



Australian Government

CPCCBS6015 Conduct and report on advanced and final inspections of commercial buildings up to three storeys

Release: 2

CPCCBS6015 Conduct and report on advanced and final inspections of commercial buildings up to three storeys

Modification History

Release	Comments
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|-----|---|
| 1.1 | Replaces superseded equivalent CPCCBS6015 Conduct and report on advanced and final inspections of commercial buildings up to three storeys.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 conduct inspections that occur after constructing the structural elements of buildings included in classes 2 to 9, as defined in the Building Code of Australia (BCA), limited to buildings up to three storeys.

The unit supports the work of private or municipal building surveyors or certifiers who conduct mandated inspections of buildings included in classes 2 to 9 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. 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. |
| | 1.2. <i>Compliance requirements for fire resistance</i> are identified and interpreted. |
| | 1.3. <i>Compliance requirements for access and egress</i> are identified and interpreted. |
| | 1.4. <i>Compliance requirements for services and equipment</i> are identified and interpreted. |
| | 1.5. <i>Compliance requirements for health and amenity</i> are identified and interpreted. |
| | 1.6. <i>Compliance requirements for ancillary provisions</i> are identified and interpreted. |
| | 1.7. <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)</i> requirements 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.
3. Inspect compliance of building or structure.
- 3.1. Building or structure is surveyed according to statutory and WHS requirements.
- 3.2. Features of 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 approved building plans and a range of information relating to compliance requirements for features of buildings included in classes 2 to 9, including specific requirements for particular geographic and climatic areas and different planning schemes and codes.

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
Numeracy skills to:	• extract and interpret a range of mathematical information contained in technical documentation relating to buildings included in classes 2 to 9 • interpret information relating to the relationship between stair 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 buildings included in classes 2 to 9.
Writing skills to:	• use accurately-spelled technical vocabulary specific to compliance of buildings included in classes 2 to 9 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</i>	• Australian standards referenced by the BCA
<i>requirements for fire</i>	• BCA:

resistance must include:

- deemed-to-satisfy specifications
- performance requirements for alternative solutions
- evidence of suitability according to the BCA
- requirements for:
 - fire resistance and stability
 - compartmentation and separation
 - protection of openings
- requirements specified by relevant authority or experts.

Compliance requirements for access and egress must include:

- Australian standards referenced by the BCA
- BCA:
 - deemed-to-satisfy specifications
 - performance requirements for alternative solutions
- requirements for:
 - provisions for escape
 - construction of exits
 - access for people with disabilities
- requirements specified by relevant authority or experts.

Compliance requirements for services and equipment must include:

- Australian standards referenced by the BCA
- BCA:
 - deemed-to-satisfy specifications
 - performance requirements for alternative solutions
- requirements for:
 - emergency lighting, exit signs and warning systems
 - fire suppression and detection equipment
 - lift installations
 - smoke hazard management
- requirements specified by relevant authority or experts.

Compliance requirements for health and amenity must include:

- Australian standards referenced by the BCA
- BCA:
 - deemed-to-satisfy specifications
 - performance requirements for alternative solutions
- requirements for:
 - damp and weather proofing
 - light and ventilation
 - room sizes

- sanitary or other facilities
- sound transmission and insulation
- waterproofing of wet areas
- requirements specified by relevant authority or experts.

Compliance requirements for ancillary provisions must include:

- Australian standards referenced by the BCA
- BCA:
 - deemed-to-satisfy specifications
 - performance requirements for alternative solutions
- requirements for:
 - construction in bushfire prone areas
 - heating appliances, fireplaces, chimneys and flues
 - minor structures and components
- 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:
 - access for maintenance
 - air movement
 - air conditioning and ventilation systems
 - artificial lighting and power
 - building:
 - fabric
 - sealing
 - external glazing
 - hot water supply
- 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 CPCCBS6015 Conduct and report on advanced and final inspections of commercial 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 prepare for, conduct and complete relevant documentation for inspections for the following three different projects at the later stages of construction, including those specified in the building approval documentation for the project and the final inspection required prior to the issuing of occupancy permission. The projects must involve 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.

In doing the above, the person must:

- identify and interpret relevant compliance requirements
- conduct at least two interim inspections and three final inspections for each of the projects outlined above
- observe and document non-compliant features of site preparation, foundations and footings, and structural elements
- discuss non-compliance with relevant contractors and negotiate remedial work required
- reschedule inspections as required
- prepare and process required documentation, including:

- details of non-compliance and remedial work recommended
- contractor's failure to comply with recommended remedial work, if required
- missed inspection, if required
- certificate of compliance, as authorised.

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
- 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
- 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 development policies
- legislative and regulatory requirements for critical stage inspections relating to buildings included in classes 2 to 9.

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 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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