



# Building control

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# Building control

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# 1 Introduction

This guide supports the Building control pathway.

It is designed to help you understand more about qualifying in this area.

You must use this guide in conjunction with the core assessment documentation which is available on the RICS website and comprises of:

- Requirements and competencies guide
- Candidate guide for your RICS assessment e.g. APC, Academic, Senior Professional, Specialist
- Counsellor guide.

You can download all the supporting guidance from the [Sector pathways](#) web page.

All RICS pathways are global, though it is appreciated that markets may vary from country to country. If you have any queries please contact your local office.

## About the competencies

The RICS competency framework ensures those applying for the RICS qualification are competent to practise and meet the highest standards of professionalism required by RICS. There is a wide range of pathways available to qualify as an RICS professional covering many different areas of practice.

The RICS assessment aims to assess that you are competent to carry out the work of a qualified chartered surveyor. To be competent is to have the skill or ability to perform a task or function. The RICS competencies are also based on attitudes and behaviours. The competencies are presented in a generic

way so they can be applied to different areas of practice and geographical locations. It is important that you interpret them within the context of your own area of practice or specialism and location.

Each competency is defined at three levels of attainment. You must reach the required level in a logical progression and in successive stages.

**Level 1** – knowledge and understanding

**Level 2** – application of knowledge

**Level 3** – reasoned advice, depth and synthesis of technical knowledge and its implementation.

The competencies are in three distinct categories:

**Mandatory** – the personal, interpersonal, professional practice and business skills common to all pathways and mandatory for all candidates.

**Technical core** – the primary skills of your chosen pathway.

**Technical optional** – selected as additional skill requirements for your pathway from a list of competencies relevant to the area of practice.

The mandatory competency requirements are set out in detail in the *Requirements and competencies guide*.

## Choosing your competencies

It is important that you give careful thought to your choice and combination of competencies. Your choice will inevitably reflect the work you do in your day-to-day environment (driven by the needs of your clients/employer). Your choice and combination of competencies will be a reflection of your judgement.

At the final assessment interview, the assessors will take these choices into account. They will expect you to present a sensible and realistic choice that reflects the skills needed to fulfil the role of a surveyor in your field of practice.

This guide should help candidates and employers with a degree of assistance in choosing the competencies that are most appropriate to their area of practice.

RICS pathways are designed to include rules about competency selection.

- For pathways with a **core** competency required to Level 1, candidates **can choose** the same competency to Level 2 or Level 3 as part of their **optional** selection where it is permitted in the pathway guide.  
For example, in the Building surveying pathway, Fire safety is **core** to Level 1. It is also **optional** and can be selected to a higher level.
- For pathways with a **core** competency required to Level 2, candidates **cannot choose** the same competency to Level 3 as part of their **optional** selection.

- Some pathways include **mandatory** competencies that can be selected to a higher level as part of the **core** or **optional** requirements.

Where this is the case, the competencies are grouped together as 'one' (see example below). Candidates can choose **only one\*** as part of their overall selection.

## Optional competencies

### Three to Level 3

- Accounting principles and procedures  
**or** Conflict avoidance, management and dispute resolution **or** Data management  
**or** Sustainability

(\* For the Building control pathway, candidates can select up to two of these competencies. This is because Client care and Data management are grouped as 'one' and Sustainability is listed separately.)

- Most pathways require candidates to choose at least one competency from the full list of technical competencies in the *Requirements and competencies guide* (see example below).

Plus, **one to Level 3** or **two to Level 2** from the full list of technical competencies, including any not already chosen from the optional list.

Where this is the case, a **mandatory** competency can only be selected:

- if it is listed as technical (**core** or **optional**) in the pathway guide **and**
- if grouped with other competencies as 'one' (see third bullet point above), no other competency from the group has already been selected.

## Where to find help

RICS has fully trained teams across the globe who will be able to help you with any queries. For details of your local office, visit the [Contact us](#) web page.

## 2 About the pathway

Building control surveying gives its professionals the opportunity to work on a huge range of building types as part of a normal day. Building control surveyors ensure that building regulations and other legislation are followed in the design and construction stages of new and altered buildings. Working in the public and private sector, building control surveyors work alongside architects, designers, builders and contractors from the conception of a design to its completion and use.

Building control surveyors check proposed plans to ensure they meet required standards, including areas such as fire safety, energy conservation, structural stability and disabled access. They also follow the project through and check it during construction.

Due to their depth of knowledge building control surveyors are often called on to give options when designs fail to meet standards or where unforeseen problems are found on site, and are approached for advice on ways to achieve cost-effectiveness in respect of materials used and energy conservation.

Projects worked on can range from relatively small housing extensions through to large city centre redevelopment. Building control surveyors working for local authorities are also responsible for inspecting potentially dangerous structures that may have been damaged by situations such as fire or adverse weather conditions and advising on action to be taken.

Other responsibilities may include administering entertainment licences, addressing safety at sports grounds and other open-air events, and cinema and theatre inspections.

### RICS qualification

As a building control surveyor, you will be offering guidance and advice on how to achieve building standards, to create an inclusive environment and address climate change through energy conservation. Whether you work in the public or private sector the spectrum of project types is the same and as such your professional knowledge base is the same.

Building control surveyors' work can include the following:

- providing preliminary advice to architects at design conception
- receiving Building Regulations applications and liaising with applicants to help them achieve compliance
- inspecting projects during construction and advising where problems are found or work fails to conform to standards
- carrying out access audits and creating or assessing access statements
- carrying out fire safety audits and advising on fire safety management strategies
- assessing energy efficiency audits and giving advice on energy conservation
- inspecting possible dangerous structures and advising on action to be taken

- carrying out inspections on proposed demolition of buildings and advising the safety measures that need to be taken
- carrying out safety of sports ground inspections and issuing safety certificates, including liaison with police, fire authority and ambulance services
- reviewing new building materials and assessing their suitability for use in construction.

### Chartered alternative designations

All candidates qualifying through this pathway, whether working in the public or private sector, will be entitled to use the designation 'Chartered Building Control Surveyor'.

### Associate membership

RICS also offers a Building control pathway as part of the Associate assessment.

For further details please go to the [Associate member](#) web page.

### 3 Pathway requirements

Mandatory	Core	Optional	
<p><b>Level 3</b></p> <ul style="list-style-type: none"> <li>• Ethics, Rules of Conduct and professionalism</li> </ul> <p><b>Level 2</b></p> <ul style="list-style-type: none"> <li>• Client care</li> <li>• Communication and negotiation</li> <li>• Health and safety</li> </ul> <p><b>Level 1</b></p> <ul style="list-style-type: none"> <li>• Accounting principles and procedures</li> <li>• Business planning</li> <li>• Conflict avoidance, management and dispute resolution procedures</li> <li>• Data management</li> <li>• Diversity, inclusion and teamworking</li> <li>• Inclusive environments</li> <li>• Sustainability</li> </ul>	<p><b>Level 3</b></p> <ul style="list-style-type: none"> <li>• Building control inspections</li> <li>• Fire safety</li> <li>• Inspection</li> <li>• Legal/regulatory compliance</li> </ul>	<p><b>Two to Level 3 and one to Level 2</b></p> <ul style="list-style-type: none"> <li>• BIM management</li> <li>• Building pathology</li> <li>• Client care (to Level 3) <b>or</b> Data management</li> <li>• Conservation and restoration</li> <li>• Construction technology and environmental services</li> <li>• Contaminated land</li> <li>• Measurement</li> <li>• Planning and development management</li> <li>• Risk management</li> <li>• Sustainability</li> <li>• Works progress and quality management</li> </ul>	<p>Plus <b>one to Level 2</b> from the full list of technical competencies, including any not already chosen from the optional list.</p>

## 4 Technical competencies guidance

### Building control inspections

This competency is about having the skills to carry out site inspections of building work to ensure that the work carried out meets relevant performance standards.

#### Examples of likely knowledge, skills and experience at each level

##### Level 1

How to undertake building inspections at stages of work in progress in order to assess compliance with building legislation.

Examples of knowledge comprised within this level are:

- relevant country's building standards or regulations and associated guidance
- relevant country's Building Act or equivalent
- current construction techniques.

##### Level 2

Demonstrate the ability to observe, assess and take authoritative action in respect of contraventions of building legislation on site.

Examples of activities and knowledge comprised within this level are:

- applying knowledge of standards and regulations to site scenarios
- inspecting building work across all phases for compliance
- advising where work is incorrectly constructed

##### Level 3

Demonstrate the application of specialist knowledge to the resolution of complex problems and contraventions of building legislation; demonstrate understanding of collapse of structures and measures necessary to ensure public safety.

Examples of activities and knowledge comprised within this level are:

- inspecting and assessing complex building projects
- providing detailed advice and options for dealing with non-compliant work
- inspecting and acting on dangerous structures
- preparing and serving notices where contraventions are found
- advising on the form and nature of enforcement action to be taken in the event of non-compliance.

## Building information modelling (BIM) management

This competency encompasses the establishment and management of the information modelling systems on projects. It covers collaborative process and technological principles involved in implementing building information modelling (BIM).

### Examples of likely knowledge, skills and experience at each level

#### Level 1

Demonstrate knowledge and understanding of the technical, process and collaborative aspects of the use of BIM on projects.

Examples of knowledge comprised within this level are:

- BIM strategies and implementation
- the various technical options and solutions for information modelling
- the collaborative processes necessary for BIM adoption
- standard classification systems and their use in infrastructure
- relevant internationally recognised management standards such as Construction Operations Building Information Exchange (COBie).

#### Level 2

Develop and apply management systems to facilitate the use of BIM on projects including unified control and reporting procedures.

Examples of activities and knowledge comprised within this level are:

- preparation of a BIM execution plan
- design and implementation of a BIM management process
- analysis of comparative BIM solutions
- maintenance of an information model
- agree and implement contractual aspects of BIM such as separate protocol
- facilitate and manage project team members for BIM implementation.

#### Level 3

Show how the knowledge and experience gained in this competency has been applied to advising clients and/or senior management on BIM strategy.

Examples of activities and knowledge comprised within this level are:

- analysing, assessing, evaluating and reporting on options for BIM strategies at a corporate or project level.
- designing and advising on collaborative strategies for the successful implementation of BIM on projects
- advising on the contractual and commercial implications of using BIM on projects
- advising on options for software and protocols on BIM projects
- advising on technical information systems requirements for BIM at corporate or project level.



## Building pathology

Building pathology is core to many areas of surveying. It is essential that all candidates have an understanding of defects analysis, and the likely resultant defects from failures in building fabric. This will range from the effects of a defective waterproof covering at simple building pathology, to much more complex defects such as interstitial condensation, and the possible effects on building fabric. Candidates will be expected to have an in-depth knowledge of the range of defects found in typical buildings in their locality, as well as an understanding of defects that they may come across more infrequently. In order to be competent in building pathology and defects analysis, candidates will need to have detailed construction technology knowledge.

### Examples of likely knowledge, skills and experience at each level

#### Level 1

Demonstrate your knowledge and understanding of building defects including collection of information, measurements and tests.

Examples of knowledge comprised within this level are:

- defects relating to typical buildings found in your locality and explain cause and effect of these
- building defects likely to be encountered in typical building surveying activities
- the various methods to collect, store and retrieve information for various differing purposes when carrying out real estate inspections
- the various types of inspection that may be carried out, and the importance of the accurate recording of information during inspection
- differing types of testing, and the limitations of the tests, for example the use of damp meters, and other relevant equipment.

#### Level 2

Apply your knowledge to undertake surveys, use survey and other information to diagnose cause and mechanisms of failure.

Examples of activities and knowledge comprised within this level are:

- explaining in detail cause and mechanics of varying types of failure
- explaining procedures for carrying out inspections of properties
- being able to explain, using detailed examples, the relationship between observations taken on site and the diagnosis of failure in building fabric
- being able to use examples, from your own experience, to demonstrate your application of knowledge gained at Level 1
- being able to use knowledge and information gathered from several sources, including if necessary specialist inspections, to diagnose and explain building fabric failure.

#### Level 3

Give reasoned advice and appropriate recommendations, including the preparation and presentation of reports.

Examples of activities and knowledge comprised within this level are:

- preparing reports for clients, explaining in non-technical language the causes of failure, and the likely results of failure, together with the appropriate remedial measures
- using information gathered from inspections to formulate the necessary remedial/preventative works including specific detail, in the form of a schedule of works, if required
- showing an understanding of the appropriate level of detail required in typical reports, including examples of layout, and the use of sketches/drawings and photographs
- discussing in detail examples of unusual defects you have been involved in and remedial works employed
- demonstrating the different requirements of reports to clients, (for example, the differences between, schedules of condition, schedules of dilapidations, and pre-acquisition reports).

## Client care

This competency covers how a surveyor meets a client's brief in respect of a specific appointment and how they deal with a client from a business and professional perspective. The term 'client' as it is used in this competency means not only the contractual party who has appointed the surveyor, but also all of the stakeholders in a project with whom the surveyor has to engage. This competency is closely linked to Ethics, Rules of Conduct and professionalism, which defines professional behaviour and sets out some mechanisms for protecting clients.

### Examples of likely knowledge, skills and experience at each level

#### Level 1

Demonstrate knowledge and understanding of the principles and practice of client care including:

- the concept of identifying all clients/colleagues/third parties who are your clients and the behaviour that is appropriate to establish good client relationships
- the systems and procedures that are appropriate for managing the process of client care, including complaints
- the requirement to collect data, analyse and define the needs of clients.

Examples of knowledge comprised within this level are:

- the information contained within a client's brief
- defining your scope of services within the limits of your competence and PI insurance
- how fees are established
- the use of standard forms of appointment
- mechanisms contained within an appointment document
- insurance requirements (legal and RICS)
- how stakeholders are identified and how their status within the project is established
- formal communication systems with clients and stakeholders

#### Level 2

Provide evidence of practical application of the principles and practice of client care in your area of practice.

Examples of activities and knowledge comprised within this level are:

- compiling an appointment document
- establishing project stakeholders and their status
- setting up communication systems with a client and stakeholders
- issuing reports to a client, e.g. cost reports
- dealing with a complaint
- measurement of KPIs
- analysing the data gathered through the client briefing process and formulating a detailed client brief
- consulting with the statutory authorities on the consents and other approvals required

#### Level 3

Provide evidence of reasoned advice given to clients and others.

Examples of activities and knowledge comprised within this level are:

- developing tailored proposals linked to business strategies
- presenting a prioritised and informed brief to enable decision making
- value management with stakeholders to ensure delivery against client expectations
- advising on the need for statutory and other consents and approvals
- presenting alternative proposals including option appraisals
- presenting outline schedules of work
- agreeing the level of fees with a client
- issuing an appointment document

## Client care (continued)

- complaints handling procedures
  - key performance indicators (KPIs)
  - the methods of data gathering during the inception stage of a project including client briefings and site based information
  - the law applicable to your area of practice, in particular those relating to employment law, statutory compliance, consents and approvals
  - the principles of the preparation of alternative outline proposals including the methodology of preparing an option appraisals
  - the principles of preparing outline schedules of work.
- preparing alternative outline design proposals, including option appraisals
  - preparing outline schedules of work
  - assessing client relationships, team performance and stakeholder interfaces on international projects.
- ensuring insurances are in place
  - setting performance levels and KPIs
  - monitoring compliance with the scope of services
  - monitoring performance internally and externally against client/stakeholder performance levels
  - reporting to clients and stakeholders
  - using KPIs to improve performance.

## Conservation and restoration

This competency is about understanding historic buildings/structures and the factors that influence performance and future ongoing use. This requires a sound understanding of principles, philosophy, materials, architectural history and the law to enable practical sustainable solutions to be devised to ensure ongoing benefit for the built heritage. Conservation and restoration can be compatible, but can more frequently bring about conflict and this competency seeks to ensure the candidate is equipped to understand the issues and negotiate solutions.

### Examples of likely knowledge, skills and experience at each level

#### Level 1

Demonstrate knowledge and understanding of the principles, techniques and methods applied to conservation and restoration.

Examples of knowledge comprised within this level are:

- the law applicable to conservation
- the definitions used in conservation (such as listed building, scheduled ancient monument, conservation area)
- the principles of conservation
- identification of age, styles and materials
- understanding the diversity of materials and techniques used in the construction of historic structures
- differentiating between conservation and restoration (as well as preservation and refurbishment)
- the lime cycle
- breathable building technology
- understanding factors that lead to redundancy of a building.

#### Level 2

Undertake an inspection or object identification to identify all the relevant factors that may affect the conservation or restoration of the subject matter.

Examples of activities and knowledge comprised within this level are:

- undertaking condition surveys
- undertaking architectural assessments
- preparing statements of significance
- preparing reports identifying materials, periods of construction (including historic alterations), typical defects/problems
- preparing and submitting applications – e.g. listed building consent
- preparing schedules of work for standard repairs using traditional materials
- assessing the impact of modern technology and repair methods on traditional buildings, structures, elements and materials
- assessing and reporting on factors that are resulting or could result in redundancy.

#### Level 3

Provide evidence of reasoned advice on the conservation or restoration of the subject matter and/or manage the conservation or restoration process.

Examples of activities and knowledge comprised within this level are:

- preparing a conservation management plan
- preparing a sustainable/justifiable philosophical approach to guide both present and future works (repairs and alterations)
- preparing schedules of work in detail for a variety of situations (non-standard)
- programming of works over a period of years
- providing advice on appropriate repair methods
- providing advice on appropriate works to ensure continued use of a building, or to bring back into use a redundant building
- discussing and advising on alternative repair methods
- considering assessing and advising on non-standard approaches to repair and re-use
- advising on situations where incompatibility of materials is found to be detrimental to the future of the structure or element
- negotiating where conservation is perceived to be a barrier to the future use of a building and/or restoration.

## Construction technology and environmental services

This competency covers the design and construction of buildings and other structures. Candidates should have a clear understanding of the design and construction processes commonly used in the industry. They should have detailed knowledge of construction solutions relevant to their projects.

### Examples of likely knowledge, skills and experience at each level

#### Level 1

Demonstrate knowledge and understanding of the principles of design and construction relating to your chosen field of practice.

Examples of knowledge comprised within this level are:

- the stages of design from inception to completion
- impact of current legislation and regulations (both national and international)
- how the various elements of the building work and inter-relate
- the process of constructing the works
- operational and maintenance processes post contract.

#### Level 2

Apply your knowledge to the design and construction processes.

Examples of activities and knowledge comprised within this level are:

- appreciating how design solutions vary for different types of building such as clear span requirements for warehousing or acoustic requirements for accommodation
- understanding alternative construction details in relation to functional elements of the design such as different types of piling or structural frame solutions.

#### Level 3

Advise on the selection and application of particular processes within your area of experience. This should include liaison with specialists and consultants to develop project specific design and construction solutions.

Examples of activities and knowledge comprised within this level are:

- advising on the choice of construction solutions for your project
- reporting on the impact of different design solutions and construction processes on cost and programme.

## Contaminated land

This competency is about an understanding of contaminated land in the context of urban and rural land and property asset management, transaction and development, law and planning.

### Examples of likely knowledge, skills and experience at each level

#### Level 1

Demonstrate knowledge and understanding of how land becomes contaminated through human activities and natural occurrences. Clearly illustrate the implications of contamination for real estate valuation, development and management.

Examples of knowledge comprised within this level are:

- the definition of contaminated land under the *Contaminated Land Regulations 2000*, and associated legislation
- areas of professional practice where contaminated land is relevant, e.g. valuations, development, asset management, transactions, environmental assessment
- the relevance under Part 11A of the *Environmental Protection Act*, planning policy guidance and RICS professional standards and guidance
- demonstrate an understanding of the limitations on chartered surveyors in this area, e.g. professional indemnity insurance, public liability insurance.

#### Level 2

Prepare a brief and/or specification for the appointment of a specialist(s) to undertake a site investigation.

Examples of activities and knowledge comprised within this level are:

- assembling specialist team members to advise on contaminated land assessment and remediation
- undertaking Review Stage 1 and desktop environmental reports and advise clients accordingly
- assisting in project management of, and undertaking phased contaminated land assessments and remediation options appraisals
- negotiating and liaising with clients and regulators on contaminated land issues
- working with specialist project teams dealing with contaminated land and assessment and remediation.

#### Level 3

Supervise a site investigation, interpret the results of laboratory analyses and make recommendations as to remedial treatments.

Examples of activities and knowledge comprised within this level are:

- advising clients on the application of contaminated land to their asset management, planning and development projects
- advising clients on the law and regulation, procedures and RICS standards and guidance appertaining to contaminated land.

## Data management

This competency covers how data relating to individual projects and a surveyor's work generally is collected, stored and retrieved. In addition to having knowledge of the different storage systems and data sources and how they work, a candidate should also understand the principles behind the systems and what makes them effective. Candidates should also have knowledge of how general information and data is managed on a project and the increasing use of computerised central project databases.

### Examples of likely knowledge, skills and experience at each level

#### Level 1

Demonstrate knowledge and understanding of the sources of information, law and data management methods, and the systems applicable to your area of practice, including the methodologies and techniques most appropriate to collect, collate and store data.

Examples of knowledge comprised within this level are:

- the use of published sources of data
- how data is collected, analysed and stored within your employer's organisation
- how project information is stored within your employer's organisation
- how electronic database systems work
- the use of computerised central project databases or building information modelling, the benefits, challenges and dangers
- how technical libraries are set up and used
- legislation applicable to data management and data access.

#### Level 2

Provide evidence of practical application in your area of practice and understand the relevance of information gathered and the uses to which it can be applied. Analyse the information and data collected.

Examples of activities and knowledge comprised within this level are:

- obtaining data from published sources for use on a project
- obtaining data from in-house sources
- extracting data for inclusion in a database
- setting up and using paper based or electronic project filling systems
- using a computerised central project database
- inputting and extracting data from BIM
- retrieving information from a technical library
- setting up a technical library.

#### Level 3

Provide evidence of reasoned advice given to clients and others on the use and practical application of the information collected and systems used, and/or specify the most appropriate way for your own and/or client organisation to collect, analyse and apply relevant information and data.

Examples of activities and knowledge comprised within this level are:

- advising on data storage system
- advising on business filling systems
- benchmarking from analysed historic data
- advising on the use of a computerised central project database
- complying with client's data security requirements.

## Fire safety

This competency is about having the skills to assess the level of fire safety in buildings, and in proposed building projects, and being able to advise how to achieve required levels of safety when they are not present.

### Examples of likely knowledge, skills and experience at each level

#### Level 1

Demonstrate knowledge and understanding of the consequences of fire in a building, how it is modified by the enclosure and how the impact may be controlled. Apply fire safety principles to practical situations so as to minimise the risk from fire to personal injury or death, physical loss and adverse environmental impact.

Examples of knowledge comprised within this level are:

- how a fire might start in buildings, how it will spread and can be contained by the structure or layout
- how the structure might be protected
- the methods for safe escape
- the responsibility of duty holders, such as occupiers or management undertaking risk assessments
- the systems to protect buildings and occupiers, e.g. detection and suppression.

#### Level 2

Demonstrate knowledge and understanding of the combustion process; the physics and chemistry of fire; the physiological and psychological effects of fire; and the ability to assess means of escape systems according to circumstance, including fire safety management systems.

Examples of activities and knowledge comprised within this level are:

- assessing project plans for fire safety compliance
- inspecting projects to assess satisfactory implementation of fire safety features
- inspect premises, record attributes and develop a fire safety audit
- apply fire safety and engineering in a building project design specification process or to comply with recommendations from a risk assessment
- inspect and complete fire safety audits.

#### Level 3

Provide research advice to clients or other bodies on the requirements for fire safety engineering, including strategy. Represent clients to statutory bodies in preparing, agreeing and defending a fire safety strategy.

Examples of activities and knowledge comprised within this level are:

- preparing a fire safety strategy for a building
- carrying out Fire Risk Assessments
- present and recommend actions from a fire safety audit
- develop and recommend a fire safety strategy
- negotiate with fire officer or other statutory body on fire safety matters for clients.



## Inspection

This competency is about having the skills to assess the use of a building or venue for public events to ensure that those attending can do so in safety.

### Examples of likely knowledge, skills and experience at each level

#### Level 1

Demonstrate knowledge and understanding of the different requirements for inspection, together with the required information and factors affecting the approach to an inspection.

Examples of knowledge comprised within this level are:

- human behaviour in crowd scenarios
- structural stability of structures
- licensing inspection techniques
- relevant Acts and regulations related to licensing venues.

#### Level 2

Undertake inspections and apply the information gained to prepare reports/schedules and/or registers of equipment, presenting appropriate information gained from the inspection.

Examples of activities and knowledge comprised within this level are:

- carrying out site inspections to assess the level of suitability of fire safety in a nightclub
- assessing the proposed occupancy for a concert in a sports hall
- reviewing an application for a temporary event to assess suitability
- assessing the suitability of structural calculations for a temporary stand or seating.

#### Level 3

Provide evidence of reasoned advice and recommendations arising from inspections.

Examples of activities and knowledge comprised within this level are:

- advising clients of options where a building is considered unsuitable for the proposed use
- carrying out an assessment for a safety licence for a football ground
- carrying out a safety inspection of a complex venue to assess compliance with licensing requirements.

## Legal/regulatory compliance

This competency is about being able to apply knowledge of the relevant country's building acts, regulations and standards to ensure that buildings are safe and suitable for use.

### Examples of likely knowledge, skills and experience at each level

#### Level 1

Demonstrate knowledge and understanding of any legal/regulatory compliance requirements in relation to your area of practice.

Examples of knowledge comprised within this level are:

- relevant country's Building Act and related miscellaneous provisions
- relevant country's building regulations/standards and supporting guidance documentation.

#### Level 2

Apply your knowledge to comply with legal/regulatory requirements in specific situations within your area of practice.

Examples of activities and knowledge comprised within this level are:

- plan checking of applications to assess compliance with regulations/standards
- inspecting dangerous structures
- assessing demolition proposals.

#### Level 3

Provide evidence of reasoned advice, prepare and present reports on legal/regulatory compliance requirements in relation to your area of practice.

Examples of activities and knowledge comprised within this level are:

- preparing reports recommending legal action for dangerous structures
- carrying out enforcement activities where contraventions take place
- advising clients of options available where submissions fail to meet regulations/standards.

## Measurement

This competency is relevant to all data capture and measurement of land or property. In the context of the property pathways, it refers particularly to measurement of saleable/lettable areas for agency or valuation purposes.

### Examples of likely knowledge, skills and experience at each level

#### Level 1

Demonstrate knowledge and understanding of the principles and limitations of measurement relevant to your area of practice.

Examples of knowledge comprised within this level are:

- relevant data capture techniques including the use of lasers and tapes
- the limitations of different methods of measurement
- checking procedures for the instruments used and the calculations undertaken
- potential sources of error from use of the instruments
- the basis on which measurements should be undertaken, i.e. the core definitions of measurement and their application
- the appropriate RICS standards and guidance relating to measurement with particular reference to RICS' *Property measurement*
- the degree of accuracy that is required for different types of property and the use to which the measurements will be put
- the use and limitations of plans and drawings.

#### Level 2

Apply your knowledge to undertake measurement. Use basic and/or advanced instrumentation to collect data. Present appropriate information gained from measurement.

Examples of activities and knowledge comprised within this level are:

- using the appropriate instrumentation (including lasers and tapes) to capture sufficiently accurate data, based on an understanding of limitations of different instruments
- dealing with and advising on sources of error from use of instruments
- applying the appropriate guidance correctly in practice to undertake measurement of a variety of properties, understanding the basis on which measurements should be undertaken
- undertaking necessary calculations
- preparing and presenting measurements in a manner appropriate for the purpose they are to be used, understanding the level of accuracy that is required for different types of property.

#### Level 3

Evaluate, present, manage, analyse data and/or apply spatial data and information. Show an advanced understanding of accuracy, precision and error sources.

Examples of activities and knowledge comprised within this level are:

- Level 3 is only recommended for candidates with specialist knowledge and experience of sophisticated measurement and data capture practice. Most property candidates will only attain Level 2. For guidance on Level 3 please refer to the RICS Geospatial surveying pathway guide.

## Planning development and management

Planning appraisal is one of the crucial starting points in the development or refurbishment process. Such appraisals draw together all of the relevant policies, site history and local context pertaining to a site and the potential to secure planning consent.

Development management covers the process of managing or obtaining the grant of planning consents working for either the local authority or client-side perspective. The competency also covers the appeals process and the criteria by which cases will be considered by inspectors.

### Examples of likely knowledge, skills and experience at each level

#### Level 1

Demonstrate knowledge and understanding of the key principles and processes used to determine both the need for planning consent and the procedures involved in obtaining appropriate planning permission.

Examples of knowledge comprised within this level are:

- the purpose of the development management system and process
- the stages of the development application and appeals process
- the consultation process and stakeholder management
- the decision making process and role of key stakeholders
- the need for supporting information and basis for determining what is required
- familiarity with appropriate planning policy and procedures relevant to the locality/region of working
- site/building surveys and details, e.g. site planning history, flood risk, biodiversity, archaeology, architectural character, conservation, accessibility, highways, services and utilities
- analysis of environmental features and issues
- urban design principles and characteristics and their implications for development appraisals
- the role of supplementary planning documents, design guides and codes in guiding planning applications and their consideration.

#### Level 2

Apply your knowledge to identify, select, assemble and analyse information relevant to the preparation or determination of appropriate planning applications.

Examples of activities and knowledge comprised within this level are:

- support the making of planning applications and/or appeal documentation
- selecting, researching and analysing information and data and writing reports in support of or in response to planning applications
- identify and implement appropriate consultation procedures and respond to issues identified
- identify and help ensure compliance with planning policies and guidance.

#### Level 3

Apply information and reasoned advice in the preparation, presentation and/or negotiation of planning application and/or appeals documentation.

Examples of activities and the application of knowledge comprised within this level are:

- liaising with and negotiating with planning officers, clients, fellow professionals and third-party stakeholders in relationship to a development project
- preparing planning appraisals of land, buildings and concepts and area wide planning parameter studies
- making a planning application and/or submitting an appeal and appearing at an informal or public inquiry
- formulating and negotiating a planning or highways agreements
- creativity, problem solving and dispute mediation in scheme development.

## Risk management

This competency covers the management of risk on construction projects. Candidates should have knowledge and experience of the benefits to be gained and the techniques and processes used to manage risk. They should have a detailed understanding of how risk is dealt with on their projects.

### Examples of likely knowledge, skills and experience at each level

#### Level 1

Demonstrate your knowledge and understanding of the nature of risk and, in particular, of the risks associated with your area of business/practice.

Examples of knowledge comprised within this level are:

- the principles of risk management
- how the various procurement routes deal with risk
- mitigation strategies
- the techniques used to quantify risk
- the effect of risk on programme and cost.

#### Level 2

Apply your knowledge to carry out risk assessments taking into account all relevant factors. Understand the application of the various methods and techniques used to measure risk.

Examples of activities and knowledge comprised within this level are:

- contributing towards the identification of risk
- identifying who owns the risk in relation to the chosen procurement route on your project
- contributing towards strategies to mitigate risk
- contributing data towards the quantification of risk
- considering the effect of risk on programme and management cost specific to a project.

#### Level 3

Provide evidence of reasoned advice and implement systems to manage risk by competent management in relation to specific projects.

Examples of activities and knowledge comprised within this level are:

- advising on the appropriate procurement route in relation to the client's attitude to risk
- recognising and advising on the appropriate methodologies and approach to risk on a project
- taking ownership of the risk register and advising on appropriate risk mitigation strategies
- applying techniques to quantify risk and advising clients on the appropriate level of contingency.

## Sustainability

This competency covers the role of the surveyor in dealing with the impact of sustainability issues on development and construction, including the various ways in which sustainability can impact on development and construction. They must have a thorough understanding of the impact made by sustainability on their projects.

### Examples of likely knowledge, skills and experience at each level

#### Level 1

Demonstrate knowledge and understanding of why and how sustainability seeks to balance economic, environmental and social objectives at global, national and local levels, in the context of land, property and the built environment.

Examples of knowledge comprised within this level are:

- the principles of sustainability within development and the construction process
- the relationship between property and the environment
- how national and international legislation, regulations and taxation relating to sustainability affect construction
- criteria by which sustainability is measured in relation to finished buildings
- the principles of design, technology and construction processes
- the principles of material resource efficiency within the supply chain.

#### Level 2

Provide evidence of practical application of sustainability appropriate to your area of practice, and the circumstances in which specialist advice is necessary.

Examples of activities and knowledge comprised within this level are:

- carrying out capital cost and value engineering exercises to determine the impact of sustainability issues on design and construction processes
- carrying out life cycle cost exercises which take account of sustainability issues
- understanding the measures undertaken by governments and international bodies to encourage the reduction of the environmental impact of development.

#### Level 3

Provide evidence of reasoned advice given to clients and others on the policy, law and best practice of sustainability, in your area of practice.

Examples of activities and knowledge comprised within this level are:

- giving reasoned advice to your client and members of the project team on the financial impact of sustainability on a project
- giving reasoned advice on the application of environmental law and policy
- interpreting environmental reports and giving reasoned advice on the financial impact and programme implications on a project
- giving advice on sustainable material selection and how performance baselines can be estimated.

## Works progress and quality management

Chartered building control surveyors are frequently involved in the supervision of works on site. It is essential that candidates selecting this competency demonstrate a detailed knowledge of construction technology techniques, and the relevance of the techniques on site. Quality of workmanship is vital to ensure the long-term functional ability of the element of the building design, and candidates will be expected to demonstrate detailed knowledge of site quality requirements.

### Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
Inspect and record progress and quality of building works.	Report and advise on the adequacy of progress and quality of building works.	Manage and co-ordinate progress and quality of building works as a contract administrator/supervising officer or equivalent.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"><li>the ability to carry out a site inspection, and the importance of recording progress of works</li><li>the requirements of recording progress, and comparing to programmed works progress</li><li>the requirement for quality descriptors as set out in the contract documentation.</li></ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"><li>carrying out inspections of works being completed on site, and prepare the necessary reports showing progress and quality issues that have arisen</li><li>preparing reports and advice for clients detailing the effects of additional instructions, amendments to specifications, and the likely effect on progress</li><li>recording for in-house and external purposes reports on quality of works on site, including any works rejected, and the reasons for doing so.</li></ul>	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"><li>preparing cost reports for clients, on works progress, showing any deviation from expected progress</li><li>implementing systems for recording progress and quality issues as part of contract administrator duties, and prepare reports for external circulation</li><li>showing an understanding of the differences between the duties of a contract administrator and those of a person appointed solely to report on progress and quality issues</li><li>acting as a contract administrator and incorporating into your duties the requirements for progress and quality reporting.</li></ul>

## Delivering confidence

We are RICS. As a member-led chartered professional body working in the public interest, we uphold the highest technical and ethical standards.

We inspire professionalism, advance knowledge and support our members across global markets to make an effective contribution for the benefit of society. We independently regulate our members in the management of land, real estate, construction and infrastructure. Our work with others supports their professional practice and pioneers a natural and built environment that is sustainable, resilient and inclusive for all.

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