



LICENCE CLASSES

COMPLETED RESIDENTIAL BUILDING INSPECTION LICENCE

Scope of work

- (1) Inspect or investigate completed class 1a and class 10 buildings, and provide advice or a report about a building in accordance with Australian Standard 4349.1 'Inspection of Buildings-Property Inspections-Residential Buildings'.

Technical qualifications

- (a) Completion of an approved completed building inspectors course and—
- (i) a current licence in 1 of the following licence classes—
 - builder—low rise;
 - builder—medium rise;
 - builder—open; or
 - (ii) accreditation as a building surveyor, assistant building surveyor or building surveyor technician by the Australian Institute of Building Surveyors ACN 004 540 836 or accreditation the authority considers is at least equivalent to accreditation by the Institute.
- (b) In this section—
- “approved completed building inspectors course”** means a course (the **“authority course”**) provided by a registered training organisation and containing the following subjects, or another course delivered by a registered training organisation that the authority is satisfied is at least equivalent to the authority course—
- (i) Customer Service Skills;
 - (ii) Effective Communication;
 - (iii) Report Writing;
 - (iv) Pre-Inspection Considerations;
 - (v) Site Inspection Procedures and Techniques;
 - (vi) Contracts and the Building Legislation in Qld;
 - (vii) Building Code of Australia and Australian Standards;
 - (viii) Workplace Health & Safety;
 - (ix) BSA Dispute Procedures and Insurance and Legal Implications.

Experience requirements

Five years experience—

- (a) in the scope of work for a licence class mentioned in (a) above; or
- (b) as a building surveyor, assistant building surveyor or building surveyor technician.

Financial requirements

The relevant financial requirements in the board's policies.

1 st Introduced	1/9/03
Scope Amendment	
Technical Amendment	26/10/07

Classification Summary of Buildings and Structures defined in the Building Code of Australia 1996

CLASSES OF BUILDING		
Class 1	Class 1A	A single dwelling being a detached house or one or more attached dwellings.
	Class 1B	Boarding/guest house or hostel not exceeding 300m ² and not more than 12 people reside.
Which is not located above or below another dwelling or another Class of building other than a private garage.		
Class 2	A building containing 2 or more sole occupancy units each being a separate dwelling.	
Class 3	A resident building, other than a Class 1 or 2, which is common place of long term or transient living for a number of unrelated persons.	
Class 4	A dwelling in a building that is Class 5, 6, 7, 8 or 9 if it is the only dwelling in the building.	
Class 5	An office building used for professional or commercial purposes, excluding buildings of Class 6, 7, 8 or 9.	
Class 6	A shop or other building for the sale of goods by retail or the supply of services direct to the public.	
Class 7	A building which is a carpark or for storage, or display of goods or produce for sale by wholesale.	
Class 8	A laboratory, or a building in which a handicraft or process for the production, assembling, altering, repairing, packing, finishing, or cleaning of goods or produce is carried on for trade, sale or gain.	
Class 9	A building of a public nature.	
	Class 9A	A health care building.
	Class 9B	An assembly building in a primary or secondary school, but excluding any other parts of the building that are of another class.
Class 10	A non habitable building or structure.	
	Class 10A	A private garage, carport, shed or the like.
	Class 10B	A structure being a fence, mast, antenna, retaining or free standing wall, swimming pool or the like.

TYPE OF CONSTRUCTION		
Rise in storeys	Class of building 2,3,9	Class of building 5,6,7,8
4 or More	A	A
3	A	B
2	B	C
1	C	C

Note: The classification of buildings and the type of construction can vary from the standard model depicted in the tables. Concessions can be provided that change the type of construction. The concessions can relate to the design of the building, its size, and the number of escapes.