

## National Diploma in Building Control Surveying (Small Buildings)

|                |            |
|----------------|------------|
| <b>Level</b>   | <b>5</b>   |
| <b>Credits</b> | <b>238</b> |

### Purpose

People awarded this qualification will have demonstrated knowledge of building control legislation and requirements, Building Act processes, the processes of consenting and inspecting small 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 small building consent applications including services, complete building inspections for small 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 small building construction methods, materials, systems and 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 the 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.

A national qualification in Building Control Surveying for medium and large buildings will be developed in the 2008. It is not intended that this qualification will be required as an entry requirement to that qualification but will provide a qualification pathway reflecting the career pathway of Building Control Surveyors.

### 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 'small buildings' are small scale, light weight buildings, generally of non-specific design, and of domestic scale with lightweight framing and/or concrete or concrete masonry construction.

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 BRANZ Limited Construction Industry Training Enterprise (CITE) Programme 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. The Non-NQF Transition Arrangements lists unit standard exemptions by course for those who have not yet completed qualifications.

## Credit Range

|                 | Compulsory | Elective 1 | Elective 2 |
|-----------------|------------|------------|------------|
| Level 2 credits | -          | -          | 0-4        |
| Level 3 credits | 3          | -          | -          |
| Level 4 credits | 21         | -          | 0-10       |
| Level 5 credits | 155        | 30-45      | 15-25      |
| Level 6 credits | -          | 0-10       | -          |
| Minimum totals  | 179        | 40         | 29         |

## Requirements for Award of Qualification

- Compulsory Standards
- Elective 1 – A minimum of 40 credits as specified
- Elective 2 – A minimum of 35 credits as specified

### 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 | Interview in an informal one-to-one situation | 3     | 3      |

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

| Id    | Title  | Level | Credit |
|-------|--|-------|--------|
| 11283 | Communicate with clients in a compliance context                       | 4     | 6      |
| 22698 | Demonstrate knowledge of building control legislation and requirements | 5     | 20     |

| <b>Id</b> | <b>Title</b>   | <b>Level</b> | <b>Credit</b> |
|-----------|--|--------------|---------------|
| 24160     | Peer review building control authority quality management system process for compliance with quality standards | 5            | 10            |
| 24161     | Demonstrate knowledge of Building Act 2004 processes   | 5            | 10            |
| 24162     | Demonstrate knowledge of loads, forces and physical effects on structural components and materials             | 5            | 10            |
| 24171     | Demonstrate the knowledge of Clause H1 – energy efficiency in the Building Code                                | 5            | 5             |
| 24172     | Complete service inspections for small buildings   | 5            | 20            |
| 24173     | Assess services in small building consent applications   | 5            | 20            |
| 24175     | Complete building inspections for small buildings  | 5            | 25            |
| 24176     | Assess small building consent applications   | 5            | 25            |
| 24177     | Describe the processes of consenting and inspecting small buildings  | 4            | 15            |
| 24519     | Demonstrate knowledge of ethics and personal responsibility applicable to building consent processing          | 5            | 10            |

### **Elective 1**

All unit standards listed from one of the following sets are required.

#### **Set one**

Planning and Construction > Architecture > Architectural Technology

| <b>Id</b> | <b>Title</b>   | <b>Level</b> | <b>Credit</b> |
|-----------|--|--------------|---------------|
| 10161     | Establish the conditions for writing a design brief for a building project | 5            | 5             |
| 10163     | Prepare a developed building design from a given preliminary design        | 6            | 10            |

Planning and Construction > Construction > Construction Technology

| <b>Id</b> | <b>Title</b>  | <b>Level</b> | <b>Credit</b> |
|-----------|---|--------------|---------------|
| 9663      | Demonstrate knowledge of a feasibility study of a site                                | 5            | 5             |
| 9664      | Demonstrate knowledge of Building Law   | 5            | 10            |
| 9667      | Apply principles from published data to the provision of services for small buildings | 5            | 10            |

#### **Set two**

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

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

| Id    | Title   | Level | Credit |
|-------|---|-------|--------|
| 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      |

## Elective 2

All unit standards listed from one of the following sets are required.

### Set three

Planning and Construction > Construction > Construction Technology

| Id   | Title  | Level | Credit |
|------|--|-------|--------|
| 9669 | Apply principles from published data to evaluate and select materials and finishes for buildings | 4     | 10     |
| 9671 | Determine and describe construction methods for small buildings                                  | 5     | 15     |

### Set four

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

| Id    | Title   | Level | Credit |
|-------|---|-------|--------|
| 24163 | Demonstrate knowledge of small building construction methods, materials and systems | 5     | 25     |

Manufacturing > Glass and Glazing > General Glass and Glazing

| Id    | Title  | Level | Credit |
|-------|--|-------|--------|
| 19615 | Select glass to meet the requirements of New Zealand Standard 4223: Part 3 | 2     | 4      |

## Transition Arrangements

### NQF Transition Arrangements

This is a new qualification. While there are historical connections with 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] this qualification is not considered a replacement.

For detailed information see [Review Summaries](#) on the NZQA website.¶

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 – see table below. The cut off date for these exemptions is December 2013.

| Credit for          | Exempt from |
|---------------------|-------------|
| 7231, 7232 and 7233 | 24173       |
| 7234, 7235 and 7236 | 24172       |
| 7226                | 24176       |

|                 |       |
|-----------------|-------|
| 7227            | 24175 |
| 22699 and 22700 | 24177 |

### Non-NQF Transition Arrangements

Candidates for this national diploma may claim exemptions for unit standards on the basis of subject passes from the WelTec Diploma in Building Surveying and course passes from the BRANZ Limited Construction Industry Training Enterprise (CITE) Programme. 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 1 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. The cut off date for these exemptions is December 2013

Exemptions granted as the result of subject passes in the WelTec Diploma in Building Surveying and the BRANZ Limited BRANZ Limited Construction Industry Training Enterprise (CITE) Programme.

**Please note these transition arrangements are not yet confirmed and will only be published when agreed to by NZQA**

### NQF Registration Information

| Process      | Version | Date      | Last Date for Award |
|--------------|---------|-----------|---------------------|
| Registration | 1       | MMMM YYYY | N/A                 |

### Standard Setting Body

Local Government Industry Training Organisation  
PO Box 1214  
WELLINGTON

Telephone 04 470 0018  
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.

### Planned Review

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

|             |      |
|-------------|------|
| Next Review | 2013 |
|-------------|------|

### 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.