



Australian Government

CPCCBS6014 Conduct and report on advanced and final inspections of residential buildings up to three storeys

Release: 1

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Modification History

Release 1.

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

Application

This unit of competency specifies the outcomes required to conduct advanced and final inspections that occur after constructing the structural elements of class 1 and 10 buildings and structures. These class 1 and 10 buildings and structures are as defined in the Building Code of Australia (BCA) and are up to three storeys and not more than 2000 square metres in floor area.

The unit supports the work of private or municipal building surveyors or certifiers who conduct mandated inspections of class 1 and 10 buildings and structures at the advanced and final stages of construction. Inspections include those specified in the building approval documentation for the project, including the final inspection required prior to the issuing of occupancy permission.

It applies to planning and conducting inspections, reporting on issues of non-compliance, preparing certificates of compliance, and issuing occupancy permissions according to legislative and regulatory requirements.

The building surveyor or certifier must be satisfied that remedial work required in cases of non-compliance is understood by the building contractor and is completed within required timeframes. This involves developing and maintaining professional and cooperative relationships with building contractors throughout a highly regulated process.

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. Interpret project compliance requirements. | 1.1. Design wind speed for the location is determined. |
| | 1.2. Approved building design drawings and specifications are interpreted and variations from deemed-to-satisfy provisions for compliance are confirmed with senior personnel or statutory authority. |
| | 1.3. <i>Compliance requirements for roof and wall cladding</i> are identified and interpreted. |
| | 1.4. <i>Compliance requirements for glazing</i> are identified and interpreted. |
| | 1.5. <i>Compliance requirements for fire safety</i> are identified and interpreted. |
| | 1.6. <i>Compliance requirements for health and amenity</i> are identified and interpreted. |
| | 1.7. <i>Compliance requirements for safe movement and access</i> are identified and interpreted. |
| | 1.8. <i>Compliance requirements for energy efficiency</i> are identified and interpreted. |
| 2. Plan inspections. | 2.1. Building approval documentation is reviewed and requirements for specific additional inspections are interpreted. |
| | 2.2. Specialist consultants with relevant expertise are identified and engaged, if required, according to workplace procedures. |
| | 2.3. <i>Work health and safety (WHS) requirements</i> and tools and equipment required for inspections are identified and applied to planning. |
| | 2.4. Inspections are scheduled according to project and legislative and regulatory requirements, and stakeholders are notified as required. |

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| 3. Inspect compliance of building or structure. | 3.1. Building or structure is surveyed according to statutory and WHS requirements. |
| | 3.2. Features of the building are assessed against compliance requirements and approved drawings, and discussed with on-site personnel as required. |
| | 3.3. Details of non-compliant features are documented and reported according to workplace procedures and legislative and regulatory requirements. |
| | 3.4. Non-compliant features are discussed with relevant contractors and work required to remedy non-compliance is negotiated according to scope of personal responsibilities. |
| | 3.5. Timeframe for remedial action and rescheduled inspection is negotiated according to scope of personal responsibilities, and contractor's failure to comply is reported according to legislative and regulatory requirements if required. |
| | 3.6. Certificate of occupancy is prepared and processed according to legislative and regulatory requirements and scope of personal responsibilities. |

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 features of class 1 and 10 buildings and structures, including specific requirements for particular geographic and climatic areas and different planning schemes and codes.
Numeracy skills to:	- extract and interpret a range of mathematical information contained in technical documentation relating to class 1 and 10 buildings and structures - interpret information relating to the relationship between stair

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
	- riser, going and slope - measure and calculate dimensions, including: - anti-capillary breaks in flashings - fire separation requirements.
Oral communication skills to:	- use communication style and technical construction vocabulary to develop and maintain cooperative and professional relationship with building contractors and exchange technical information - monitor the effectiveness of interactions with on-site personnel when negotiating remedial work and adjust communication style to facilitate a positive outcome.
Reading skills to:	- use different reading strategies to locate specific compliance requirements in a range of resources, including the BCA - understand technical texts with complex structures, specialised vocabulary, acronyms and diagrams specific to plans and compliance requirements for class 1 and 10 buildings and structures.
Writing skills to:	use accurately-spelled technical vocabulary specific to compliance of class 1 and 10 buildings and structures when compiling detailed non-compliance reports.

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>Compliance requirements for roof and wall cladding</i> must include:	- Australian standards referenced in the BCA for different types of cladding - BCA: - deemed-to-satisfy specifications - performance requirements for alternative solutions - requirements for gutters and downpipes
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- requirements specified by relevant authority or experts.

Compliance requirements for glazing must include:

- Australian standards referenced in the BCA
- BCA:
 - deemed-to-satisfy specifications
 - performance requirements for alternative solutions
- requirements specified by relevant authority or experts.

Compliance requirements for fire safety must include:

- Australian standards referenced in the BCA
- BCA:
 - deemed-to-satisfy specifications
 - performance requirements for alternative solutions
- requirements for:
 - alpine locations
 - bushfire locations
 - fire separation
 - heating appliances
- requirements specified by relevant authority or experts.

Compliance requirements for health and amenity must include:

- Australian standards referenced in the BCA
- BCA:
 - deemed-to-satisfy specifications
 - performance requirements for alternative solutions
- requirements for:
 - facilities
 - light
 - room heights
 - sound insulation
 - ventilation
 - waterproofing of wet areas
- requirements specified by relevant authority or experts.

Compliance requirements for safe movement and access must include:

- Australian standards referenced in the BCA
- BCA:
 - deemed-to-satisfy specifications
 - performance requirements for alternative solutions
- requirements for:
 - balustrades

- stair construction
- swimming pool access
- requirements specified by relevant authority or experts.

Compliance requirements for energy efficiency must include:

- Australian standards referenced in the BCA
- BCA:
 - deemed-to-satisfy specifications
 - performance requirements for alternative solutions
- requirements for:
 - air movement
 - building:
 - fabric
 - sealing
 - external glazing
 - services
- requirements specified by relevant authority or experts.

WHS requirements must include:

- personal protective equipment (PPE), including:
 - boots
 - hard hat
 - high visibility vest
- special protective equipment mandated for specific inspection tasks.

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 CPCCBS6014 Conduct and report on advanced and final inspections of residential buildings up 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 conduct advanced and final inspections of the following class 1 and 10 buildings or structures as defined in the Building Code of Australia (BCA):

- two types of class 1a buildings in different climatic, geographic or planning zones
- one class 1b building
- one class 10 building or structure: bushfire shelter, swimming pool or retaining wall.

In doing the above, the person must:

- identify and interpret relevant compliance requirements, including differences in requirements for:
 - types of building or structure
 - particular geographic, climatic or planning zones
- interpret working drawings, specifications and building permit conditions for each inspection
- identify and apply WHS requirements for site visits
- develop and maintain professional and cooperative relationships with building contractors throughout a highly regulated process
- observe and document non-compliant features of:
 - roof and wall cladding
 - glazing
 - fire safety
 - health and amenity
 - safe movement and access
 - energy efficiency
- prepare and process compliance documentation according to scope of personal responsibilities and legislative and regulatory requirements.

Knowledge Evidence

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

- BCA classification and definitions for class 1 and 10 buildings and structures
- legislative and regulatory requirements for inspecting class 1 and 10 buildings and structures at the advanced and final stages of construction
- legislative and regulatory requirements for professional conduct in communications with building contractors in highly regulated building inspection and reporting processes
- principles of negotiation and conflict resolution applicable to professional relationships in highly regulated building inspection and reporting processes
- 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
- construction methods and materials used in class 1 and 10 buildings and structures
- range of, and variations in, compliance requirements for class 1 and 10 buildings and structures in different climatic, geographic and planning zones.

Assessment Conditions

Suitable assessment of performance requires:

- equipment:
 - computer with internet access and business software currently in use in building surveying practices
- materials:
 - tools and equipment for conducting inspections, including personal protective equipment (PPE)
- physical conditions:
 - access to the projects specified in the performance evidence in advanced and final construction stages
- specifications:
 - access to relevant and current building control legislation, regulations, codes and standards and state, territory or local authority development 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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