



Assessment of Professional Competence

Building control

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Building control

About the APC	5
How to use this guide	5
Section one	
Introduction	6
About the competencies	6
How to find help	6
About building control	7
RICS qualification	7
Section two	
Pathway requirements	8
Building Control APC	8
Section three	
Competency guidance	9
Mandatory competencies	10
Technical competencies	12
Analysis of client requirements	12
Building control inspections	14
Building information modelling (BIM) management	15
Building pathology	16

Conservation and restoration	17
Construction technology and environmental services	18
Contaminated land	19
Environmental audit [and monitoring]	20
Fire safety	21
Inspection	22
Legal/regulatory compliance	23
Measurement of land and property	24
Planning	25
Property record information systems	26
Risk management	27
Sustainability	28
Works progress and quality management	29

About the APC

The RICS Assessment of Professional Competence (APC) ensures that those applying for RICS membership are competent to practice and meet the high standards of professionalism required by RICS. There is a wide range of pathways available to qualify as an RICS member covering many different areas of practice, at APC [Chartered] level.

The APC normally consists of

- a period of experience
- a final assessment

The structured training is based on candidates achieving a set of requirements or competencies. These are a mix of technical, professional, business and management skills.

How to use this guide

This guide supports the building control pathway. It is designed to help you understand more about qualifying as an RICS member in building control. Building control is a global pathway but it is appreciated that markets may vary from country to country. If you have any queries please contact your local office. The material is set out in three sections.

Section one – provides information on this area of practice with a general overview of the building control pathways.

Section two – lists the competency requirements of the building control APC.

Section three – describes the main technical competencies associated with building control, providing expanded sector specific guidance on each of them. This forms the main part of the guide.

You **MUST** use this guide in conjunction with the core APC documentation which is available on the RICS website and comprises:

- APC Requirements and competencies guide
- The candidate guide
- The counsellor guide.

You can download all the supporting guidance from www.rics.org/apcguides

Introduction

About the competencies

The APC 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 not just a list of tasks or functions, they are also based upon attitudes and behaviours. The competencies have been drawn up in a generic way so that they can be applied to different areas of practice and geographical locations. This guide is designed to help you interpret these competencies within the context of building control.

The competencies are defined at three levels of attainment and each APC pathway has its own specific combination of competencies that you must achieve at the appropriate level. You must reach the required level in a logical progression and in successive stages:

Level 1 – knowledge and understanding

Level 2 – application of knowledge and understanding

Level 3 – reasoned advice and depth of technical knowledge

The competencies are in three distinct categories:

Mandatory competencies – the personal, interpersonal, professional practice and business competencies common to all pathways and compulsory for all candidates.

Core competencies – the primary competencies of your chosen APC pathway.

Optional competencies – a set of competencies selected by the candidate from a list defined for the particular pathway. In most cases there is an element of choice. These are mostly technical competencies, but certain mandatory competencies also appear on the optional competency list and candidates are permitted to select one of these at a higher level.

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.

How to find help

RICS has fully trained teams across the globe who will be able to help you with any general APC queries. For details of your local office – www.rics.org/contactus

RICS HQ
Parliament Square
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About building control

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 upon 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
- Providing energy efficiency audits and giving advice on energy conservation
- Inspecting possible dangerous structures and advising on action 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.

RICS also offers a building control pathway in its Associate qualification.

For further details on Associate membership and this pathway please go to [rics.org/associate](https://www.rics.org/associate)

Chartered alternative designations related to this pathway

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

Pathway requirements

Building control APC

Mandatory competencies

You must achieve the minimum levels as set out in the mandatory competencies.

Level 3

- Conduct rules, ethics and professional practice

Level 2

- Client care
- Communication and negotiation
- Health and safety

Level 1

- Accounting principles and procedures
- Business planning
- Conflict avoidance, management and dispute resolution procedures
- Data management
- Sustainability
- Team working

Core competencies

Level 3

- Building control inspections
- Environmental audit (and monitoring)
- Fire safety
- Inspection
- Legal/regulatory compliance

Optional competencies

One competency to Level 3 **and** one competency to Level 2 from the list below:

- Analysis of client requirements
- Building information modelling (BIM) management
- Building pathology
- Conservation and restoration
- Construction technology and environmental services
- Contaminated land
- Measurement of land and property
- Planning
- Property records/information systems
- Risk management
- Works progress and quality management
- Sustainability

Plus one competency to Level 2 from the full list of technical competencies, including any not already chosen from the list above.

Competency guidance

The pages that follow are intended to provide guidance for users on the main competencies associated with building control.

The guidance has been drawn up by experienced practitioners and aims to give you a clear and practical understanding of how to apply the listed core and optional competencies in the context of building control.

The official competency definitions (at levels one, two and three) are provided, followed by a description of the key knowledge and activities that are likely to fall within the scope of each competency.

The information provided is designed to be helpful but informal guidance.

The knowledge and activities described under each competency are not exhaustive, and should not be relied upon as any form of revision list. Candidates must satisfy themselves and their employers that they have reached the required level of attainment before applying for final assessment.

The competencies are arranged in alphabetical order.

Mandatory competencies

These competencies are a mix of the professional practice, interpersonal, business and management skills that are considered common to, and necessary for, all professional members.

Title	Definition	Level required
Conduct rules, ethics and professional practice	<p>Level 1 Demonstrate knowledge and understanding of the role and significance of RICS and its functions. Also an appreciation of your personal professional role and society's expectations of professional practice and RICS Rules of Conduct and conduct regulations, including the general principles of law and the legal system, as applicable in your country of practice.</p> <p>Level 2 Provide evidence of practical application in your area of practice, being able to justify actions at all times and demonstrate personal commitment to the RICS Rules of Conduct, ethics and RICS 5 professional and ethical standards.</p> <p>Level 3 Provide evidence of application of the above.</p>	3
Client care	<p>Level 1 Demonstrate knowledge and understanding of the principles and practice of client care including:</p> <ul style="list-style-type: none"> • the concept of identifying all clients/colleagues/third parties who are your clients and the behaviours that are 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 <p>Level 2 Provide evidence of practical application of the principles and practice of client care in your area of practice.</p>	2
Communication and negotiation	<p>Level 1 Demonstrate knowledge and understanding of effective oral, written, graphic and presentation skills including the methods and techniques that are appropriate to specific situations.</p> <p>Level 2 Provide evidence of practical application of oral, written, graphic and presentation skills that are appropriate in a variety of situations, specifically including where negotiation is involved.</p>	2

Title	Definition	Level required
Health and safety	<p>Level 1 Demonstrate knowledge and understanding of the principles and responsibilities imposed by law, codes of practice and other regulations appropriate to your area of practice.</p> <p>Level 2 Provide evidence of practical application of health and safety issues and the requirements for compliance, in your area of practice.</p>	2
Accounting principles and procedures	Demonstrate knowledge and understanding of accounting concepts and the format and preparation of management and company accounts, including profit and loss statements, cash flow statements and balance sheets.	1
Business planning	Demonstrate knowledge and understanding of how business planning activities contribute to the achievement of corporate objectives.	1
Conflict avoidance, management and dispute resolution procedures	Demonstrate knowledge and understanding of the techniques for conflict avoidance, conflict management and dispute resolution procedures including for example adjudication and arbitration, appropriate to your APC pathway.	1
Data management	Demonstrate knowledge and understanding of the sources of information and data, and of the systems applicable to your area of practice, including the methodologies and techniques most appropriate to collect, collate and store data.	1
Sustainability	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.	1
Team working	Demonstrate knowledge and understanding of the principles, behaviour and dynamics of working in a team.	1

Technical competencies

Analysis of client requirements

Description of competency in context of this sector

This competency is about the establishment and agreement of a client brief, but primarily deals with the inception stage of a building project. This requires a sound understanding of the law applying to building projects, the preparation of outline design proposals in various formats, the preparation of budget costs, project programmes, and advising on various procurement options. It also requires an understanding of matters concerning energy efficiency, sustainability and alternative energies.

Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
Demonstrate knowledge and understanding of the need to collect data, analyse and define the needs of clients.	Provide evidence of the practical application of that knowledge and understanding. This should include the development of strategies and methodologies and, where appropriate, undertaking feasibility studies, design proposals and costings.	Provide evidence of developing appropriate strategies to meet the client's requirements under minimum supervision, based on analysis and interpretation. Demonstrate the ability to report on and present tailored strategies to the client.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> The methods of data gathering during the inception stage of a project including client briefings and site based information The law applicable to building projects and in particular those relating to consents and approvals The principles of energy efficiency The principles of sustainability The principles of alternative energy sources The principles of the preparation of alternative outline design proposals including sketch drawings The methodology of preparing an option appraisal The principles of preparing outline schedules of work along with approximate quantities The principles of the preparing budget costs including elemental cost plans 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> Analysing the data gathered through the client briefing process and formulating a detailed client brief Consulting with the statutory authorities and other approvals required Considering the impact of energy efficiency, sustainability and the need for alternative energy sources Preparing budget costs including optional cost plans Preparing a project programme of plan assessment and inspection of works Analysing contract procurement options. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> Analysing the data gathered through the client briefing process and formulation of a detailed client brief Advising on the need for action regarding statutory and other consents and approvals Advising on the impact of energy efficiency, sustainability and the need for alternative energy sources Presenting budget costs Presenting a project programme of plan assessment and the inspection of works Carrying out a post completion audit of the clients needs and reviewing how accurately these were dealt with.

continued on next page

Analysis of client requirements continued

Examples of likely knowledge, skills and experience at each level

Level 1 [cont.]	Level 2	Level 3
<ul style="list-style-type: none">• The principles of preparing a project programme of works• The various traditional contract procurement options• The need for specialist consultants and options for engaging them.		

Building control inspections

Description of competency in context of this sector

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	Level 2	Level 3
Undertake building inspections at stages of work in progress in order to assess compliance with building legislation.	Demonstrate the ability to observe, assess and take authoritative action in respect of contraventions of building legislation on site.	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.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Relevant country's building standards or regulations and associated guidance • Relevant country's Building Act or equivalent • Current construction techniques. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Applying knowledge of standards and regulations to site scenarios • Inspecting building work across all phases for compliance • Advising where work is incorrectly constructed. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • 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.

Building information modelling (BIM) management – Building control

Description of competency in context of this sector

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	Level 2	Level 3
Demonstrate knowledge and understanding of the technical, process and collaborative aspects of the use of BIM on projects.	Develop and apply management systems to facilitate the use of BIM on projects including unified control and reporting procedures.	Show how the knowledge and experience gained in this competency has been applied to advising clients and/or senior management on BIM strategy.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Understanding of BIM strategies and implementation • Understanding of the various technical options and solutions for information modelling • Understanding of the collaborative processes necessary for BIM adoption • Knowledge of standard classification systems and their use in infrastructure • Knowledge of relevant internationally recognised management standards such as Construction Operations Building Information Exchange (COBie). 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • 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. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • 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

Description of competency in context of this sector

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	Level 2	Level 3
Demonstrate your knowledge and understanding of building defects, including collection of information, measurements, and tests.	Apply your knowledge to undertake surveys, use survey and other information to diagnose cause and mechanisms of failure.	Give reasoned advice and appropriate recommendations, including the preparation and presentation of reports.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Knowledge and understanding of typical defects relating to typical buildings found in your locality you may have come across, being able to explain cause and effect of these • Knowledge and understanding of building defects likely to be encountered in typical building surveying activities • Knowledge and understanding of the various methods to collect, store and retrieve information for various differing purposes when carrying out property inspections • Knowledge and understanding of the various types of inspection that may be carried out, and the importance of the accurate recording of information during inspection • Knowledge and understanding of differing types of testing, and the limitations of the tests, for example the use of damp meters, and borescopes. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • 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. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • 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.

Conservation and restoration

Description of competency in context of this sector

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	Level 2	Level 3
Demonstrate knowledge and understanding of the principles, techniques and methods applied to conservation and restoration.	Undertake an inspection or object identification to identify all the relevant factors that may affect the conservation or restoration of the subject matter.	Provide evidence of reasoned advice on the conservation or restoration of the subject matter and/or manage the conservation or restoration process.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • 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. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • 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 – eg 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. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • 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 upon alternative repair methods • Considering assessing and advising upon 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

Description of competency in context of this sector

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	Level 2	Level 3
Demonstrate knowledge and understanding of the principles of design and construction relating to your chosen field of practice.	Apply your knowledge to the design and construction processes.	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.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • 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. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • 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. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • 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

Description of competency in context of this sector

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, planning and building control.

Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
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.	Prepare a brief and/or specification for the appointment of a specialist(s) to undertake a site investigation.	Supervise a site investigation, interpret the results of laboratory analyses and make recommendations as to remedial treatments.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • The definition of contaminated land, and associated legislation • The relevance of the environmental legislation and planning policies • The relevance under the appropriate Environmental Protection Act, Planning Policy Guidance and RICS Published Guidance and Practice Notes • Relevant building codes/regulations of candidate's country relating to contaminated land. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Advising clients on the application of contaminated land to their development projects • Advising clients on the law, regulation, procedures, RICS guidance and practice appertaining to contaminated land • Liaising with specialist team members to advise on contaminated land assessment and remediation • Undertaking Review Stage 1 and desk top environmental reports. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Providing reasoned advice on contaminated land issues to clients • Negotiating and liaising with clients and regulators on contaminated land issues • Working with specialist project teams dealing with contaminated land assessment and remediation.

Environmental audit (and monitoring)

Description of competency in context of this sector

This competency is about understanding the impact that the environment can have on design and construction choices and interpreting specialist reports to ascertain whether choices made are suitable.

Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
Demonstrate knowledge and understanding of appropriate environmental auditing concepts, processes, systems and the role of the environmental audit in environmental monitoring.	Apply in practice your understanding of environmental auditing and monitoring, as appropriate.	Provide evidence of reasoned advice including the preparation and production of reports based on appropriate environmental audits.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Understanding of how desktop research identifies sensitive factors on a site • Knowledge and understanding of site inspection techniques • Awareness of relevant Acts and regulations. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Monitoring of sites where investigations are being carried out to ensure that correct techniques are being followed • Advising clients on ground conditions where precautionary arrangements may be needed and advising clients of hazards and risks when work is proposed on a contaminated site • Advising clients on energy conservation options for projects. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Advising clients of options for the treatment of contaminated ground • Advising on requirements of ongoing environmental monitoring where necessary • Carrying out a BREEAM assessment of a building.

Fire safety

Description of competency in context of this sector

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	Level 2	Level 3
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.	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.	Apply the principles and understanding by preparing a fire safety strategy for a moderately complex assembly or commercial building with multiple uses and a relatively high occupancy.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Relevant country's fire safety standards and regulations • Understanding of current means of escape and compartmentation guidance • Current construction techniques related to fire precautions. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Attending relevant fire safety courses • Assessing project plans for fire safety compliance • Inspecting projects to assess satisfactory implementation of fire safety features. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Preparing a fire safety strategy for a building as described.

Inspection

Description of competency in context of this sector

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	Level 2	Level 3
Demonstrate knowledge and understanding of the different requirements for inspection, together with the required information and factors affecting the approach to an inspection.	Undertake inspections and apply the information gained to prepare reports/schedules and/or registers of equipment, presenting appropriate information gained from the inspection.	Provide evidence of reasoned advice and recommendations arising from inspections.
<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Understanding of human behaviour in crowd scenarios • Structural stability of structures • Licensing inspection techniques • Relevant Acts and regulations related to licensing venues. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • 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. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • 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

Description of competency in context of this sector

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	Level 2	Level 3
Demonstrate knowledge and understanding of any legal/regulatory compliance requirements in relation to your area of practice.	Apply your knowledge to comply with legal/regulatory requirements in specific situations within your area of practice.	Provide evidence of reasoned advice, prepare and present reports on legal/regulatory compliance requirements in relation to your area of practice.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> Relevant country's Building Act and related miscellaneous provisions Relevant country's building regulations/standards and its supporting guidance documentation. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> Plan checking of applications to assess compliance with regulations/standards Inspecting dangerous structures Assessing demolition proposals. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> 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 of land and property

Description of competency in context of this sector

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	Level 2	Level 3
Demonstrate knowledge and understanding of the principles and limitations of measurement relevant to your area of practice.	Apply your knowledge to undertake measurement. Use basic and/or advanced instrumentation to collect data. Present appropriate information gained from measurement.	Evaluate, present, manage, analyse data and/or apply spatial data and information. Show an advanced understanding of accuracy, precision and error sources.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • 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 • Understanding the basis on which measurements should be undertaken ie the core definitions of measurement and their application • Awareness of the appropriate standards and guidance relating to measurement with particular reference to the 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. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • 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. 	<p>Examples of activities and knowledge comprised within this level are:</p> <p>Please note, 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 RICS Geomatics Professional Group.</p>

Planning

Description of competency in context of this sector

The planning system plays a vital role in the opportunities available for any potential development scheme. This means it is important for developers to have good working knowledge and experience of the processes involved to ensure successful development outcomes.

Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
Demonstrate knowledge and understanding of the principles of planning.	Apply your knowledge to matters relevant to the planning process	Give reasoned advice, including the preparation and presentation of reports on planning matters, brief other professional consultants and understand the application of specialist knowledge to the resolution of planning problems.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • The purpose of the planning system • The importance of the strategic planning framework • The decision making process on planning applications • Awareness of special planning powers for conservation areas, listed buildings and trees • The requirements for community involvement in the planning system. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Reviewing submitted planning applications to assess possible impact on building regulation requirements • Applying pre-consultation and negotiation processes to the planning application process • Interpreting strategic planning policies and addressing their effect on building regulation requirements. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Producing viability/feasibility reports for projects with access issues • Providing client advice on planning applications, where there is a possible conflict with building control needs • Reviewing environmental and other impact assessments and advising on accuracy.

Property records/information systems

Description of competency in context of this sector

This competency relates to the records that a nation keeps and maintains to support its own system of the registration of rights in its land. It requires knowledge and understanding of the systems in use in one country, usually the country in which the candidate works.

Examples of likely knowledge, skills and experience at each level

Level 1	Level 2	Level 3
Demonstrate knowledge and understanding of the factors required for a property records/information system including the sourcing and collation of data.	Demonstrate your ability to apply knowledge to analyse data and assemble it for use in a database.	Demonstrate the ability to extract data from a property records/information system for the appropriate use and to present data for specific purposes.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Difference between deeds/ registered titles • General/surveyed boundaries • Supporting maps/plans • Legal documentation • Index maps • Electronic records. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Interpreting plan/map data • Commissioning surveys/field investigation • Interpreting legal language in relation to property records • Accessing legal advice • Writing clear and factual reports on the results of surveys/field investigations • Ensuring security of data. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Retrieving data from existing records, manual or electronic • Advising on security of data • Preparing briefs for legal advice • Writing reports on contentious cases • Preparing clear and factual reports and letters to clients.

Risk management

Description of competency in context of this sector

This competency covers the management of risk on construction projects. Candidates should be aware 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	Level 2	Level 3
Demonstrate your knowledge and understanding of the nature of risk and, in particular, of the risks associated with your area of business/practice.	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.	Provide evidence of reasoned advice and implement systems to manage risk by competent management in relation to specific projects.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • 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. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • 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 their project. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • 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

Description of competency in context of this sector

This competency covers the role of the quantity surveyor in dealing with the impact of sustainability issues on development and construction. Candidates should have an awareness of 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	Level 2	Level 3
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.	Provide evidence of the practical application of sustainability appropriate to your area of practice, and of awareness of the circumstances in which specialist advice is necessary.	Provide evidence of reasoned advice given to clients and others on the policy, law and best practice of sustainability in your area of practice.
<p>Examples of knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • 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 how design, technology and construction processes • The principles of material resource efficiency within the supply chain. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • 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. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • 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

Description of competency in context of this sector

Chartered Building 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 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 upon 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"> • The ability to carry out a site inspection, and the importance of recording progress of works • A knowledge of the requirements of recording progress, and comparing to programmed works progress • Knowledge of the requirement for quality descriptors as set out in the contract documentation. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Carrying out inspections of works being completed on site, and prepare the necessary reports showing progress and quality issues that have arisen • Preparing reports and advice for clients detailing the effects of additional instructions, amendments to specifications, and the likely effect on progress • Recording for in house and external purposes reports on quality of works on site, including any works rejected, and the reasons for doing so. 	<p>Examples of activities and knowledge comprised within this level are:</p> <ul style="list-style-type: none"> • Preparing cost reports for clients, on works progress, showing any deviation from expected progress • Implementing systems for recording progress and quality issues as part of CA duties, and prepare reports for external circulation • Showing an understanding of the differences between the duties of a CA and those of a person appointed solely to report on progress and quality issues • Acting as a CA and incorporating into your duties the requirements for progress and quality reporting.



Confidence through professional standards

RICS promotes and enforces the highest professional qualifications and standards in the development and management of land, real estate, construction and infrastructure. Our name promises the consistent delivery of standards – bringing confidence to the markets we serve.

We accredit 118,000 professionals and any individual or firm registered with RICS is subject to our quality assurance. Their expertise covers property, asset valuation and real estate management; the costing and leadership of construction projects; the development of infrastructure; and the management of natural resources, such as mining, farms and woodland. From environmental assessments and building controls to negotiating land rights in an emerging economy; if our members are involved the same professional standards and ethics apply.

We believe that standards underpin effective markets. With up to seventy per cent of the world's wealth bound up in land and real estate, our sector is vital to economic development, helping to support stable, sustainable investment and growth around the globe.

With offices covering the major political and financial centres of the world, our market presence means we are ideally placed to influence policy and embed professional standards. We work at a cross-governmental level, delivering international standards that will support a safe and vibrant marketplace in land, real estate, construction and infrastructure, for the benefit of all.

We are proud of our reputation and we guard it fiercely, so clients who work with an RICS professional can have confidence in the quality and ethics of the services they receive.

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