

Important information for all Accredited Builders

New Classes of Builder will apply from July 2008.

As a result of the new *Scheme for the Accreditation of Building Practitioners 2008*, from July 2008 the builder accreditation Classes will be changing.

This affects all accredited:

- Commercial Builders
- Domestic Builders
- Construction Managers
- Fire Protection Services Builders, and
- Demolishers.

Depending on your current Scope of Work entitlements you will be moved to one of three new Classes:

1. Open
2. Medium Rise
3. Low Rise

What are the reasons for the changes?

- National consistency to align Tasmanian builder licensing with the Builders Licensing Australasia Model (which is the same as the Queensland Model);
- Consistent with the Australian Qualification Framework qualifications for builders;
- More appropriate definitions of the 'scope of work' based on necessary skills to perform more complex building projects;
- Easier movement across jurisdictions for builders who want to work on projects in different states as licensing is clearer to all regulators. States and Territories have recognised this classification of builders as the appropriate model for national consistency;
- Aspects of the previous Authorised Scheme for the Accreditation of Building Practitioner have been reviewed in the light of four years' experience under the operation of the *Building Act 2000*. The builder associations have been involved in this review.

What are the advantages of the changes?

The previous Scheme for the Accreditation of Building Practitioners contained five broad categories of builder – one of Domestic Builder and four of Commercial Builder. These will be reduced to three categories and the distinction between domestic and commercial builder eliminated. Instead of an arbitrary division between domestic and commercial work, builders will be able to construct buildings of a similar size and complexity. For example, previously a Domestic Builder could not do any commercial work unless they were also accredited as a Commercial Builder. Now that builder will be able to construct any low rise projects such as a house, unit, small shop, office or barn that has a low level of construction complexity.

What am I required to do?

Existing accredited builders will not be disadvantaged by the proposed change. Most accredited builders will automatically move to one of the three new accreditation Classes in July 2008. These changes will be carried out by the Director of Building Control without any requirement for input from builders and the new Register of Accredited Builders developed. You will receive written notification of your new Class and Scope of Work.

- Builder Domestic will be transferred to Builder Low Rise
- Builder Commercial Limited 1 will be transferred to Builder Low Rise
- Builder Commercial Limited 2 will be transferred to Builder Medium Rise (restricted to two storeys)
- Builder Commercial Restricted 3 will be transferred to Builder Medium Rise
- Builder Commercial Unrestricted will be transferred to Builder Open

Builders with **qualified accreditations** will have the same restrictions and limitations that currently apply transferred to their new conditions. As with any accredited builder, evidence of achieving new competencies by the presentation of new qualifications will trigger a review of the accreditation level.

What is the Scope of Work for each new class?

Builder Open

Building work on all Classes of buildings and all Types of Construction.

Builder Medium Rise

1. Building work on Class 1 or Class 10 buildings; and
2. Building work to a maximum of 3 storeys, building work not including Type A construction on Class 5 – Class 9 buildings.

Builder Low Rise

1. Building work on Class 1 or Class 10 buildings; and
2. Building work on Class 2 – Class 9 buildings of Type C construction with a gross floor area up to 2000m².

For an explanation of what types of work you can do, the Building Control Branch will be providing a detailed break down of the Scope of Work for each builder Class.

What does the “Class” of a building mean?

The **Building Code of Australia 2008*** (BCA) classifies buildings and structures into 10 classes. A summary is provided in the Table below:

CLASSES OF BUILDING		
Class 1	Class 1a	A single dwelling being a detached house, or one or more attached dwellings, each being a building, separated by a <i>fire-resisting</i> wall, including a row house, terrace house, town house or villa unit.
	Class 1b	A boarding house, guest house, hostel or the like with a total area of all floors not exceeding 300m ² , and where not more than 12 persons reside, and 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 residential building, other than a Class 1 or 2 building, which is a common place of long term or transient living for a number of unrelated persons. <i>Example: boarding-house, hostel, backpackers accommodation or residential part of a hotel, motel, school or detention centre.</i>	
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. <i>Example: café, restaurant, kiosk, hairdressers, showroom or service station.</i>	
Class 7	Class 7a	A building which is a carpark.
	Class 7b	A building which is 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, including those parts of the building set aside as a laboratory.
	Class 9b	An assembly building, including a trade workshop, laboratory or the like, in a primary or secondary school, but excluding any other parts of the building that are of another class.
	Class 9c	An aged care building.
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.

*The Building Code of Australia (BCA) contains technical provisions for the design and construction of buildings and other structures. The BCA covers matters such as structure, fire resistance, access and egress, services and equipment and energy efficiency as well as certain aspects of health and amenity in buildings. The *Building Act 2000* references the BCA as the technical standard for all building work in Tasmania. The BCA is published in two volumes: Volume 1 (commercial buildings) and Volume 2 (domestic buildings).

The BCA is available in three formats, a web based version, a CD version and a hard bound book. Hard copies of the BCA can be viewed at main council offices and at State Library of Tasmania city libraries. For all enquires about ABCB publication sales please ring 1300 857 522 or e-mail bca@abcb.gov.au

What does the “*Type of Construction*” of building work mean?

The Building Code of Australia 2008 prescribes three Types of Construction A, B and C. Type C is the simplest type of construction and is no more than two storeys. Type A is the *most fire resistant* Type of Construction.

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

***Note:** The Type of Construction *can vary* from the standard model depicted in the table above. Concessions can be provided under the BCA that change the required Type of Construction. The concessions can relate to the design of the building, its size, and the number of escapes.

Progression from one class of builder to a higher level

In recognition of the traditional progression of builders from smaller, less complicated building projects to more complicated projects, an accredited builder who demonstrates the achievement of 60% of the required competencies for the next highest category (Medium Rise or Open) and who has five or more years experience as a responsible builder, may be granted an additional Provisional Accreditation at the level above their current accreditation. Provisionally accredited practitioners may be subject to increased levels of audits and compliance checking. Provisional accreditation is not transferable to another State or Territory under Mutual Recognition laws. The building practitioner will revert to the substantive level of accreditation if the full qualification is not obtained within two years of commencement of study towards the higher qualification.

New annual financial assets test for builders

From July 2008 builders must provide evidence that they have the financial resources (Net Tangible Assets) to operate a building business. This will occur annually on the anniversary of the builder’s accreditation. Compliance will be met by a statement signed by the builder’s accountant or tax agent that they have a least \$50,000 in Net Tangible Assets at the time of payment of their annual accreditation fee. Where the builder is a director, partner or permanent employee of a body corporate, the statement may be of the Net Tangible Assets of the partnership or corporation. The Director of Building Control will accept the accountant’s certificate that a builder has \$50,000 in Net Tangible Assets. Builders do not need provide any other details of their financial affairs to the Director unless requested to do so through an audit.

For more information or a copy of the *Scheme for the Accreditation of Building Practitioners 2008* please contact the Workplace Standards Tasmania Helpline:

Phone: (inside Tasmania) 1300 366 322 or (03) 62 33 7657 (outside Tasmania).

Email: wstinfo@justice.tas.gov.au Fax: (03) 62 33 8338