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ROLE OF ASSISTANT BUILDING CERTIFIERS

Purpose

This News Flash clarifies the interpretation of section 124 (2) of the *Standard Building Regulation* regarding the role of a building certifier accredited at the level of assistant building surveyor.

Standard Building Regulation Provisions

Without supervision (section 124 (2) (a))

An assistant building surveyor who is not supervised by a building certifier accredited at the level of building surveyor, may only perform building certifying functions:

- on buildings and structures having a rise of not more than 3 storeys in height; and
- on buildings and structures having a total floor area of not more than 2000 m².

If either of these criteria is exceeded, i.e. if a building is more than 3 storeys, **or** has a total floor area exceeding 2000 m², an assistant building surveyor who is not under the supervision of a building surveyor cannot perform building certification functions for that building.

With supervision (section 124 (2) (b))

An assistant building surveyor under the supervision of a building surveyor, may **assist** in **assessing** and **inspecting** all classes of buildings and structures. However, this does not allow an assistant building surveyor to **decide**, i.e. sign a development permit, for a building which exceeds either one of the criteria listed in subsection (2)(a). An assistant building surveyor is limited to the functions of assisting in **assessing** and **inspecting** such larger buildings.

For further enquiries please do not hesitate to contact Mr John Lamb on telephone (07) 3237 1712.

