



Australian Government

CPCCBS6005 Assess and advise on compliance of design documentation for commercial buildings to three storeys

Release: 2

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Modification History

Release	Comments
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| 1.1 | Replaces superseded equivalent CPCCBS6005 Assess and advise on compliance of design documentation for commercial buildings to three storeys.

This version first released with CPC Construction, Plumbing and Services Training Package Version 1.1. |
| 1 | New unit of competency.

This version first released with CPC Construction, Plumbing and Services Training Package Version 1. |

Application

This unit of competency specifies the outcomes required to review proposed building design documentation for buildings included in Building Code of Australia (BCA) definitions for classes 2 to 9 (up to three storeys), during the design process. It applies to providing advice on the preparation of planning and building approval applications and on the compliance of proposed design documentation with the requirements of the building and planning legislation, regulations, codes and standards that apply to the nature and location of each project.

The unit supports the work of building surveyors providing advisory code-consulting services to building and construction professionals involved in developing building design documentation up to the building approval application stage. The building surveyor may provide advice concurrently on a range of building design projects in different locations.

Building surveyors must operate within the regulatory constraints that govern the relationship between their advisory and statutory roles and ensure that no conflict of interest arises.

Licensing, legislative, regulatory or certification requirements apply to this unit in some States. Relevant state and territory regulatory authorities should be consulted to confirm those requirements.

Pre-requisite Unit

Nil

Competency Field

Building surveying

Unit Sector

Construction

Elements and Performance Criteria

Elements describe the essential outcomes.

Performance criteria describe the performance needed to demonstrate achievement of the element. Where bold italicised text is used, further information is detailed in the range of conditions.

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| 1. Plan and manage code consulting services. | 1.1. Scope and nature of advice required by clients are determined and details of services to be offered at different stages of projects, timelines and fees are identified and confirmed. |
| | 1.2. External personnel required to provide advice at different stages of projects, or on <i>specialist areas of expertise</i> , are identified, engaged and briefed. |
| | 1.3. Project management processes are implemented and monitored to ensure accurate and timely advice is provided within the scope of specified service levels. |
| | 1.4. File management processes are implemented and monitored according to workplace requirements. |
| 2. Confirm compliance requirements for different projects and inform clients. | 2.1. State or territory building control legislation and regulations for the building or structure, and location of each project, are researched and confirmed. |
| | 2.2. Requirements of the National Construction Code (NCC) and Australian standards referenced by the NCC for the building or structure, and location of each project, are confirmed. |
| | 2.3. State or territory and local authority planning constraints are researched and confirmed. |
| | 2.4. Professional network is consulted, where required, on technically accurate interpretation and application of compliance requirements in relation to alternative solutions. |

- 2.5. Compliance requirements for specific projects and locations are explained to clients, and questions are invited and addressed.
- 3. Advise on architectural drawings and documentation prepared for planning approval.
 - 3.1. Clients are advised of drawings and documentation required for the planning approval process for each project.
 - 3.2. Architectural drawings and documentation prepared for planning approval applications are checked for completeness and examined at the agreed service level, and compliance issues are identified and recorded.
 - 3.3. Advice on specialist areas of expertise is sought, where required, and compliance issues are identified and recorded.
 - 3.4. Cost-effective and efficient design alternatives that meet compliance requirements are identified as required and explained to clients.
 - 3.5. **Solutions to compliance issues** are developed in consultation with colleagues and specialist experts as required, and are documented.
 - 3.6. Compliance advisory report is prepared, presented and explained to clients, and questions are invited and addressed.
- 4. Advise on architectural drawings and documentation prepared for building approval.
 - 4.1. Clients are advised of drawings and documentation required for the building approval process for each project.
 - 4.2. Architectural drawings and documentation prepared for building approval applications are checked for completeness and examined at the agreed service level, and compliance issues are identified and recorded.
 - 4.3. Advice on specialist areas of expertise is sought, where required, and compliance issues are identified and recorded.
 - 4.4. Cost-effective and efficient design alternatives that meet compliance requirements are identified as required and explained to clients.

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| | 4.5. | Solutions to compliance issues are developed in consultation with colleagues and specialist experts as required, and are documented. |
| | 4.6. | Compliance advisory report is prepared, presented and explained to clients, and questions are invited and addressed. |
| 5. | Respond to client enquiries regarding compliance issues. | |
| | 5.1. | Client requests for information regarding compliance issues are assessed as either within or outside scope of service, and when outside scope additional fees are negotiated and agreed as required. |
| | 5.2. | Details of requests for information are determined and response is researched, in consultation with specialist experts as required. |
| | 5.3. | Advice on compliance issues is presented to clients in required format, and questions are invited and addressed. |

Foundation Skills

This section describes the language, literacy, numeracy and employment skills essential to performance in this unit but not explicit in the performance criteria.

Skill	Performance feature
Learning skills to:	- independently access and interpret a range of complex technical information relating to compliance requirements for buildings included in classes 2 to 9, including specific requirements for particular geographic and climatic areas and different planning schemes and codes - use structured approaches to maintain currency of skills and knowledge as a regular part of routine through, for example, email alerts, conferences, or subscriptions to relevant journals.
Numeracy skills to:	- extract and interpret a range of mathematical information contained in technical documentation relating to the design of buildings included in classes 2 to 9, including: - ratios, rates and proportions - detailed plans - perform complex calculations and computations in the process of

This section describes the language, literacy, numeracy and employment skills essential to performance in this unit but not explicit in the performance criteria.

Skill	Performance feature
	determining compliance as it relates to structural integrity and wind bracing.
Oral communication skills to:	- determine client requirements regarding nature and scope of advice sought, through open-ended questioning, active listening, paraphrasing and summarising - understand and use specialised construction industry vocabulary in a variety of situations, for example explanations, descriptions and discussions with architects, building designers and specialist personnel.
Reading skills to:	- use different reading strategies to locate specific compliance requirements in a range of resources, including the NCC - understand technical texts with complex structures, specialised vocabulary, acronyms and diagrams specific to plans and compliance requirements for buildings included in classes 2 to 9.
Writing skills to:	use accurately-spelled specialised construction industry vocabulary in emails, letters and reports to clients and specialist personnel.

Range of Conditions

This section specifies work environments and conditions that may affect performance. Essential operating conditions that may be present (depending on the work situation, needs of the candidate, accessibility of the item, and local industry and regional contexts) are included. Bold italicised wording, if used in the performance criteria, is detailed below.

<i>Specialist areas of expertise</i> must include at least three of the following:	- access consultants - energy efficiency assessors - fire services engineers - geotechnical engineers - heritage consultants - hydraulic engineers - mechanical engineers - structural engineers - waterproofing specialists.
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Solutions to compliance issues must include:

- alternative solutions that meet the performance requirements of the NCC
- deemed-to-satisfy NCC solutions
- solutions that meet the requirements of:
 - insurers
 - state or territory and local government legislation and regulations
 - statutory authorities governing:
 - environment
 - fire protection
 - services.

Unit Mapping Information

No equivalent unit.

Links

Companion Volume implementation guides are found in VETNet -

<https://vetnet.gov.au/Pages/TrainingDocs.aspx?q=7e15fa6a-68b8-4097-b099-030a5569b1ad>

Assessment Requirements for CPCCBS6005 Assess and advise on compliance of design documentation for commercial buildings to three storeys

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Performance Evidence

A person demonstrating competency in this unit must satisfy all of the elements, performance criteria and foundation skills of this unit. The person must:

- determine and confirm service level agreements with clients for three different projects involving the following class buildings as defined in the Building Code of Australia (BCA), where:
 - one project must incorporate classes 2, 5, 6 and 7a
 - one project must incorporate classes 3 or 9c
 - one project must incorporate classes 7b and 8
- liaise with specialist experts to ensure timely provision of advice within terms of service level agreement
- determine compliance requirements for the three different projects and provide advice to clients on how compliance requirements apply to each project
- advise clients of the documentation required for planning and building permit applications for each project
- analyse complete sets of building design documentation for two planning applications and one building approval application relating to the projects listed above and:
 - provide advice on two cost-effective and efficient design alternatives that meet compliance requirements
 - provide written advice on the compliance of design documentation with the requirements of building and planning legislation, regulations, codes and standards applicable to the project location, including possible solutions to compliance issues

- invite questions from clients regarding compliance advice and explain requirements in detail
- provide responses to six different requests from clients for specific information regarding different types of compliance issues.

Knowledge Evidence

A person demonstrating competency in this unit must demonstrate knowledge of:

- BCA classification and definitions for buildings included in classes 2 to 9
- construction methods and materials suitable for buildings included in classes 2 to 9
- regulatory constraints that govern the relationship between the advisory and statutory roles of building surveyors
- drawing symbols, notations, acronyms and construction terminology used in the National Construction Code (NCC), Australian standards, working drawings, building design specifications, and building permit documentation
- project management strategies that ensure thorough and timely advice is delivered according to service level agreement
- range of, and variations in, compliance requirements for buildings included in classes 2 to 9 in different climatic, geographic and planning zones, including:
 - building control legislation and regulations
 - NCC
 - Australian standards referenced by building control legislation and regulations and the NCC
 - state, territory or local authority planning policies.

Assessment Conditions

Suitable assessment of performance requires:

- equipment:
 - computer with internet access and business software currently in use in building surveying practices
- materials:
 - documentation for the three projects specified in the performance evidence, including documentation for two planning applications and one building permit application
- specifications:
 - access to relevant and current building control legislation, regulations, codes and standards and state, territory or local authority planning policies.

Assessor requirements

Assessors must satisfy the assessor requirements in the *Standards for Registered Training Organisations* (RTOs) current at the time of assessment.

In addition, assessors must also demonstrate current membership of a relevant industry association and have current registration on the National Building Professionals Register in the Building Industry Control category (level 1) or be accredited under the Australian Institute of Building Surveyors (AIBS) National Accreditation Scheme at Building Surveyor level.

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