

## Review 2

### Title Complete building inspections for medium and large buildings

#### Level 6 Credits 40

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#### Special notes

- 1 Assessment against this unit standard should be for examples of a medium and large building as described in the Phase 2 Consultation - medium and large Building Scenarios or against a building benchmarked against the listed scenarios and agreed to by your assessor prior to assessment commencing.
- 2 All assessments must comply with the following legislation:  
Building Act 2004;  
Building Regulations 2004;  
New Zealand Building code and Approved Documents and any subsequent amendments.
3. Definition  
*Organisational requirements* refer to instructions to staff on policy and procedures which are documented in memo or manual format and are available in the workplace.  
The Building Code includes referenced standards and supporting documents included in the New Zealand Building Code Handbook  
  
All other definitions can be referenced in the New Zealand Building Code Handbook (see below for link)
- 4 Reference documents:  
New Zealand Building code and any subsequent amendments. <http://www.dbh.govt.nz/building-code-compliance-documents>  
New Zealand Building Code Handbook. <http://www.dbh.govt.nz/UserFiles/File/Publications/Building/Compliance-documents/handbook.pdf>  
Building officials' guide to the Building Act <http://www.dbh.govt.nz/UserFiles/Image/Publications/publications-covers/building/building-officials-guide.pdf>  
New Zealand Standard <http://www.standards.co.nz/default.htm>
- 5 Knowledge is required of methods relating to medium and large buildings.
6. The scope of this unit includes the building structure, envelope, HVAC, Plumbing & drainage, water supply, fire safety and egress and one other service from the following list: (lifts, escalators and travelators), (industrial liquid waste), (hazardous materials and processes), emergency power supply, smoke extraction systems and escape route pressurisation.
7. Range one new project = Scenario 1, one alteration for each of Scenario 3 & 6 and one elective from Scenarios 2, 4 and 5
8. inspections.

1. Site works	7. Structural framing	13. External - Stormwater	17. Solar systems
2. Foundation	8. Cavity batten	14. External - Wastewater	18. Final
3. Pre concrete floor - Building	9. Cladding	15. On site effluent disposal systems	
4. Pre concrete floor - services	10. Pre-lining Building	16. On site storage – Potable/grey Water	
5. Tilt panel	11. Pre-lining Services		
6. Bond beam	12. Post-lining		

**Element 1**

Complete the pre-inspection process of inspecting medium and large buildings. – See special note 6 & 7 for project and inspection information.

Performance Criteria	Candidate	Assessor
<p>1.1 Documents required for inspecting a small building are obtained in terms of the requirements of the QMS.</p>	<p>Range: any two inspections per project without repeating the same inspection more than twice.</p>	<p>Documentation obtained must meet the QMS requirements of the approving BCA.</p> <p>Refer to number of inspection guidelines</p>
<p>1.2 Demonstrate operation of equipment required for inspections in accordance with manufacturers instructions and QMS.</p> <p>Range: Includes but not limited to – drainage spear, levels, thermometer, inclinometer, measuring tape, PPE and moisture meter</p>	<p>Demonstrate safe and appropriate operation of equipment required for inspections in accordance with manufacturers instructions and QMS.</p> <p>Includes but not limited to – drainage spear, levels, thermometer, inclinometer, measuring tape, PPE and moisture meter.</p> <p>Appropriate operation may include but isn't limited to – safe handling and use, calibration, care.</p>	<p>Demonstrate safe and appropriate operation of equipment required for inspections in accordance with manufacturers instructions and QMS.</p> <p>Includes but not limited to – drainage spear, levels, thermometer, inclinometer, measuring tape, PPE and moisture meter.</p> <p>Appropriate operation may include but isn't limited to – safe handling and use, calibration, care.</p>
<p>1.3 Complete process for booking building consent inspections in accordance with QMS.</p>	<p>Complete process for booking building consent inspections in accordance with QMS.</p> <p>Includes timeframes stipulated in the Building Regulations</p>	<p>Process for booking building consent inspections is completed in accordance with QMS.</p>

**Element 2**

Complete inspections for medium and large buildings. – See special note 6 & 7 for project and inspection information.

Range: any two inspections per project without repeating the same inspection more than twice.

Performance Criteria	Candidate	Assessor
<p>2.1 Compliance is established with the building consent approved documents and Project Information Memorandum (PIM) in accordance with QMS.</p> <p>Range includes but not limited to - building materials; construction; type, size spacing of all building components and approved certification documentation.</p>	<p>Establish compliance with the building consent approved documents and Project Information Memorandum (PIM) in accordance with QMS</p> <p>Includes but not limited to - building materials; construction; type, size spacing of all building components and approved certification documentation.</p>	<p>The Candidate establishes compliance with: The building consent approved documents and Project Information Memorandum (PIM) in accordance with QMS.</p> <p>Building Code and manufacturers product specifications, warranties producer statements and certificates.</p> <p>location requirements in accordance with the District Plan.</p>
<p>2.2 Compliance is established with the Building Code and manufacturers product specifications and warranties.</p>	<p>Establish compliance with the Building Code and manufacturers product specifications and warranties.</p>	
<p>2.3 Compliance is established in terms of location requirements in accordance with the District Plan.</p>	<p>Establish compliance in terms of location requirements in accordance with the District Plan.</p>	
<p>2.4 Amendments to the approved consent documents are made according to the Building Act, District Plan in accordance with the QMS.</p>	<p>Make amendments to the approved consent documents according to the Building Act, District Plan in accordance with the QMS.</p>	<p>The Candidate makes amendments to the approved consent documents according to the Building Act, District Plan in accordance with the QMS.</p>

<p><b>Element 3</b></p> <p>Complete the post-inspection process of inspecting small building services. – See special note 6 &amp; 7 for project and inspection information.</p> <p>Range: any two inspections per project without repeating the same inspection more than twice.</p>		
Performance Criteria	Candidate	Assessor
3.1 Document the inspection in accordance with QMS.	Document the inspection in accordance with QMS	The Candidate documents, the inspection, compliance actions and stores documents in accordance with the QMS.
3.2 Document the compliance actions in accordance with QMS.	Document the compliance actions in accordance with QMS.	
3.3 Documents are stored in accordance with the Building Act and QMS.	Documents are stored in accordance with the Building Act and QMS.	

**Integration of the Key Competencies within this unit standard.**

<p><b>1 Collecting, analysing and organising information</b></p> <p>The capacity to locate, sift and sort information in order to select what is required and to present it in a useful way, and evaluate both the information itself and the sources and methods used to collect it.</p>	Collate and analyse documentation required for inspecting a small building. Organising information and managing documents
<p><b>2 Communicating ideas and information</b></p> <p>The capacity to communicate effectively with others using the range of spoken, written, graphic and other non-verbal means of expression.</p>	Communicate approval or rejection information including compliance actions and requests for further information if required.
<p><b>3 Planning and organising activities</b></p> <p>The capacity to plan and organise one's own work activities, including making good use of time and resources, sorting out priorities and monitoring one's performance.</p>	Manage information, processes, tasks and timeframes in accordance with the organisations QMS.