

## National Diploma in Building Control Surveying (Medium and Large Buildings)

**Level** 6

**Credits** 244

**Purpose**

Format and colour code for the draft qualification:

**Bold text in blue** denotes new unit standards.

*Italics text in olive* are existing unit standards common to the small building qualification.

People awarded this qualification will have demonstrated knowledge of building control legislation and requirements, Building Act processes, the processes of consenting and inspecting medium and large buildings, and professional ethics, liability and workplace responsibility in the context of Building Control Surveying.

They will be able to interview in an informal one-to-one situation and communicate with clients in a compliance context, assess medium and large building consent applications including services, complete building inspections for medium and large building including services and peer review building control authority quality management system process for compliance with quality standards.

Regardless of the elective options chosen they will also be able to demonstrate knowledge of the requirements in the Building Code.

This qualification is complementary to the National Diploma in Construction Management (Level 6) [Ref: 0356] National Diploma in Quantity Surveying (Level 6) [Ref: 0358] and the National Diploma in Architectural Technology (Level 6) [Ref: 0357] as they are all common to the construction industry. While the listed qualifications have a design and customer focus this qualification has a compliance and legislative focus, the linkage is provided by a number of common unit standards in the compulsory and elective sections of this qualification. This is to promote the transfer of knowledge across disciplines and greater understanding between sectors, which should allow individuals greater career flexibility within the wider construction industry.

This qualification build on the knowledge and skills required in the national Diploma in Building Control Surveying (Small Buildings) though that qualification is not a prerequisite for entry into this qualification.

### Special Notes

Entry for this qualification is open. However, it is recommended that people entering programmes leading to the award of this qualification have:

- A minimum of 10 credits from the *Mathematics* subfield at level 2;
- a minimum of 10 credits from the *Computing* subfield at level 1;
- or be able to demonstrate equivalent knowledge and skill.

For the purposes of this qualification medium buildings are light to medium weight commercial or industrial buildings up to three levels above ground which utilise commercial or industrial materials, construction techniques, and services and large buildings are high-rise, large and complex buildings of more than three levels above ground levels, and/or complex specialist structures of large spans or volume, such as stadiums, theatres, and manufacturing venues.

Recognition of prior learning: applications for recognition of prior learning should be made to the Local Government Industry Training Organisation or any accredited organisation. People who have completed the Wellington Institute of Technology (WelTec) Diploma in Construction Technology, Diploma in Construction Management and Technology (level 6), Diploma in Construction Technology (level 5), Diploma in Construction Technology and Management or the BRANZ Limited Certificate in Building Controls (Level 6) Programmes may be granted Recognition of Prior Learning (RPL) for standards in this qualification. Candidates for RPL may either apply to the Local Government Industry Training Organisation or another accredited organisation.

### Credit Range

|                 | Compulsory | Elective |
|-----------------|------------|----------|
| Level 3 credits | 3          | -        |
| Level 4 credits | 21         | 0-10     |
| Level 5 credits | 60         | 30-55    |
| Level 6 credits | 95         | 0-10     |
| Minimum totals  | 179        | 55       |

### Requirements for Award of Qualification

- Compulsory Standards
- Elective – complete all unit standards specified in List A or List B

#### Award of NQF Qualifications

Credit gained for a standard may be used only once to meet the requirements of this qualification.

Unit standards and achievement standards that are equivalent in outcome are mutually exclusive for the purpose of award. The table of mutually exclusive standards is provided in the Qualifications Authority *Rules and Procedures* publications available at [www.nzqa.govt.nz/ncea/](http://www.nzqa.govt.nz/ncea/).

Reviewed standards that continue to recognise the same overall outcome are registered as new versions and retain their identification number (Id). Any version of a standard with the same Id may be used to meet qualification requirements that list the Id and/or that specify the past or current classification of the standard.

### Detailed Qualification Requirements

#### Compulsory

All the standards listed below are required.

Humanities > Communication Skills > Interpersonal Communications

| Id   | Title  | Level | Credit |
|------|--|-------|--------|
| 1296 | <i>Interview in an informal one-to-one situation</i> | 3     | 3      |

Law and Security > Compliance and Law Enforcement > Building Control Surveying

| Id    | Title   | Level | Credit |
|-------|---|-------|--------|
| 22698 | <i>Demonstrate knowledge of building control legislation and requirements</i>   | 5     | 20     |
| 24160 | <i>Peer review building control authority quality management system process for compliance with quality standards</i> | 5     | 10     |
| 24519 | <i>Demonstrate knowledge of ethics and personal responsibility applicable to building consent processing</i>          | 5     | 10     |

| <b>Id</b>         | <b>Title</b>   | <b>Level</b> | <b>Credit</b> |
|-------------------|--|--------------|---------------|
| 24161             | <i>Demonstrate knowledge of Building Act 2004 processes</i>                            | 5            | 10            |
| 24171             | <i>Demonstrate the knowledge of Clause H1 – energy efficiency in the Building Code</i> | 5            | 5             |
| <b>Review 1</b>   | <b>Complete consent processing for medium and large buildings</b>                      | <b>6</b>     | <b>50</b>     |
| <b>Review 2</b>   | <b>Complete building inspections for medium and large buildings</b>                    | <b>6</b>     | <b>45</b>     |
| <b>New Unit 3</b> | <b>Describe the processes of consenting and inspecting medium and large buildings</b>  | <b>4</b>     | <b>15</b>     |

Law and Security > Compliance and Law Enforcement > Compliance and Regulatory Control

| <b>Id</b> | <b>Title</b>  | <b>Level</b> | <b>Credit</b> |
|-----------|---|--------------|---------------|
| 11283     | <i>Communicate with clients in a compliance context</i> | 4            | 6             |

Planning and Construction > Architecture > Architectural Technology

| <b>Id</b> | <b>Title</b>   | <b>Level</b> | <b>Credit</b> |
|-----------|--|--------------|---------------|
| 9668      | Apply principles from published data to the provision of services for medium and large buildings | 5            | 10            |
| 9672      | Determine and describe construction methods for medium and large buildings                       | 6            | 25            |

**Elective**

Complete all unit standards specified in List A or List B below.

List A

Planning and Construction > Architecture > Architectural Technology

| <b>Id</b> | <b>Title</b>  | <b>Level</b> | <b>Credit</b> |
|-----------|---|--------------|---------------|
| 9663      | <i>Demonstrate knowledge of a feasibility study of a site</i>   | 5            | 5             |
| 9664      | <i>Demonstrate knowledge of Building Law</i>  | 5            | 10            |
| 9669      | <i>Apply principles from published data to evaluate and select materials and finishes for buildings</i>     | 4            | 10            |
| 9670      | <i>Identify environmental impacts, design, and construction techniques, on and of the built environment</i> | 5            | 10            |
| 10161     | <i>Establish the conditions for writing a design brief for a building project</i>                           | 5            | 5             |
| 10162     | <i>Contribute to preparation of, and present, a preliminary architectural design from a given concept</i>   | 5            | 10            |
| 10163     | <i>Prepare a developed building design from a given preliminary design</i>                                  | 6            | 10            |

List B

Law and Security > Compliance and Law Enforcement > Building Control Surveying

| <b>Id</b> | <b>Title</b>   | <b>Level</b> | <b>Credit</b> |
|-----------|--|--------------|---------------|
| 24164     | <i>Demonstrate knowledge of the structural stability and durability in the Building Code</i> | 5            | 10            |

| <b>Id</b>         | <b>Title</b>   | <b>Level</b> | <b>Credit</b> |
|-------------------|--|--------------|---------------|
| 24165             | Demonstrate knowledge of fire safety requirements in the Building Code   | 5            | 10            |
| 25166             | Demonstrate knowledge of Clause D1 – access routes in the Building Code  | 5            | 5             |
| 24167             | Demonstrate knowledge of surface water, external and internal moisture control in the Building Code                        | 5            | 5             |
| 24168             | Demonstrate knowledge of hazard management and the safety of users in the Building Code                                    | 5            | 5             |
| 24169             | Demonstrate knowledge of the requirements for Service and Facilities in the Building Code                                  | 5            | 5             |
| 24170             | Demonstrate knowledge of the requirements for Piped Services and Waste in the Building Code                                | 5            | 5             |
| 24171             | Demonstrate the knowledge of Clause H1 – energy efficiency in the Building Code  | 5            | 5             |
| <b>New Unit 1</b> | <b>Demonstrate knowledge of the requirements for mechanical installations for access in the New Zealand Building Code.</b> | <b>5</b>     | <b>2</b>      |
| <b>New Unit 2</b> | <b>Demonstrate knowledge of the requirements for industrial liquid waste in the New Zealand Building Code.</b>             | <b>5</b>     | <b>3</b>      |

## Transition Arrangements

### NQF Transition Arrangements

This qualification was developed as part of a review of Compliance and Regulatory control unit standards and qualifications associated with the role of Building Control Surveyors.

This qualification contains standards that replace earlier standards. For the purposes of this qualification people who have gained credit for the expiring standards are exempt from the requirement to gain credit for the replacement standards.

| <b>Credit for</b> | <b>Exempt from</b> |
|-------------------|--------------------|
| 7226              | 24176              |
| 7227              | 24175              |
| 22699 and 22700   | 24177              |

### Non-NQF Transition Arrangements

This qualification has connections to the New Zealand Certificate in Building Inspection and the New Zealand Certificate in Plumbing and Drainage Inspection through the National Diploma in Compliance and Regulatory Control with strands in Building Inspection, and Plumbing and Drainlaying Inspection, and an optional strand in Specialist Inspection [Ref: 0421] which replaced them.

The New Zealand Certificate qualifications will continue to be recognised by the New Zealand Qualifications Authority and the Local Government Industry Training Organisation. The Local Government Industry Training Organisation will not automatically recognise any subjects for the NZCBI as credits towards the National Diploma in Building Control Surveying (Small Buildings) as there have been major changes in legislation since examinations were last offered.

People requiring assessment for recognition of prior learning can apply to the Local Government Industry Training Organisation or accredited organisations. This process will take into account past training and work experience in relation to individual unit standards. Each application will be dealt with on a case-by-case basis.

Candidates for this national diploma may claim exemptions from unit standards on the basis of subject passes from the WelTec Diploma in Building Surveying and the BRANZ Limited Certificate in Building Controls (Level 6).

Exemptions will apply only for the purposes of award of the qualification and will not appear on the Record of Learning.

The exemptions must be applied for on the application form in the Appendix and should be reported as part of the normal reporting of results. The current NZQA credit fees will apply. That fee must also be paid before the application is processed.

Exemptions granted as the result of subject passes in the WelTec Diploma in Building Surveying and the BRANZ Limited Certificate in Building Controls (Level 6).

**Please note these transition arrangements are not yet approved by NZQA and will not be publicly published until the qualification is registered.**

### NQF Registration Information

| Process      | Version | Date | Last Date for Award |
|--------------|---------|------|---------------------|
| Registration | 1       |      |                     |

### Standard Setting Body

Local Government Industry Training Organisation  
 PO Box 1214  
 WELLINGTON

Telephone 04 470 0018  
 Facsimile 04 471 1522  
 E-mail kevwafer@clear.net.nz

Any person or organisation may contribute to the review of this qualification by sending feedback to the standard setting body at the above address.

The review of this qualification is planned to take place in December 2010.

### Other standard setting bodies whose standards are included in the qualification

InfraTrain New Zealand  
 Joinery Industry Training Organisation  
 New Zealand Qualifications Authority

### Certification

The certificate will display the logos of the Qualifications Authority and the Local Government Industry Training Organisation.

**Classification**

This qualification is classified according to the NQF classification system and the New Zealand Standard Classification of Education (NZSCED) system as specified below.

| NQF Classification |   | NZSCED |   |
|--------------------|---|--------|---|
| Code               | Description   | Code   | Description   |
| 940                | Law and Security/Compliance and Law Enforcement/Compliance and regulatory control | 091100 | Society and Culture/Justice and Law Enforcement/Justice and Law Enforcement not further defined |

**Quality Management Systems**

Providers and Industry Training Organisations must be accredited by a recognised Quality Assurance Body before they can register credits from assessment against standards. Accredited providers and Industry Training Organisations assessing against standards must engage with the moderation system that applies to those standards. Accreditation requirements and the moderation system are outlined in the associated Accreditation and Moderation Action Plan (AMAP) for each standard.