Use workplace technology related to information gathering and analysis, diagnosis, information research, report writing, administration and management procedures. **Level 2**

In what context should assessment occur?

Competency is demonstrated by performance of all stated criteria, including paying particular attention to the critical aspects and the knowledge and skills elaborated in the Evidence Guide and within the scope defined by the Range Statement.

Assessment must take account of the endorsed assessment guidelines in the Construction Training Package.

What methods of assessment should apply?

Assessment of this competency is most likely to be project related under real or simulated conditions and require portfolios or other forms of indirect evidence of process. Direct evidence may include certification of compliance on the final outcome or authorisation for commencement by a competent authority.

Assessment must confirm the inference that competency is able not only to be satisfied under the particular circumstance, but is able to be transferred to other circumstances.

Assessment should reinforce the integration of the key competencies.

What are the specific resource requirements for this unit?

A situation, real or realistically simulated, requiring application of building codes and standards to residential buildings.

The learner and trainer should have access to appropriate documentation and resources normally used in the workplace.

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Range Statement

The Range Statement provides advice to interpret the scope and context of this unit of competency allowing for differences between enterprises and workplaces. It relates to the unit as a whole and facilitates holistic assessment. The following variables may be present for this particular unit:

Unit scope

Construction in residential buildings is to include but not be limited to compliance with relevant legislation, design specifications, maintenance specifications, relevant Australian Standards and evaluation, interpretation and adherence to legislative requirements for Building Codes of Australia class 1 and 10 buildings.

Building categories may include but not be limited to single storey and low-rise residential buildings.

Residential building projects requiring review of compliance issues are to include but not be limited to provision of site access/facilities, work schedules, project milestones and the calculation and processing of application or inspection fees.

Standard specifications may include but not be limited to industry standard specifications and may be preliminary/outline specifications, developed specifications or detailed specifications (addressing specific components such as structural or other requirements).

Building surveying procedures are to include but not be limited to mechanical, structural and electrical and may include other services.

Reporting systems in accordance with organisational, legislative and quality assurance procedures are to include desk based assessment and may include site-based assessment.

Unit context

Competency requires the demonstration of research, analysis, evaluation and reporting skills in the determination of compliance within the context of relevant legislation, the Building Code of Australia and Australian Standards.

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Unit Sector(s)

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