



Australian Government

CPCCBS6112 Conduct and report on initial construction inspections of Class 1 and 10 buildings 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 Release 6.0.
- Supersedes and is not equivalent to CPCCBS6012 Conduct and report on initial construction inspections of residential buildings up to three storeys.
- New prerequisite requirement.

Application

This unit of competency specifies the skills and knowledge required to conduct and report on initial construction inspections to verify the compliance of site preparation, foundations, footings, framing and wet areas of Class 1 and 10 buildings, as defined in the National Construction Code (NCC), up to three storeys and not exceeding 2,000 square metres in floor area. The unit includes planning and conducting inspections, reporting on issues of non-compliance, and preparing certificates of compliance according to legislative and regulatory requirements.

This unit is suitable for building surveyors who draw on their broad theoretical knowledge and technical skills to conduct mandated inspections of Class 1 and 10 buildings at the initial stage of construction. The certificate of compliance must be completed and processed before the next stage of construction can commence.

This unit forms part of the licensing requirements for building surveying in some states and territories. Relevant state and territory regulatory authorities should be consulted to clarify these requirements.

Pre-requisite Unit

CPCCBS6101 Research and evaluate construction methods and materials for Class 1 and 10 buildings to three storeys.

Unit Sector

Building surveying

Elements and Performance Criteria

Elements describe the essential outcomes.	Performance criteria describe what needs to be done to demonstrate achievement of the element.
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| 1 Identify and interpret compliance requirements for Class 1 or 10 building. | 1.1 Determine site classification and design wind speed for Class 1 or 10 building according to NCC definitions and building type, geographical location and climate zone. |
| | 1.2 Access and interpret approved building design drawings and specifications and consult with relevant persons to confirm compliance of any variations from deemed-to-satisfy provisions. |
| | 1.3 Identify and interpret compliance requirements for site preparation, foundations and footings, sub-floor ventilation, steel framing and structural steel members. |
| | 1.4 Determine extreme weather events for the area and interpret compliance requirements for timber framing. |
| | 1.5 Identify wall and substrate construction methods and materials and interpret compliance requirements for wet areas and waterproofing. |
| 2 Plan building inspection. | 2.1 Schedule inspection according to building and regulatory requirements and notify relevant persons. |
| | 2.2 Record and report missed inspections as relevant according to regulatory requirements. |
| | 2.3 Obtain equipment required for inspection according to workplace requirements. |
| | 2.4 Apply work health and safety (WHS) requirements to planned inspection activities according to workplace requirements. |
| 3 Inspect and report compliance of Class 1 or 10 building. | 3.1 Conduct initial construction inspection of building according to regulatory and workplace requirements. |
| | 3.2 Determine soil type and characteristics, effects on site stability and any required soil testing. |
| | 3.3 Assess building features against compliance requirements and approved drawings for site preparation, foundations and footings, framing and wet areas. |
| | 3.4 Document and report details of non-compliant features according to regulatory and workplace requirements. |

- 3.5 Discuss non-compliant features of building with relevant persons and negotiate work required to remedy non-compliances according to workplace requirements.
- 3.6 Negotiate timeframe for remedial action and further inspection and report any failure to comply according to regulatory and workplace requirements.
- 3.7 Prepare and process certificate of compliance according to regulatory and workplace requirements.

Foundation Skills

As well as the foundation skills explicit in the performance criteria of this unit, candidates require:

- oral communication skills to use specialised construction industry vocabulary when exchanging technical information and negotiating remedial work
- numeracy skills to measure and calculate dimensions.

Unit Mapping Information

Supersedes and is not equivalent to CPCCBS6012 Conduct and report on initial construction inspections of residential buildings up to three storeys.

Links

Companion volumes to this training package are available at the VETNet website -
<https://vetnet.gov.au/Pages/TrainingDocs.aspx?q=7e15fa6a-68b8-4097-b099-030a5569b1ad>

Assessment Requirements for CPCCBS6112 Conduct and report on initial construction inspections of Class 1 and 10 buildings to three storeys

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Performance Evidence

To demonstrate competency, a candidate must meet the elements and performance criteria of this unit by conducting and reporting on three initial construction inspections involving the following Classes of buildings as defined by the National Construction Code (NCC):

- two Class 1 buildings
- one Class 10 building excluding sheds and swimming pools.

Each building must be up to three storeys and not exceeding 2,000 square metres in floor area, and in a different geographical location as defined by the NCC.

Knowledge Evidence

To be competent in this unit, a candidate must demonstrate knowledge of:

- legislative and regulatory compliance requirements for site preparation, foundations, footings, framing and wet areas of Class 1 and 10 buildings at the initial stage of construction:
 - building control legislation and regulations
 - NCC including referenced Australian Standards to meet deemed-to-satisfy provisions and/or performance solutions:
 - stormwater drainage and connections to street gutter and easements
 - excavations, filling under concrete slabs and pest risk management
 - sub-floor ventilation
 - steel framing and structural steel members:
 - corrosion protection
 - National Association of Steel-Framed Housing (NASH) standards
 - service penetrations
 - timber framing:

- high wind areas
 - specific requirements for use in conjunction with concrete floors, steel members and timber species scheduled for structural use
- waterproofing.
- methods for determining site classification and design wind speed
- methods for identifying soil types and characteristics and effects on site stability including the potential for:
 - collapsing soil
 - ground movement due to moisture change
 - land slips
 - mine subsidence
 - soil erosion
- NCC classifications and definitions for Class 1 and 10 buildings:
 - building types
 - geographic and climate zones
- principles of negotiation and conflict resolution used to maintain professional relationships during building inspection and reporting processes
- workplace requirements for conducting and reporting on initial construction inspections of Class 1 and 10 buildings:
 - equipment, including personal protective equipment (PPE)
 - reporting
 - work health and safety (WHS).

Assessment Conditions

Assessors must meet the requirements for assessors contained in the Standards for Registered Training Organisations.

Assessors must also:

- be licensed as a Building Surveyor Level 1 (or equivalent) or Level 2 (or equivalent) in their state or territory, or
- 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 or be accredited by the Royal Institute of Chartered Surveyors as a building certifier.

Assessment must be conducted in the workplace or a simulated workplace using realistic conditions, materials, activities, responsibilities, procedures, safety requirements and environmental considerations.

Candidates must have access to buildings, equipment, software, drawings, documentation and materials required to achieve the performance evidence.

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