



Your pathway to qualifying in

## **Building Control**

**Assessment of Professional Competence**

# Contents

**Introduction** 3

**Pathway requirements** 7  
**Building Control APC** 7

**Competency guidance** 8

Analysis of client requirements (T003)	<b>9</b>	Inspection (T044)	<b>20</b>
Building control inspections (T005)	<b>11</b>	Legal/regulatory compliance (T051)	<b>21</b>
Building pathology (T006)	<b>12</b>	Measurement of land and property (T057)	<b>22</b>
Conservation and restoration (T012)	<b>14</b>	Planning (T061)	<b>23</b>
Construction technology and environmental services (T013)	<b>16</b>	Property records/information systems (T072)	<b>24</b>
Contaminated land (T015)	<b>17</b>	Risk management (T077)	<b>25</b>
Environmental audit (and monitoring) (T029)	<b>18</b>	Sustainability (M009)	<b>26</b>
Fire safety (T033)	<b>19</b>	Works progress and quality management (T085)	<b>27</b>

## Introduction

### About the APC

The RICS Assessment of Professional Competence (APC) ensures that those applying for RICS membership are competent to practise and meet the high standards of professionalism required by RICS. There is a wide range of pathways available to qualify as an RICS member covering 21 different areas of practice.

The APC normally consists of:

- a period of structured training
- a final assessment

The structured training is based on candidates achieving a set of requirements or competencies. These are a mix of technical, professional, interpersonal, business and management skills.

### How to use this guide

This guide supports the core APC documentation. It is designed to help you understand more about qualifying as an RICS member in building control. The material is set out in three sections.

**Section one** – provides information on this area of practice with a general overview of the building control pathways.

**Section two** – lists the competency requirements of the building control APC pathways (as set out in the *APC Requirements and Competencies Guide*).

**Section three** – describes the main technical competencies associated with building control, providing expanded sector specific guidance on each of them. This forms the main part of the guide.

**You MUST use this guide in conjunction with** the core APC documentation which is available on the RICS website and comprises:

- *APC Requirements and competencies guide*
- *Candidate guides* – (the particular candidate guide you need will depend on your route to membership)
- *Guide for supervisors, counsellors and employers*

### About the competencies

The APC aims to assess that you are competent to carry out the work of a qualified chartered/technical surveyor. To be competent is to have the skill or ability to perform a task or function. The RICS competencies are not just a list of tasks or functions, they are also based upon attitudes and behaviours. The competencies have been drawn up in a generic way so that they can be applied to different areas of practice and geographical locations. This guide is designed to help you interpret these competencies within the context of building control.

The competencies are defined at three levels of attainment and each APC pathway has its own specific combination of competencies that you must achieve at the appropriate level. You must reach the required level in a logical progression and in successive stages:

- **Level 1** knowledge and understanding
- **Level 2** application of knowledge and understanding
- **Level 3** reasoned advice and depth of technical knowledge.

The competencies are in three distinct categories:

**Mandatory competencies** – the personal, interpersonal, professional practice and business competencies common to all pathways and compulsory for all candidates. These are explained in more detail in the *APC Requirements and competencies guide*.

**Core competencies** – the primary competencies of your chosen APC pathway.

**Optional competencies** – a set of competencies selected by the candidate from a list defined for the particular pathway. In most cases there is an element of choice. These are mostly technical competencies, but certain mandatory competencies also appear on the optional competency list and candidates are permitted to select one of these at a higher level.

**This guide only deals with the principal core and optional competencies associated with this area. It does not cover the mandatory competencies.**

### **Choosing your competencies**

It is important that you give careful thought to your choice and combination of competencies. Your choice will inevitably reflect the work you do in your day-to-day environment (driven by the needs of your clients/employer). Your choice and combination of competencies will be a reflection of your judgement. At the final assessment interview, the assessors will take these choices into account. They will expect you to present a sensible and realistic choice that reflects the skills needed to fulfil the role of a surveyor in your field of practice.

This guide should help candidates and employers with a degree of assistance in choosing the competencies that are most appropriate to their area of practice.

### **Where to find help**

Completing the APC carries with it responsibility and commitment. Extensive support and guidance are available for candidates and employers. If you need any help during the training period please contact the National Association of your country of residence or the RICS Europe office in Brussels (see contact details on [www.joinricsineurope.eu](http://www.joinricsineurope.eu)).

<p><b>About building control</b></p>	<p>Building control surveying gives its professionals the opportunity to work on a huge range of building types as part of a normal day. Building control surveyors ensure that that building regulations and other legislation are followed in the design and construction stages of new and altered buildings. Working in the public and private sector building control surveyors work alongside architects, designers, builders and contractors from the conception of a design to its completion and use.</p> <p>Building control surveyors check proposed plans to ensure they meet required standards, including areas such as fire safety, energy conservation, structural stability and disabled access. They also follow the project through and check it during construction.</p> <p>Due to their depth of knowledge building control surveyors are often called upon to give options when designs fail to meet standards or where unforeseen problems are found on site and are approached for advice on ways to achieve cost-effectiveness in respect of materials used and energy conservation.</p> <p>Projects worked on can range from relatively small housing extensions through to large city centre redevelopment. Building control surveyors working for local authorities are also responsible for inspecting potentially dangerous structures that may have been damaged by situations such as fire or adverse weather conditions and advising on action to be taken. Other responsibilities may include administering entertainment licences, addressing safety at sports grounds and other open-air events, and cinema and theatre inspections</p>
<p><b>RICS qualification pathways in this sector</b></p>	<p><b>Building Control APC</b></p> <p>As a building control surveyor you will be offering guidance and advice on how to achieve building standards, to create an inclusive environment and address climate change through energy conservation. Whether you work in the public or private sector the spectrum of project types is the same and as such your professional knowledge base is the same.</p> <p>Building control surveyors work can include the following:</p> <ul style="list-style-type: none"> <li>• providing preliminary advice to architects at design conception</li> <li>• receiving Building Regulations applications and liaising with applicants to help them achieve compliance</li> <li>• inspecting projects during construction and advising where problems are found or work fails to conform to standards</li> <li>• carrying out access audits and creating or assessing access statements</li> <li>• carrying out fire safety audits and advising on fire safety management strategies</li> <li>• providing energy efficiency audits and giving advice on</li> </ul>

	<p>energy conservation</p> <ul style="list-style-type: none"> <li>• inspecting possible dangerous structures and advising on action to be taken</li> <li>• carrying out safety of sports ground inspections and issuing safety certificates, including liaison with police, fire authority and ambulance services.</li> <li>• reviewing new building materials and assessing their suitability for use in construction</li> </ul>
<b>Chartered alternative designations related to this pathway</b>	All candidates qualifying under the building control APC pathway, whether working in the public or private sector, will be entitled to use the designation 'Chartered Building Control Surveyor'.

## **Pathway Requirements**

### **Building control APC**

#### **Mandatory competencies**

You must achieve the minimum levels as set out in the mandatory competencies.

#### **Core competencies**

Level 3

- Building control inspections (T005)
- Environmental audit (and monitoring) (T029)
- Fire safety (T033)
- Inspection (T044)
- Legal/regulatory compliance (T051)

#### **Optional competencies**

One competency to Level 3 **and** one competency to Level 2 from the list below.

- Analysis of client requirements (T003)
- Building pathology (T006)
- Conservation and restoration (T012)
- Construction technology and environmental services (T013)
- Contaminated land (T015)
- Measurement of land and property (T057)
- Planning (T061)
- Property records/information systems (T072)
- Risk management (T077)
- Works progress and quality management (T085)
- Sustainability (M009)

**Plus** one competency to Level 2 from the full list of technical competencies, including any not already chosen from the list above.

# Competency guidance

**The pages that follow are intended to provide guidance for users on the main competencies associated with building control.**

The guidance has been drawn up by experienced practitioners and aims to give you a clear and practical understanding of how to apply the listed core and optional competencies in the context of building control. The guidance does not cover the mandatory competency requirements.

The official competency definitions (at levels one, two and three) are provided, followed by a description of the key knowledge and activities that are likely to fall within the scope of each competency.

The information provided is designed to be helpful but informal guidance. The knowledge and activities described under each competency are not exhaustive, and should not be relied upon as any form of revision list. Candidates must satisfy themselves and their employers that they have reached the required level of attainment before applying for final assessment.

The competencies are arranged in alphabetical order. The full list of RICS competencies and pathway requirements can be found in the *APC Requirements and competencies guide*.

Analysis of client requirements (T003)  
Building control inspections (T005)  
Building pathology (T006)  
Conservation and restoration (T012)  
Construction technology and environmental services (T013)  
Contaminated land (T015)  
Environmental audit (and monitoring) (T029)  
Fire safety (T033)  
Inspection (T044)  
Legal/regulatory compliance (T051)  
Measurement of land and property (T057)  
Planning (T061)  
Property records/information systems (T072)  
Risk management (T077)  
Sustainability (M009)  
Works progress and quality management (T085)

<b>Competency Name:</b>		<b>Analysis of Client Requirements (T003)</b>
<b>Description of competency in context of this sector</b>	This competency is about the establishment and agreement of a client brief, but primarily deals with the inception stage of a building project. This requires a sound understanding of the law applying to building projects, the preparation of outline design proposals in various formats, the preparation of budget costs, project programmes It also requires an understanding of matters concerning energy efficiency, sustainability and alternative energies.	
<b>Examples of likely knowledge, skills and experience at each level</b>		
<b>Level 1</b>	<b>Demonstrate knowledge and understanding of the need to collect data, analyse and define the needs of clients.</b>	
	<b>Examples of knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• The methods of data gathering during the inception stage of a project including client briefings and site based information</li> <li>• The principles of energy efficiency</li> <li>• The principles of sustainability</li> <li>• The principles of alternative energy sources</li> <li>• The methodology of preparing an option appraisal</li> <li>• The principles of the preparing budget costs including elemental cost plans</li> <li>• The principles of preparing a project programme of plan assessment and inspection of works</li> <li>• The various traditional contract procurement options</li> <li>• The need for liaising with specialist consultants</li> </ul>	
<b>Level 2</b>	<b>Provide evidence of the practical application of that knowledge and understanding. This should include the development of strategies and methodologies and, where appropriate, undertaking feasibility studies, design proposals and costings.</b>	
	<b>Examples of activities and knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Analysing the data gathered through the client briefing process and formulating a detailed client brief.</li> <li>• Consulting with the statutory authorities and other approvals required.</li> <li>• Considering the impact of energy efficiency, sustainability and the need for alternative energy sources</li> <li>• Preparing budget costs including optional cost plans</li> <li>• Preparing a project programme of plan assessment and inspection of works</li> <li>• Analysing contract procurement options</li> </ul>	

<b>Level 3</b>	<b>Provide evidence of developing appropriate strategies to meet the client's requirements under minimum supervision, based on analysis and interpretation. Demonstrate the ability to report on and present tailored strategies to the client.</b>
	<b>Examples of activities and knowledge comprised within this level are:</b> <ul style="list-style-type: none"><li>• Analysing the data gathered through the client briefing process and formulation of a detailed client brief.</li><li>• Advising on the need for action regarding statutory and other consents and approvals</li><li>• Advising on the impact of energy efficiency, sustainability and the need for alternative energy sources</li><li>• Presenting budget costs</li><li>• Presenting a project programme of plan assessment and the inspection of works</li><li>• Carrying out a post completion audit of the clients needs and reviewing how accurately these were dealt with</li></ul>

<b>Competency Name:</b>		<b>Building Control Inspections (T005)</b>
<b>Description of competency in context of this sector</b>	This competency is about having the skills to carry out site inspections of building work to ensure that the work carried out meets relevant performance standards.	
<b>Examples of likely knowledge, skills and experience at each level</b>		
<b>Level 1</b>	<b>Undertake building inspections at stages of work in progress in order to assess compliance with building legislation.</b>	
	<b>Examples of knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Relevant country's building standards or regulations and associated guidance</li> <li>• Relevant country's Building Act or equivalent</li> <li>• Current construction techniques</li> </ul>	
<b>Level 2</b>	<b>Demonstrate the ability to observe, assess and take authoritative action in respect of contraventions of building legislation on site.</b>	
	<b>Examples of activities and knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Applying knowledge of standards and regulations to site scenarios</li> <li>• Inspecting building work across all phases for compliance.</li> <li>• Advising where work is incorrectly constructed</li> </ul>	
<b>Level 3</b>	<b>Demonstrate the application of specialist knowledge to the resolution of complex problems and contraventions of building legislation; demonstrate understanding of collapse of structures and measures necessary to ensure public safety.</b>	
	<b>Examples of activities and knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Inspecting and assess complex building projects</li> <li>• Providing detailed advice and options for dealing with non complaint work</li> <li>• Inspecting and act on dangerous structures</li> <li>• Preparing and serve notices where contraventions are found</li> </ul>	

<b>Competency Name:</b>		<b>Building Pathology (T006)</b>
<b>Description of competency in context of this sector</b>	It is essential that all candidates have an understanding of defects analysis, and the likely resultant defects from failures in building fabric. This will range from the effects of a defective waterproof covering at simple building pathology, to much more complex defects such as interstitial condensation, and the possible effects on building fabric. Candidates will be expected to have an in-depth knowledge of the range of defects found in typical buildings in their locality, as well as an understanding of defects that they may come across more infrequently. In order to be competent in building pathology and defects analysis candidates will require to have detailed construction technology knowledge.	
<b>Examples of likely knowledge, skills and experience at each level</b>		
<b>Level 1</b>	<b>Demonstrate your knowledge and understanding of building defects including collection of information, measurements and tests.</b>	
	<p><b>Examples of knowledge comprised within this level are:</b></p> <ul style="list-style-type: none"> <li>• Knowledge and understanding of typical defects relating to typical buildings found in your locality, you may have come across and explain cause and effect of these.</li> <li>• Knowledge and understanding of building defects likely to be encountered in typical building surveying activities.</li> <li>• Knowledge and understanding of the various methods to collect, store and retrieve information for various differing purposes when carrying out property inspections.</li> <li>• Knowledge and understanding of the various types of inspection that may be carried out, and the importance of the accurate recording of information during inspection.</li> <li>• Knowledge and understanding of differing types of testing, and the limitations of the tests, for example the use of damp meters, and borescopes.</li> </ul>	
<b>Level 2</b>	<b>Apply your knowledge to undertake surveys, use survey and other information to diagnose cause and mechanisms of failure.</b>	
	<p><b>Examples of activities and knowledge comprised within this level are:</b></p> <ul style="list-style-type: none"> <li>• Using examples, from your own experience, to demonstrate your application of knowledge gained at Level 1.</li> <li>• Explaining the cause and mechanics of varying types of failure.</li> <li>• Explaining procedures for carrying out inspections of properties.</li> <li>• Explaining, with use of detailed examples, the relationship between observations taken on site and the diagnosis of failure in building fabric.</li> <li>• Using knowledge and information gathered from several sources, including if necessary specialist inspections, to diagnose and explain building fabric failure.</li> </ul>	

<b>Level 3</b>	<b>Provide evidence of reasoned advice and appropriate recommendations, including the preparation and presentation of reports.</b>
	<b>Examples of activities and knowledge comprised within this level are:</b> <ul style="list-style-type: none"><li>• Preparing reports for clients, explaining in non technical language the causes of failure, and the likely results of failure, together with the appropriate remedial measures.</li><li>• Using information gathered from inspections to formulate the necessary remedial / preventative works including specific detail if required.</li><li>• An understanding of the appropriate level of detail required in typical reports, including examples of layout, and the use of sketches/drawings and photographs.</li><li>• Discussing in detail examples of unusual defects you have been involved in and remedial works employed.</li><li>• Demonstrating the different requirements of reports to clients, (for example the differences between, schedules of condition, schedules of dilapidations, and pre acquisition reports.)</li></ul>

<b>Competency Name:</b>		<b>Conservation and Restoration (T012)</b>
<b>Description of competency in context of this sector</b>	This competency is about understanding historic buildings/structures and the factors that influence performance and future ongoing use. This requires a sound understanding of principles, philosophy, materials, architectural history and the law to enable practical sustainable solutions to be devised to ensure ongoing benefit for the built heritage. Conservation and restoration can be compatible, but can more frequently bring about conflict and this competency seeks to ensure the candidate is equipped to understand the issues and negotiate solutions.	
<b>Examples of likely knowledge, skills and experience at each level</b>		
<b>Level 1</b>	<b>Demonstrate knowledge and understanding of the principles, techniques and methods applied to conservation and restoration.</b>	
	<b>Examples of knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• The law applicable to conservation</li> <li>• The definitions used in conservation (such as listed building, scheduled ancient monument, conservation area)</li> <li>• The principles of conservation</li> <li>• Identification of age, styles and materials</li> <li>• Understanding the diversity of materials and techniques used in the construction of historic structures</li> <li>• Differentiating between conservation and restoration (as well as preservation and refurbishment)</li> <li>• The lime cycle</li> <li>• Breathable building technology</li> <li>• Understanding factors that lead to redundancy of a building</li> </ul>	
<b>Level 2</b>	<b>Undertake an inspection or object identification* to identify all the relevant factors that may affect the conservation or restoration of the subject matter.</b>	
	<b>Examples of activities and knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Undertaking condition surveys</li> <li>• Undertaking architectural assessments</li> <li>• Preparing statements of significance</li> <li>• Preparing reports identifying materials, periods of construction (including historic alterations), typical defects/problems</li> <li>• Preparing and submitting applications – e.g. listed building consent</li> <li>• Preparing schedules of work for standard repairs using traditional materials</li> <li>• Assessing the impact of modern technology and repair methods on traditional buildings, structures, elements and materials</li> <li>• Assessing and reporting on factors that are resulting or could result in redundancy</li> </ul>	

<b>Level 3</b>	<b>Provide evidence of reasoned advice on the conservation or restoration of the subject matter and/or manage the conservation or restoration process.</b>
	<p><b>Examples of activities and knowledge comprised within this level are:</b></p> <ul style="list-style-type: none"> <li>• Preparing a conservation management plan</li> <li>• Preparing a sustainable/justifiable philosophical approach to guide both present and future works (repairs and alterations)</li> <li>• Preparing schedules of work in detail for a variety of situations (non standard)</li> <li>• Programming of works over a period of years</li> <li>• Providing advice on appropriate repair methods</li> <li>• Providing advice on appropriate works to ensure continued use of a building, or to bring back into use a redundant building</li> <li>• Discussing and advising upon alternative repair methods</li> <li>• Considering assessing and advising upon non standard approaches to repair and re-use</li> <li>• Advising on situations where incompatibility of materials is found to be detrimental to the future of the structure or element</li> <li>• Negotiating where conservation is perceived to be a barrier to the future use of a building and/or restoration</li> </ul>

<b>Competency Name:</b>		<b>Construction Technology and Environmental Services (T013)</b>
<b>Description of competency in context of this sector</b>	This competency covers the design and construction of buildings and other structures. Candidates should have a clear understanding of the design and construction processes commonly used in the industry. They should have detailed knowledge of construction solutions relevant to their projects.	
<b>Examples of likely knowledge, skills and experience at each level</b>		
<b>Level 1</b>	<b>Demonstrate knowledge and understanding of the principles of design and construction relating to your chosen field of practice.</b>	
	<b>Examples of knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• The stages of design from inception to completion</li> <li>• Impact of current legislation and regulations (both national and international)</li> <li>• How the various elements of the building work and inter-relate</li> <li>• The process of constructing the works</li> <li>• Operational and maintenance processes post contract</li> </ul>	
<b>Level 2</b>	<b>Apply your knowledge to the design and construction processes.</b>	
	<b>Examples of activities and knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Understanding how design solutions vary for different types of building such as clear span requirements for warehousing or acoustic requirements for accommodation</li> <li>• Understanding alternative construction details in relation to functional elements of the design such as different types of piling or structural frame solutions</li> </ul>	
<b>Level 3</b>	<b>Advise on the selection and application of particular processes within your area of experience. This should include liaison with specialists and consultants to develop project-specific design and construction solutions.</b>	
	<b>Examples of activities and knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Advising on the suitability of the choice of construction solution on the project</li> <li>• Reporting on the impact of different design solutions and construction processes on cost and programme</li> </ul>	

<b>Competency Name:</b>		<b>Contaminated Land (T015)</b>
<b>Description of competency in context of this sector</b>	This competency is about an understanding of contaminated land in the context of urban and rural land and property asset management, transaction and development, law, planning and building control.	
<b>Examples of likely knowledge, skills and experience at each level</b>		
<b>Level 1</b>	<b>Demonstrate knowledge and understanding as to how land becomes contaminated through human activities and natural occurrences. Clearly illustrate the implications of contamination for real estate valuation, development and management.</b>	
	<b>Examples of knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• The definition of contaminated land under the Contaminated Land Regulations 2000, and associated legislation.</li> <li>• Areas of professional practice where contaminated land is relevant, e.g. valuations, development, asset management, transactions, environmental assessment.</li> <li>• The relevance under Part 11A of the Environmental Protection Act, Planning Policy Guidance and RICS Published Guidance and Practice Notes.</li> <li>• Relevant building codes/regulations of candidate's country relating to contaminated land.</li> </ul>	
<b>Level 2</b>	<b>Prepare a brief and/or specification for the appointment of specialist(s) to undertake a site investigation.</b>	
	<b>Examples of activities and knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Advising clients on the application of contaminated land to their development projects.</li> <li>• Advising clients on the law and regulation and procedures and RICS guidance and practice appertaining to contaminated land.</li> <li>• Liaising with specialist team members to advise on contaminated land assessment and remediation.</li> <li>• Undertaking Review Stage 1 and desk top environmental reports.</li> </ul>	
<b>Level 3</b>	<b>Supervise a site investigation, interpret the results of laboratory analyses and make recommendations as to remedial treatments.</b>	
	<b>Examples of activities and knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Providing reasoned advice on contaminated land issues to clients.</li> <li>• Negotiating and liaising with clients on contaminated land issues to achieve compliance with the building regulations.</li> <li>• Working with specialist project teams dealing with contaminated land assessment and remediation.</li> </ul>	

<b>Competency Name:</b>		<b>Environmental Audit (and monitoring) (T029)</b>
<b>Description of competency in context of this sector</b>	This competency is about understanding the impact that the environment can have on design and construction choices and interpreting specialist reports to ascertain whether choices made are suitable.	
<b>Examples of likely knowledge, skills and experience at each level</b>		
<b>Level 1</b>	<b>Demonstrate knowledge and understanding of appropriate environmental auditing concepts, processes, systems and the role of the environmental audit in environmental monitoring.</b>	
	<b>Examples of knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Understanding of how desktop research identifies sensitive factors on a site</li> <li>• Knowledge and understanding of site inspection techniques</li> <li>• Awareness of relevant Acts and regulations</li> </ul>	
<b>Level 2</b>	<b>Apply in practice your understanding of environmental auditing and monitoring, as appropriate.</b>	
	<b>Examples of activities and knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Monitoring of sites where investigations are being carried out to ensure that correct techniques are being followed.</li> <li>• Advising clients on ground conditions where precautionary arrangements may be needed and advising clients of hazards and risks when work is proposed on a contaminated site.</li> <li>• Advising clients on energy conservation options for projects</li> </ul>	
<b>Level 3</b>	<b>Provide evidence of reasoned advice including the preparation and production of reports based on appropriate environmental audits.</b>	
	<b>Examples of activities and knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Advising clients of options for the treatment of contaminated ground.</li> <li>• Advising on requirements of ongoing environmental monitoring where necessary</li> <li>• Carrying out a BREEAM assessment of a building</li> </ul>	

<b>Competency Name:</b>		<b>Fire Safety (T033)</b>
<b>Description of competency in context of this sector</b>	This competency is about having the skills to assess the level of fire safety in buildings, and in proposed building projects, and being able to advise how to achieve required levels of safety when they are not present.	
<b>Examples of likely knowledge, skills and experience at each level</b>		
<b>Level 1</b>	<b>Demonstrate knowledge and understanding of the consequences of fire in a building, how it is modified by the enclosure and how the impact may be controlled. Apply fire safety principles to practical situations so as to minimise the risk from fire to personal injury or death, physical loss and adverse environmental impact.</b>	
	<b>Examples of knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Relevant country's fire safety standards or regulations</li> <li>• Understanding of current means of escape and compartmentation guidance.</li> <li>• Current construction techniques related to fire precautions</li> </ul>	
<b>Level 2</b>	<b>Demonstrate knowledge and understanding of the combustion process; the physics and chemistry of fire; the physiological and psychological effects of fire; and the ability to assess means of escape systems according to circumstance, including fire safety management systems.</b>	
	<b>Examples of activities and knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Attend relevant fire safety course</li> <li>• Assessing project plans for fire safety compliance</li> <li>• Inspecting projects to assess satisfactory implementation of fire safety features.</li> </ul>	
<b>Level 3</b>	<b>Apply the principles and understanding by preparing a fire safety strategy for a moderately complex assembly or commercial building with multiple uses and a relatively high occupancy.</b>	
	<b>Examples of activities and knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Preparing a fire safety strategy for a building as described.</li> </ul>	

<b>Competency Name:</b>		<b>Inspection (T044)</b>
<b>Description of competency in context of this sector</b>	This competency is about having the skills to assess the use of a building or venue for public events to ensure that those attending can do so in safety.	
<b>Examples of likely knowledge, skills and experience at each level</b>		
<b>Level 1</b>	<b>Demonstrate knowledge and understanding of the different requirements for inspection, together with the required information and factors affecting the approach to an inspection.</b>	
	<b>Examples of knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Understanding of human behaviour in crowd scenarios</li> <li>• Structural stability of structures</li> <li>• Licensing inspection techniques</li> <li>• Relevant Acts and regulations related to licensing venues</li> </ul>	
<b>Level 2</b>	<b>Undertake inspections and apply the information gained to prepare reports, schedules and/or registers of equipment, presenting appropriate information gained from the inspection.</b>	
	<b>Examples of activities and knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Carrying out site inspections to assess the level of suitability of fire safety in a nightclub</li> <li>• Assessing the proposed occupancy for a concert in a sports hall.</li> <li>• Reviewing an application for a temporary event to assess suitability</li> <li>• Assessing the suitability of structural calculations for a temporary stand or seating.</li> </ul>	
<b>Level 3</b>	<b>Provide evidence of reasoned advice and recommendations arising from inspections.</b>	
	<b>Examples of activities and knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Advising clients of options where a building is considered unsuitable for the proposed use.</li> <li>• Carrying out an assessment for a safety licence for a football ground</li> <li>• Carrying out a safety inspection of a complex venue to assess compliance with licensing requirements.</li> </ul>	

<b>Competency Name:</b>		<b>Legal/Regulatory Compliance (T051)</b>
<b>Description of competency in context of this sector</b>	This competency is about being able to apply knowledge of the relevant country's building acts, regulations and standards to ensure that buildings are safe and suitable for use.	
<b>Examples of likely knowledge, skills and experience at each level</b>		
<b>Level 1</b>	<b>Demonstrate knowledge and understanding of any legal/regulatory compliance requirements in relation to your area of practice.</b>	
	<b>Examples of knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Relevant country's Building Act and related miscellaneous provisions</li> <li>• Relevant country's building regulations/standards and it's supporting guidance documentation</li> </ul>	
<b>Level 2</b>	<b>Apply your knowledge to comply with legal/regulatory requirements in specific situations within your area of practice.</b>	
	<b>Examples of activities and knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Plan checking of applications to assess compliance with regulations/standards</li> <li>• Inspecting dangerous structures</li> <li>• Assessing demolition proposals</li> </ul>	
<b>Level 3</b>	<b>Provide evidence of reasoned advice, prepare and present reports on legal/regulatory compliance requirements in relation to your area of practice.</b>	
	<b>Examples of activities and knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Preparing reports recommending legal action for dangerous structures</li> <li>• Carrying out enforcement activities where contraventions take place.</li> <li>• Advising clients of options available where submissions fail to meet regulations/standards</li> </ul>	

<b>Competency Name:</b>		<b>Measurement of Land and Property (T057)</b>
<b>Description of competency in context of this sector</b>	This competency is relevant to all data capture and measurement of land or property. In the context of the property pathways it refers particularly to measurement of saleable/lettable areas for agency or valuation purposes.	
<b>Examples of likely knowledge, skills and experience at each level</b>		
<b>Level 1</b>	<b>Demonstrate knowledge and understanding of the principles and limitations of measurement relevant to your area of practice.</b>	
	<b>Examples of knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Relevant data capture techniques including the use of lasers and tapes</li> <li>• The limitations of different methods of measurement</li> <li>• Checking procedures for the instruments used and the calculations undertaken</li> <li>• Potential sources of error from use of the instruments</li> <li>• Understanding the basis on which measurements should be undertaken i.e. the core definitions of measurement and their application (Gross External Area, Gross Internal Area And Net Internal Area)</li> <li>• Awareness of the appropriate standards and guidance relating to measurement with particular reference to the RICS Code Of Measuring Practice</li> <li>• The degree of accuracy that is required for different types of property and the use to which the measurements will be put.</li> <li>• The use and limitations of plans and drawings</li> </ul>	
<b>Level 2</b>	<b>Apply your knowledge to undertake measurement. Use basic and/or advanced instrumentation to collect data. Present appropriate information gained from measurement.</b>	
	<b>Examples of activities and knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Using the appropriate instrumentation (including lasers and tapes) to capture sufficiently accurate data, based on an understanding of limitations of different instruments</li> <li>• Dealing with and advising on sources of error from use of instruments</li> <li>• Applying the appropriate guidance correctly in practice to undertake measurement of a variety of properties, understanding the basis on which measurements should be undertaken</li> <li>• Undertaking necessary calculations</li> <li>• Preparing and presenting measurements in a manner appropriate for the purpose they are to be used understanding the level of accuracy that is required for different types of property</li> </ul>	
<b>Level 3</b>	<b>Evaluate, present, manage, analyse data and/or apply spatial data and information. Show an advanced understanding of accuracy, precision and error sources.</b>	
	<b>Examples of activities and knowledge comprised within this level are:</b> Please note, level 3 is only recommended for candidates with specialist knowledge and experience of sophisticated measurement and data capture practice. Most property candidates will only attain level 2. For guidance on level 3 please refer to the National Association of your country of residence or RICS Europe.	

<b>Competency Name:</b>		<b>Planning (T061)</b>
<b>Description of competency in context of this sector</b>	The planning system plays a vital role in the opportunities available for any potential development scheme. This means it is important for developers to have good working knowledge and experience of the processes involved to ensure successful development outcomes	
<b>Examples of likely knowledge, skills and experience at each level</b>		
<b>Level 1</b>	<b>Demonstrate knowledge and understanding of the principles of planning</b>	
	<b>Examples of knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• The purpose of the planning system</li> <li>• The importance of the strategic planning framework</li> <li>• The decision making process on planning applications</li> <li>• Awareness of special planning powers for conservation areas, listed buildings and trees</li> <li>• The requirements for community involvement in the planning system</li> </ul>	
<b>Level 2</b>	<b>Apply your knowledge to matters relevant to the planning process</b>	
	<b>Examples of activities and knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Reviewing submitted planning applications to assess possible impact on building regulation requirements.</li> <li>• Applying pre –consultation and negotiation processes to the planning application process</li> <li>• Interpreting strategic planning policies and addressing their effect on building regulation requirements</li> </ul>	
<b>Level 3</b>	<b>Give reasoned advice, including the preparation and presentation of reports on planning matters, brief other professional consultants and understand the application of specialist knowledge to the resolution of planning problems</b>	
	<b>Examples of activities and knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Producing viability/feasibility reports for projects with access issues.</li> <li>• Providing client advice on planning applications, where there is a possible conflict with building control needs.</li> <li>• Reviewing environmental and other impact assessments and advising on accuracy</li> </ul>	

<b>Competency Name:</b>		<b>Property Records/Information Systems (T072)</b>
<b>Description of competency in context of this sector</b>	This competency relates to the records that a nation keeps and maintains to support its own system of the registration of rights in its land. It requires knowledge and understanding of the systems in use in one country, usually the country in which the candidate works.	
<b>Examples of likely knowledge, skills and experience at each level</b>		
<b>Level 1</b>	<b>Demonstrate knowledge and understanding of the factors required for a property records/information system including the sourcing and collation of data.</b>	
	<b>Examples of knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Difference between deeds/registered titles.</li> <li>• General/surveyed boundaries</li> <li>• Supporting maps/plans</li> <li>• Legal documentation</li> <li>• Index maps</li> <li>• Electronic records</li> </ul>	
<b>Level 2</b>	<b>Demonstrate your ability to apply knowledge to analyse data and assemble it for use in a database.</b>	
	<b>Examples of activities and knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Interpreting plan/map data</li> <li>• Commissioning surveys/field investigation</li> <li>• Interpreting legal language in relation to property records</li> <li>• Accessing legal advice</li> <li>• Writing clear and factual reports on the results of surveys/field investigations</li> <li>• Ensuring security of data</li> </ul>	
<b>Level 3</b>	<b>Demonstrate the ability to extract data from a property records/information system for the appropriate use and to present data for specific purposes</b>	
	<b>Examples of activities and knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Retrieving data from existing records, manual or electronic</li> <li>• Advising on security of data</li> <li>• Preparing briefs for legal advice</li> <li>• Writing reports on contentious cases</li> <li>• Preparing clear and factual reports and letters to clients</li> </ul>	

<b>Competency Name:</b>		<b>Risk Management (T077)</b>
<b>Description of competency in context of this sector</b>	This competency covers the management of risk on construction projects. Candidates should be aware of the benefits to be gained and the techniques and processes used to manage risk. They should have a detailed understanding of how risk is dealt with on their projects.	
<b>Examples of likely knowledge, skills and experience at each level</b>		
<b>Level 1</b>	<b>Demonstrate your knowledge and understanding of the nature of risk and, in particular, of the risks associated with your area of business/practice.</b>	
	<b>Examples of knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• The principles of risk management</li> <li>• How the various procurement routes deal with risk</li> <li>• Mitigation strategies</li> <li>• The techniques used to quantify risk</li> <li>• The effect of risk on programme and cost</li> </ul>	
<b>Level 2</b>	<b>Apply your knowledge to carry out risk assessments taking into account all relevant factors. Understand the application of the various methods and techniques used to measure risk.</b>	
	<b>Examples of activities and knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Contributing to the identification of risk</li> <li>• Identifying who owns the risk in relation to your project</li> <li>• Contributing to strategies to mitigate risk</li> <li>• Contributing data to the quantification of risk</li> <li>• Considering the effect of risk on programme and cost specific to their project</li> </ul>	
<b>Level 3</b>	<b>Provide evidence of reasoned advice and implement systems to manage risk by competent management in relation to specific projects.</b>	
	<b>Examples of activities and knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Recognising and advise on the appropriate methodologies and approach to risk on a project</li> <li>• Taking ownership of the risk register and advise on appropriate risk mitigation strategies</li> <li>• Applying techniques to quantify risk and advise client's on the appropriate level of contingency</li> </ul>	

<b>Competency Name:</b>		<b>Sustainability (M009)</b>
<b>Description of competency in context of this sector</b>	This competency covers the impact of sustainability issues on development and construction. Candidates should have an awareness of the various ways in which sustainability can impact on development and construction. They must have a thorough understanding of the impact made by sustainability on their projects.	
<b>Examples of likely knowledge, skills and experience at each level</b>		
<b>Level 1</b>	<b>Demonstrate knowledge and understanding of why and how sustainability seeks to balance economic, environmental and social objectives at global, national and local levels, in the context of land, property and the built environment.</b>	
	<b>Examples of knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• The principles of sustainability within development and the construction process</li> <li>• The relationship between property and the environment</li> <li>• How national and international legislation, regulations and taxation relating to sustainability affect construction</li> <li>• Criteria by which sustainability is measured in relation to finished buildings</li> <li>• The principles of how design, technology and construction processes can contribute to sustainable building</li> <li>• The principles of material resource efficiency within the supply chain</li> </ul>	
<b>Level 2</b>	<b>Provide evidence of practical application of sustainability appropriate to your area of practice, and of awareness of the circumstances in which specialist advice is necessary.</b>	
	<b>Examples of activities and knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Determine the impact of sustainability issues on design and construction processes and its effect on the building regulations application.</li> <li>• Carry out life cycle cost exercises which take account of sustainability issues</li> <li>• Understand the measures undertaken by the European Union to encourage construction companies to reduce their environmental impact</li> </ul>	
<b>Level 3</b>	<b>Provide evidence of reasoned advice given to clients and others on the policy, law and best practice of sustainability, in your area of practice.</b>	
	<b>Examples of activities and knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Give reasoned advice on the application of environmental law and policy</li> <li>• Interpret environmental reports and be able to give reasoned advice on the implications on a project and the resource implication to the building control body addressing it</li> <li>• Give advice on sustainable material selection and how performance baselines can be estimated</li> </ul>	

<b>Competency Name:</b>		<b>Works Progress and Quality Management (T085)</b>
<b>Description of competency in context of this sector</b>	Candidates selecting this competency must demonstrate a detailed knowledge of construction technology techniques, and the relevance of the techniques on site. Quality of workmanship is vital to ensure the long term functional ability of the element of the building design, and candidates will be expected to demonstrate a detailed knowledge of site quality requirements.	
<b>Examples of likely knowledge, skills and experience at each level</b>		
<b>Level 1</b>	<b>Inspect and record progress and quality of building works.</b>	
	<b>Examples of knowledge and activities comprised within this level are:</b> <ul style="list-style-type: none"> <li>• carrying out a site inspection, and the importance of recording progress of works.</li> <li>• An understanding of the requirements of recording progress, and comparing to programmed works progress.</li> <li>• Knowledge of the requirement for quality descriptors as set out in the contract documentation.</li> </ul>	
<b>Level 2</b>	<b>Report and advise on the adequacy of progress and the quality of building works.</b>	
	<b>Examples of activities and knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Carrying out inspections of works being completed on site, and preparing the necessary reports showing progress and issues that have arisen.</li> <li>• Preparing reports and advice for clients detailing the effects of additional instructions, amendments to specifications, and the likely effect on progress.</li> <li>• Recording reports on quality of works on site for in house and external purposes, including any works rejected, and the reasons for doing so.</li> </ul>	
<b>Level 3</b>	<b>Manage and co-ordinate progress and quality of building works as a contract administrator/supervising officer or equivalent.</b>	
	<b>Examples of activities and knowledge comprised within this level are:</b> <ul style="list-style-type: none"> <li>• Implementing systems for recording progress and quality issues as part of Building Control duties, and prepare reports for external circulation.</li> <li>• Showing an understanding of the differences between the duties of a person appointed to report on progress and quality issues and a Building Control Surveyor.</li> <li>• Acting as a CA/SO, and incorporating into your duties the requirements for progress and quality reporting.</li> </ul>	