Certifying installation of work

The current certification system does not mandate certification around the installation and commissioning of critical building elements. These elements ensure the safety of future residents/occupants and are the most costly to rectify at a later stage.

Our consultation and advisory reviews have identified that allowing people without appropriate qualifications to issue component certificates may result in the certificates:

- not referencing the correct provisions of the BCA and Australian Standards
- including incorrect details or the wrong property
- not demonstrating compliance.

The Better Buildings Model mandates processes to better connect the preparation of building design plans and specifications with the correct installation and commissioning of critical building elements. Installation of building elements will be certified by accredited persons and, for some things, by the licensed builder/tradesperson.

As part of the Better Buildings Model, component certificate templates will be developed and tested by stakeholders.

Why?

- The current situation where the certifier relies on component certificates from people who may not have the appropriate expertise to issue the certificate will be removed, meaning the certifying authority, rather than the builder or project manager, must be satisfied who issues the certificate.
- By enabling a certifier to rely on a certificate in good faith, the Model requires the certifier to be satisfied the person issuing the certificate has the competence to issue the certificate. Most importantly, it mandates that the certifier will have also inspected the installation.
- Better linking the processes for certifying installation with critical stage inspections provides for more certainty about changes through robust document management processes.