



# Experience Guide Category A2

This experience guide describes the experience building surveyors must demonstrate to be accredited as a Category A2 – Accredited certifier – building surveying grade 2.

The Board will reference the guide when assessing your application for accreditation. All applications will be assessed on the individual merits of the application.

Applicants can satisfy the experience requirement by alternative means to those specified in this guide.

## Experience requirement – 2 years minimum

The experience requirement for category A2 is a minimum of two years recent practical experience relevant to this category of accreditation, to the satisfaction of the Board.

This can include assessing plans and specifications of an appropriate range of proposed buildings and inspecting an appropriate range of buildings during construction and upon completion to determine compliance with the relevant provisions of the EP&A Act and the EP&A Regulation, relevant development standards, development consent conditions and the BCA.

## ‘Recent’ experience means obtained no earlier than 5 years before applying

Your two years of practical experience must have been obtained within the five years prior to applying for accreditation. If your experience is outside the five-year timeframe you may be able to demonstrate the relevance of your experience.

You are required to submit a resume that demonstrates your experience and provides a complete history of your building surveying or related employment. The resume template is available on the Board’s website.

## Experience relevant to category A2

Your practical experience is expected to exceed the authorities conferred on a category A3 certifier. In general, this means your experience relates to:

- a) class 1 and class 10 buildings and
- b) class 2 to 9 buildings with a maximum rise in storeys of three storeys and a maximum floor area of 2,000 m<sup>2</sup> and
- c) buildings with a maximum rise in storeys of four storeys in the case of a building that comprises only a single storey of class 7a carpark located at the ground floor level or basement level and with three storeys of class 2 above, and with a maximum floor area of 2000 m<sup>2</sup>.

## Practical experience

Your demonstrated practical experience is expected to include:

- a. assessing construction certificate (CC) applications for building work
- b. assessing complying development certificate (CDC) applications for building work
- c. carrying out critical stage inspections of building work
- d. assessing occupation certificate (OC) applications
- e. carrying out the role of the principal certifying authority (PCA).

- f. inspecting swimming pools for compliance with the *Swimming Pools Act 1992*.

### **Practical experience: equivalent alternative**

If you don't have the practical experience specified in this criteria, you will need to demonstrate alternative experience that must be considered equivalent to the experience in criteria a to f.

**It is your responsibility to demonstrate that your alternative experience is equivalent.** For example, you may have carried out fewer assessments but may be able to show, due to the complexity of the buildings, that you have sufficient CC assessment experience.

**Alternative equivalent experience example:** Experience as a building code consultant assessing existing buildings for compliance with the BCA, terms and conditions of development consent, EP&A Act and Regulation, may be equivalent to the experience gained by assessing CC applications.

### **CC experience**

Category A2 applicants must be able to assess CCs that exceed the authorities conferred on a Category A3 certifier (i.e. class 1 and 10 buildings). Sufficient experience may include evidence that you have assessed the following numbers of CCs for a range of class 1 and 10 buildings as well as for a range of class 2 to 9 buildings.

Sufficient practical experience in assessing CC applications relevant to Category A2 can be demonstrated by the evidence of:

- a. forty CC applications for Class 1 to 10 buildings of any size
- b. twenty CC applications for class 2 to 9 buildings working under the supervision of a Category A1 or Category A2 certifier. The twenty CC applications for class 2 to 9 buildings can come from the 40 applications used to demonstrate criterion a. You can satisfy both a, and b, if you have assessed twenty CC applications for class 1 and 10 buildings and twenty CC applications for class 2 to 9 buildings.
- c. two CC applications (excluding fit outs of existing buildings and excluding minor alterations, extensions and additions to existing buildings) for each of the following building classifications:
  - i. Class 2 or Class 3 buildings
  - ii. Class 5 or Class 6 buildings
  - iii. Class 7b or Class 8 buildings
  - iv. Class 9a or Class 9b or Class 9c buildings.

The applications used to comply with this requirement can come from the same buildings used to demonstrate criterion b.

- d. six applications for CCs that propose alternative solutions involving fire safety requirements for 6 separate class 2 to 9 buildings. If you do not possess this experience, a condition would be placed on your accreditation (if granted) restricting you from dealing with applications that propose alternative solutions involving fire safety requirements.
- e. two alternative solutions not involving a fire safety requirement for any classes of buildings. If you don't have this experience, you may be able to demonstrate sufficient alternative solution experience by relying upon additional experience assessing alternative solutions involving fire safety requirements.

### **CC experience: alternative experience**

If you don't have the CC assessment experience specified in criteria a to e above, you are expected to provide information demonstrating your alternative experience is equivalent to that specified in the criteria. In some cases, applicants may have carried out a fewer number of assessments but may be able to show, due to the complexity of the proposed buildings, that they have sufficient CC assessment experience.

**CCs: Alternative equivalent experience example:**

- Assessing existing buildings for compliance with the current provisions of the BCA and preparing fire safety upgrade reports as a consultant building surveyor combined with sufficient experience assessing CC applications for compliance with the requirements of the EP&A and Regulation.
- Preparing a BCA compliance report in relation to plans and specifications as a consultant building surveyor with sufficient experience assessing CC applications for compliance with the requirements of the EP&A and Regulation
- Assessing and certifying Crown building work as complying with the technical provisions of the State's building laws prior to commencement of Crown building work under section 109R of the EP&A Act with sufficient experience assessing CC applications for compliance with the requirements of the EP&A and Regulation.

## CDC experience

Applicants for Category A2 are expected to demonstrate their experience assessing CDC applications for all classes of buildings. They are expected to have assessed:

- ten CDC applications
- two CDC applications for existing Class 2 to 9 buildings. The applications used to comply with this requirement can come from the same buildings used to demonstrate criterion a.

**CDCs: Alternative equivalent experience example:** Preparing a report on whether a constructed building satisfies the requirements for complying development in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or other NSW State Environmental Planning Policies that allow complying developments, as a consultant building surveyor.

## Inspections experience

You must demonstrate your experience carrying out critical stage inspections for all sizes and classes of buildings. This requires you to show you have worked on:

- thirty critical stage inspections of Class 1 to 10 buildings involving at least five different buildings
- three of each of the different types of critical stage inspections for Class 2 to 9 buildings. The inspections used to comply with this requirement can come from the same buildings used to demonstrate criterion a.

**Inspections: Alternative equivalent experience example:**

- Inspection of buildings during various stages of construction to assess compliance with the BCA, the CC plans and specifications, as a consultant building surveyor and experience with the planning and development consent component of inspecting critical stages of a building during construction and carrying out the role of the principal certifying authority.
- Inspecting Crown building work during construction to determine compliance with the development consent and the BCA on behalf of the Crown, as a consultant building surveyor and experience with the planning and development consent component of inspecting critical stages of a building during construction and carrying out the role of the principal certifying authority.

## OC experience

To be a Category A2 certifier, you need to demonstrate your experience assessing applications for OCs for all classes of buildings. You are expected to have assessed in order of:

- thirty OC applications for Class 1 to 10 buildings
- Fifteen OC applications for Class 2 to 9 buildings. The applications used to comply with this requirement can come from the same buildings used to demonstrate criterion a.

**OCs: Alternative equivalent experience example:**

- Preparing reports in relation to recently constructed buildings to assess whether the existing building complies with the development consent and the BCA and is suitable for occupation, as a

consultant building surveyor and experience with the planning and development consent component of assessing applications for occupation certificates.

- Preparing fire safety assessment reports in relation to existing buildings to assess whether the existing building requires any upgrading to make it safe to occupy and or comply with the BCA, as a consultant building surveyor and experience with the planning and development consent component of assessing applications for occupation certificates.
- Assessing whether completed Crown building work is suitable for occupation in accordance with its development consent and the BCA on behalf of the Crown, as a consultant building surveyor and experience with the planning and development consent component of assessing applications for occupation certificates.

### **Swimming Pools Act 1992 experience**

Applicants for category A2 are expected to have experience assessing whether swimming pools comply with Part 2 of the *Swimming Pools Act 1992* and the requirements of Part 3.9.3 of the BCA. You are expected to have inspected in the order of **10** swimming pool safety barriers for the purpose of assessing whether the barrier complies with Australian Standard 1926.1 - 2012.

## **Demonstrating experience**

Applicants must provide a comprehensive list of work projects that contains sufficient information to satisfy the abovementioned criteria.

Provide separate lists of:

1. construction certificate applications assessed
2. complying development certificate applications assessed
3. critical stage inspections
4. occupation certificate applications assessed.

The list of projects is to include the information in the templates at **Attachments 1a-1d**.

The application for accreditation form requires you to provide statements from at least three referees to verify your experience. These statements should verify projects included in your list of work projects. The required templates are available on the Board's website.

In addition to the referee's statement from an A1 or A2 certifier you should include a statement from an independent professional external to your company who you have worked for or with on building projects. For example you may provide a referee's statement from an architect, project manager, consulting engineer, builder or fire safety engineer employed by another company who can verify your experience.

Applicants are encouraged to keep a logbook of their work and have your experience verified by a supervisor who has unconditional A1 or A2 accreditation.

## **Alternative solutions**

Category A2 certifiers are expected to be competent to assess alternative solutions for the range of building classes and sizes which come under the Authorities conferred on a Category A2 - Accreditation statement contained in the Accreditation Scheme.

## **Six experience reports**

In addition to assessing experience based on the number applications assessed and inspections carried out, an assessment will be made about your competence and the quality of the experience obtained.

You are required to provide six experience reports that highlight the breadth and depth of this experience. **Attachment 2** provides more details.

## Attachment 1a: List of Construction Certificate (CC) Applications

Address	
Builder's Name	
Architect/Designer	
Estimated Cost of Work	
Description of Building Work	
BCA Classification	
Rise in Storeys	
Floor Area	
Volume	
Effective Height	
Description of Alternative Solutions	DTS provision not complied with Relevant Performance Requirement Description of Performance Solution (Alternative Solution) Description of how compliance with the relevant performance requirement was demonstrated to your satisfaction
Description of role and responsibilities	
Non-compliance Identified and how it was resolved. <i>At least one third of applications included in the list should include non-compliances.</i>	Specify the relevant provision not complied with Reason for non-compliance How compliance was achieved
Dates of assessment and the date the certificate was issued.	
Applicant's Name (you)	
Applicant's Signature and date	
Supervisor's Name	
Supervisor's Signature and date	

## Attachment 1b: List of Complying Development Certificate (CDC) Applications

Address	
Builder's Name	
Architect/Designer	
Estimated Cost of Work	
Description of Building Work	
BCA Classification	
Rise in Storeys	
Floor Area	
Volume	
Effective Height	
Description of Alternative Solutions	DTS provision not complied with, Relevant Performance Requirement Description of Performance Solution (Alternative Solution) Description of how compliance with the relevant performance requirement was demonstrated to your satisfaction
Description of role and responsibilities	
Non-compliance Identified and how it was resolved. <i>At least one third of applications included in the list should include non-compliances.</i>	Specify the relevant provision not complied with Reason for non-compliance How compliance was achieved
Dates of your assessment of the CDC application and the date of issue of the CDC	
Applicant's Name (you)	
Applicant's Signature and date	
Supervisor's Name	
Supervisor's Signature and date	

## Attachment 1c: List of Occupation Certificate (OC) Applications

Address	
Builder's Name	
Architect/Designer	
Estimated Cost of Work	
Description of Building Work	
BCA Classification	
Rise in Storeys	
Floor Area	
Volume	
Effective Height	
Description of Alternative Solutions	DTS provision not complied with, Relevant Performance Requirement Description of Performance Solution (Alternative Solution) Description of how compliance with the relevant performance requirement was demonstrated to your satisfaction
Description of role and responsibilities	
Non-compliance Identified and how it was resolved. <i>At least one third of applications included in the list should include non-compliances.</i>	Specify the relevant provision not complied with Reason for non-compliance How compliance was achieved
Relevant dates the application for the OC was assessed by you and the date the OC was issued	
Applicant's Name (you)	
Applicant's Signature and date	
Supervisor's Name	
Supervisor's Signature and date	

## Attachment 1d: Critical Stage Inspections

Address	
Builder's Name	
Architect/Designer	
Estimated Cost of Work	
Description of Building Work	
BCA Classification	
Rise in Storeys	
Floor Area	
Volume	
Effective Height	
Description of Alternative Solutions	DTS provision not complied with, Relevant Performance Requirement Description of Performance Solution (Alternative Solution) Description of how compliance with the relevant performance requirement was demonstrated to your satisfaction
Type of Critical Stage Inspection	
Non-compliance identified and how it was resolved. <i>At least one third of inspections included in the list should include non-compliances.</i>	Specify the relevant provision not complied with Reason for non-compliance How compliance was achieved
Dates of inspections	
Applicant's Name (you)	
Applicant's Signature and date	
Supervisor's Name	
Supervisor's Signature and date	



## Attachment 2: Experience reports

You should choose at least six examples from your list of projects that demonstrate the most significant and/or large and complex building projects you have worked on which included non-compliances, and your personal experience in relation to the construction, certification and inspection of those buildings.

These reports should be one to two pages long and be verified by the referee statements. The reports should provide a narrative of your roles and responsibilities and information about the lessons learnt and how the experience demonstrates your competence to certify and inspect buildings of all sizes and classes relevant to category A2.

Each experience report should include the information in the following template, including:

- a detailed description of the building and the building work
- the extent of your involvement in the assessment of the CC application, the issue of the CC, the inspection of the relevant building work, the assessment of the OC and the issue of the OC
- when assessments and inspections were carried out and/or when certificates were issued
- information on how plans and specifications were assessed, relevant reports were reviewed and inspections were carried out
- descriptions of alternative solutions including those for fire safety requirements that were assessed and/or inspected
- issues identified as part of involvement in fire engineering design briefs, referrals to Fire & Rescue NSW, review of fire engineering reports, assessments of CC applications and inspections of building works requests for final fire safety reports from Fire & Rescue NSW and how these were resolved.

The reports should also clearly demonstrate the extent of your involvement and experience in:

- assessment of the CC application and the issue of the CC or whether it was under the supervision of an accredited certifier who issued the CC
- the fire engineering design
- the review of the fire engineering report
- referring CC applications to Fire & Rescue NSW under clause 144 of the EP&A Regulation and the extent of involvement
- carrying out critical stage inspections or carrying out critical stage inspections under the supervision of an accredited certifier or accompanied by an accredited certifier on critical stage inspections
- carrying out other non-critical stage inspections of building work under construction
- obtaining a final fire safety report from Fire & Rescue NSW under clause 152 of the EP&A Regulation
- assessment of the OC application and the issue of the OC or whether the assessment of the application was under the supervision of an accredited certifier who issued the OC.

## A2 experience report template (six reports required)

**Address:**

**Description of Work:**

**Type of Application (CC, CDC, OC):**

**Builder:**

**Architect:**

**BCA Classification:**

**Rise in Storeys:**

**Building Height:**

**Type of Construction:**

**Floor Area:**

**Volume:**

**Cost of Works:**

**Dates:** Date/s when you assessed applications for CCs, CDCs and OCs, when you inspected or accompanied the PCA or other certifier on inspections, and when relevant certificates were issued.

**Roles/Responsibilities:**

Involvement in assessment of the CC or CDC application:

Involvement in carrying out the critical stage inspections:

Involvement in assessment of the OC application:

Assessment and review of plans, specifications, documentation and relevant reports:

Issues identified as part of involvement in fire engineering design briefs, referrals to Fire & Rescue NSW, review of fire engineering reports, assessments of CC applications and inspections of building works request for final fire safety reports from Fire & Rescue NSW and how these were resolved (choose six of your projects which contain the most complex issues to be resolved):

### Alternative Solutions Assessed

No	DTS Provision not complied with	Relevant Performance Requirements	Description of Alternative Solutions	BCA Assessment Method

Describe how you assessed the performance solution met the relevant performance requirements. It is not appropriate to indicate that you relied upon the report of a fire safety engineer. You need to explain how you reviewed the fire engineer's report.

You need to demonstrate and explain:

- how you identified the relevant performance requirements
- your role as part of the preparation of fire engineering briefs including in the development of acceptance criteria
- how you critically reviewed fire engineering reports
- your understanding of the application of the International Fire Engineering Guidelines to the assessment of the performance solution (alternative solution)

- what questions you asked the relevant fire engineers about the methodology they used in the design, why those were applicable in the design, what acceptance criteria you agreed to (and why) before the designs were finalised
- whether you considered the computer models used in the fire engineering analysis to be appropriate for the relevant project.

Inspections performed including carrying out non-critical stage inspections of building work under construction:

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Detecting areas of non-compliance and action taken to resolve these matters:

Each of the projects is expected to include areas of non-compliance and action taken to resolve the non-compliances.

Specify the relevant provisions of the:

- *Environmental Planning & Assessment Act 1979*
- Environmental Planning & Assessment Regulation 2000
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or other relevant SEPP
- terms and conditions of the development consent
- Building Code of Australia.

Explain why the application didn't comply with the referenced provision, and how the non-compliance was resolved.

Involvement with other organisations:

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<b>Applicant's Name (You)</b>	
<b>Applicant's Signature and date</b>	
<b>Supervisor's Name</b>	
<b>Supervisor's Signature and date</b>	