

Building Inspector (Limited) Experience Statement

Limited to all classes of buildings up to 3 storeys in height with a maximum floor area of 500m² (excluding basement)

How to provide evidence of your experience

Step 1

Complete an experience logbook for all Areas of Experience listed in this statement. This must include carrying out building surveyor inspections of building work for buildings up to three storeys in height (excluding buildings with a basement) with a floor area of up to 500m², under the supervision of a registered Building Inspector or Building Surveyor.

Whilst not essential for this registration class, you may also include in your logbook any experience with buildings with a rise in storeys of more than three and a floor area of up to 2000m².

If you are seeking consideration based on practical experience restricted to Class 1 and 10 buildings, you do not need to list experience relating to Class 2-9 buildings.

We strongly recommend you use the BPC [logbook template](#) found on the BPC's website.

Step 2

Provide a portfolio of evidence for all of the Areas of Experience listed in this statement. Your portfolio should include copies of documents that demonstrate your capacity to undertake all of the activities of a Building Inspector (Limited) in a competent manner and to professional standards. It should also demonstrate at least two years of relevant experience. **Complete and submit this statement with your application.**

Remember

- Please include as much evidence as possible as this will be used to work out whether you have enough experience for registration.
- In your application, you will need to provide Technical Referee References to confirm you have completed this work.
- It is an offence under section 246 of the Building Act 1993 to give any false or misleading statements or information in your application.
- We will return your application if this statement is incomplete or does not have enough detail, and ask you for more information.
- Start completing your experience logbook as you gain experience. This will save you time when preparing your application.



Area of Experience 1 - Carry out construction inspections for buildings up to three storeys in height (excluding buildings with basements) with a floor area of up to 500m²

In your logbook, include detailed building work inspections that you have carried out for buildings of up to three storeys in height with a floor area of up to 500m² (including those carried out under supervision if you are not registered) for all of the classes and types of buildings specified below. Include the following information for each inspection:

- date of inspection
- location of inspection (site address)
- building permit number
- description of the building work inspected, for example - Class 3, Type C construction
- type of inspection, for example - before a footing is placed, on completion of framework
- outcome of inspection
- name and registration category of the registered building inspector or building surveyor that supervised your carrying out of the inspection, for example - John Smith, Building Inspector (Unlimited).

Other documentation that you could provide to demonstrate your experience in the classes and types of buildings specified below.

Written inspection records that you personally prepared for all of the classes and types of buildings specified below, at each of the following inspection stages:

- before a footing is place
- before the pouring of an in situ reinforced concrete member nominated by the relevant building surveyor in the building permit
- on completion of framework
- on completion of all building work

Three class 1a buildings in different climatic, geographic or planning zones

Three class 2 or 3 buildings with a floor area of up to 500m², including one Type A, Type B, and Type C construction

Three class 9 buildings with a floor area of up to 500m², including one Type A, Type B, and Type C construction

Two class 5, 6, 7 or 8 buildings with a floor area of up to 500m² including one Type B and Type C construction.

One class 5, 6, 7 or 8 building

One class 2 or 3 building

Two of each of the following class 10b structures in different climatic, geographic or planning zones:

- a swimming pool
- a fence
- a retaining wall
- a free-standing wall
- a mast or antenna



Area of Experience 2 - Identify, resolve, and report non-compliance with building permits, the act and regulations for buildings up to three storeys in height and with a floor area of up to 500m²

In your logbook, include detailed building work inspections that you have carried out for buildings of up to three storeys in height with a floor area of up to 500m² (including those carried out under supervision if you are not registered) for all of the classes and types of buildings specified below. Include the following information for each inspection:

- date of inspection
- location of inspection (site address)
- building permit number
- description of the building work inspected, for example - Class 3, Type C construction
- type of inspection, for example - before a footing is placed, on completion of framework
- outcome of inspection
- name and registration category of the registered building inspector or building surveyor that supervised your carrying out of the inspection, for example - John Smith, Building Inspector (Unlimited).

Other documentation that you could provide to demonstrate your experience in the classes and types of buildings specified below.

Written inspection records that you personally prepared where non-compliance with the building permit, Building Act 1993 or Building Regulations was identified at the following types of inspection.

A minimum of three written records of building work inspections that you undertook before a footing is placed that collectively identified at least three of the following:

- incorrect siting / location
- incorrect configuration
- incorrect dept, width or size
- excavation not clean and free of debris and / or water

A minimum of three written records of building work inspections that you undertook on completion of the frame that collectively identified at least four of the following:

- incorrect positioning of roof trusses
- incorrect fixing of roof trusses
- incorrect timber size and / or stress grade and / or type and / or durability
- incorrect positioning and / or fixing of wall or roof bracing
- insufficient support to load bearing elements
- incorrect timber spacing / span



A minimum of three written records of building work inspections that you undertook before the pouring of an in situ reinforced concrete member that collectively identified at least four of the following:

- insufficient cover to reinforcement
- membrane not positioned, lapped and sealed around pipes
- insufficient lapping of steel reinforcement
- incorrect steel reinforcement size and / or type
- incorrect positioning of steel reinforcement and support
- steel reinforcement not tied to position

A minimum of three written records of building work inspections that you undertook on completion of all building work that collectively identified at least four of the following:

- incorrect positioning of smoke alarms
- missing bushfire requirements (for example, seals on garage doors)
- stormwater system not connected to the point of discharge
- incorrect gradient on ramps and access ways
- incorrectly fitted / positioned sanitary facilities for people with a disability
- non-climable zone of swimming pool barrier not maintained
- incorrect height of handrails and balustrades
- incorrect stair dimensions
- no single hand level action to exit doors