



Carrying out inspections at a higher level

The Building Professionals Regulation 2007 (BP Regulation) allows certifiers with accreditation in Category A2 to carry out critical stage inspections of Category A1 work. This can only occur with the consent of, and under the supervision of, a Category A1 certifier.

Similarly, this arrangement can take place between Category A2 and Category A3 work and certifiers.

A supervising certifier must exercise a degree of judgment before confirming these arrangements, and must take note of any conditions of the certifier's accreditation.

For example, if a certifier with an **unconditional A2 Category** of accreditation is requested to carry out a critical stage inspection under the supervision of an A1 certifier, the A1 certifier must simply be satisfied the A2 certifier has the competence and experience to carry out the required inspection.

However, if a certifier's **conditional A2 accreditation** prevents them from carrying out certification work on a building with an alternative solution, a supervising certifier must consider the competency and experience of the A2 accredited certifier, *as well* as the particular condition on their accreditation before engaging their services.

Conditions are placed on a certifier if the Board believes the certifier does not possess the necessary skill or experience to carry out certification work of a particular kind in their own right as a certifying authority. This does not preclude the certifier from undertaking this work while under supervision; however, if the A1 certifier agrees to the A2 certifier carrying out these inspections, detailed instruction and close supervision by the A1 certifier may be required.

As a further example, a certifier with an A3 Category of accreditation may be requested to carry out a critical stage inspection under the supervision of an A2 certifier.

Under the BP Regulation, an A3 certifier is restricted to certification work for buildings that comply with the Deemed-to-Satisfy provisions of the Building Code of Australia. They may, however, carry out critical stage inspections of building work where an alternative solution is proposed with the consent of, and under the supervision of, an A2 certifier.

As above, the A2 certifier is expected to closely supervise the A3 certifier to ensure the work is not outside their competence, experience and skills.

What does 'under the supervision of' mean?

'Supervision' will depend on the level of experience of the lower category certifier. The supervising certifier must consciously determine an appropriate degree of supervision depending on the circumstances.



For less complex matters, the supervising certifier may not need to physically attend the site with the lower category certifier. They may wish to accompany the lower category certifier for inspections for which the certifier has no experience or for complex inspections to assist and assess their competence to undertake the inspections unaccompanied in the future.

What degree of guidance is expected from the higher category certifier?

The supervising certifier should guide the lower category certifier through what must be checked and considered before they carry out an inspection. They should discuss the outcome of the inspection afterwards and both may benefit from the use of appropriate checklists.

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