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**SACPCMP**

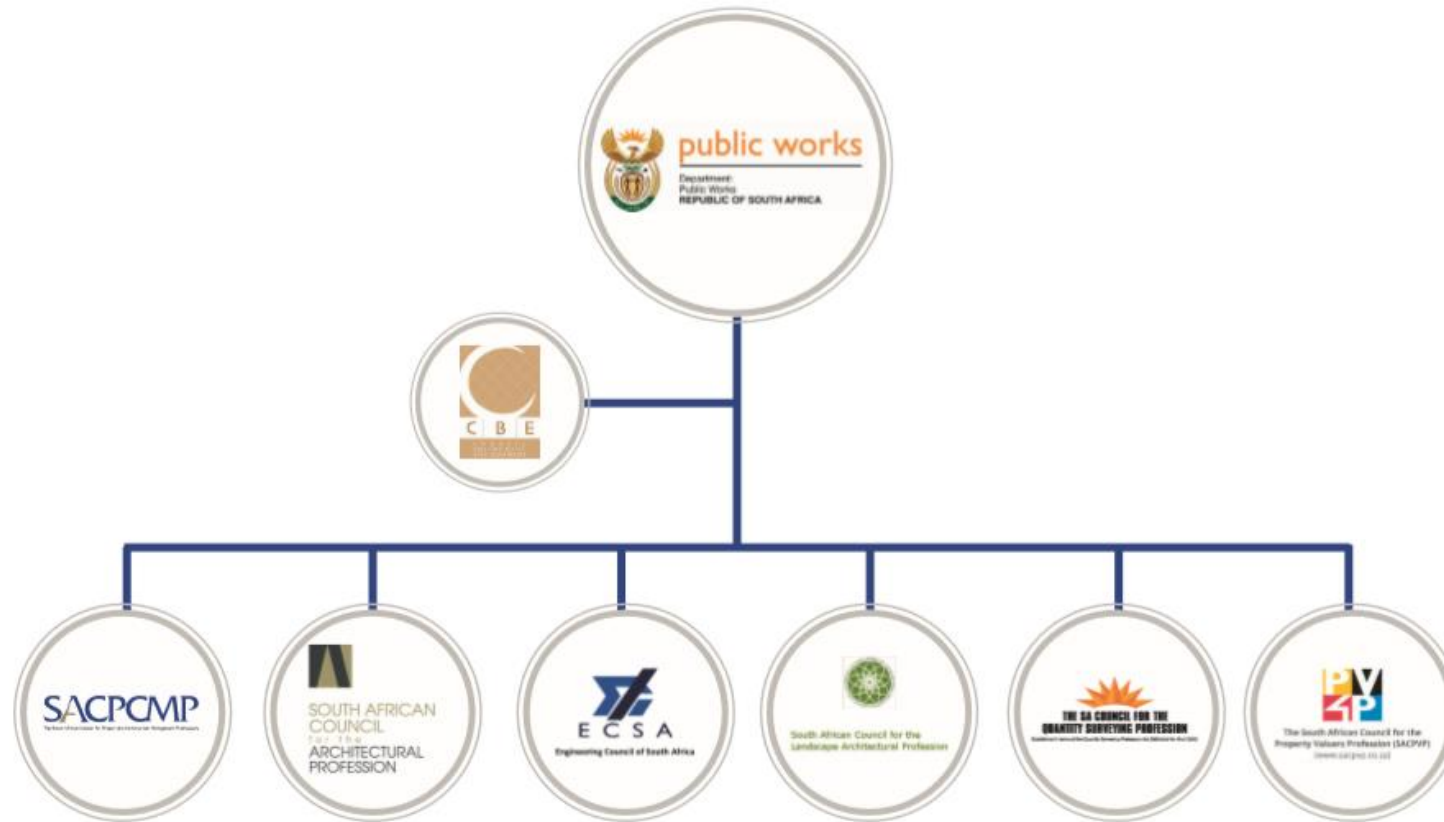
The South African Council for the Project and Construction Management Professions

— CONSTRUCTING NEW PERSPECTIVES —

# BUILDING INSPECTORS ROUTE TO REGISTRATION

- **Welcome and introductions**
- **Introducing the SACPCMP**
- **Building Inspectors background to registration**
- **Routes to Registration**
- **Maintaining registration – annual requirements**
- **Questions?**

# THE BUILT ENVIRONMENT PROFESSIONAL COUNCILS



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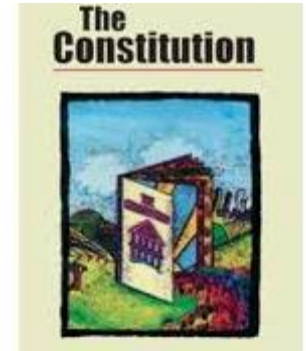
## Constitutional Mandates

### Section 22 of the South African Constitution (Act No. 108 of 1996)

#### Freedom of trade, occupation and profession:

“Every citizen has a right to choose their trade, occupation and profession freely. The practice of a trade, occupation or profession may be regulated by law.”

This is the basis for the existence of the SACPCMP through Act No. 48 of 2000.



## MANDATE

A statutory body established in terms of section(2) of the Project and Construction Management Act, 2000 (Act no 48 of 2000)

## COMPOSITION

Council is made up of 10 members 6 from the Project and Construction Management fraternity, 2 from Government and 2 Public representatives.

Competency certification for Registered Persons in

- Construction Project Management
- Construction Management
- **Specified category disciplines**
- Recognition and certification of continuing professional development (CPD)
- Upstream input into education of professionals through mandatory accreditation of tertiary academic programmes
- Intended partnerships with practices to achieve effective mentoring of candidates prior to registration
- Student Chapter initiative to grow interest in professions

- Sponsor research and scholarship / bursaries with the support of VAs to enhance academic and research excellence and promote transformation
- Fulfil the mandate of 'protecting the public' from resource wastage and incompetence through implementation of the code of conduct for practitioners and effective disciplinary procedure

# SACPCMP OUR MISSION, VISION AND VALUES

## MISSION

To create an enabling environment for the promotion, growth and transformation of Built Environment Management Professions through advocacy, research and best practice



## VISION

To be a world-class regulatory body for the Built Environment Management Professions



## VALUES

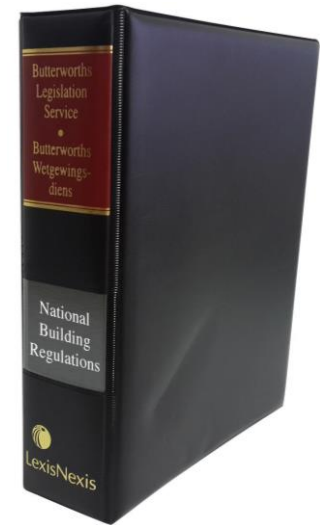
- Accountability
- Integrity
- Innovation
- Transparency
- Inclusiveness



In South Africa, all buildings including homes are to be erected in accordance with the National Building Regulations (NBR) and Building Standards Act of 1977.

The purpose of the regulations and standards are to:

- **Promote uniformity** in understanding its implementation;
- **Provide technical advice** on its application
- Administer the Review Board dealing with disputes regarding the decisions of local authorities in the administration.



**The Tongaat Mall Collapse**  
November 2013 two people died  
while 29 others were injured



## Meyersdal Eco-Estate

August 2014 seven people died



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## KZN Church building

April 2019 thirteen people died



## Brooklyn Mall ceiling collapse

February 2015 – 08:30am  
no injuries



## November 2015

NHBRC and SACPCMP sign a Memorandum of Understanding in order to develop criteria for the registration of Building Inspectors

**The vision** - Professionalization of building inspectors, would significantly contribute towards;

- ensuring that all structures including homes are built according to National Standards
- builders are assisted to ensuring the structural integrity of their builds
- for the benefit of consumers

A study on proposed regulatory framework for the professional registration of construction building inspectors was commissioned by the

National Home Building  
Registration Council (NHBRC)



NATIONAL HOME BUILDING REGISTRATION COUNCIL (NHBRC)  
STUDY ON PROPOSED REGULATORY FRAMEWORK  
FOR THE PROFESSIONAL REGISTRATION OF  
CONSTRUCTION BUILDING INSPECTORS

(Final Draft)

30 October 2017

Conducted a **nationwide** situational analysis and baseline determination of;

- the **overall size, composition, demographical and educational levels** of current Building Inspectors;

**Determine;**

- Number of Building Inspectors employed and practicing in the public and private sector
- Status of the current numbers per occupational levels and functional areas of responsibility
- Actual number of vacancies existing;
- Total volume, skills complement, type of work conducted per occupational category in the different spheres of government;

## Make recommendations on:

- The scope of services for categories of registration,
  - criteria for eligibility and proposed registration process
- Technical skills needs
  - Continuing Professional Development (CPD) regulatory regime proposed for implementation
- Availability of technical courses recommended for the professional development of Building Inspectors

## Make recommendations on:

- Regulatory measures for the professionalization of Building Inspectors in compliance with statutory provisions for the Construction Management professions
- Statutory amendments to be affected by the regulator to enforce the regulatory measures
- A model for the successful implementation of the regulatory strategy



## Definition of a Building Inspector

“a person who is employed by either a public or private institution and is qualified in one or more disciplines qualifying them to make professional judgment about whether a building meets building code requirements.”

## The Building Inspector;

- ensures building projects meet relevant requirements of the National Building Regulations by conducting site inspections.
- co-ordinates site inspections with other departments
- advises on building related issues - approved building plans to reduce technical risks and prevent construction errors.

## The Building Inspector;

- gives assurance that building projects achieve legal building certification
- prepares site inspection reports and legal notices;
  - unauthorised building work
  - building regulation contraventions
- attending court where deemed necessary
- addresses complaints – responding in an effective and efficient manner
- undertakes site inspections relating to hoarding and demolition permit applications

## The Industry and the Public will have:

- Assurance in the knowledge that there are specific standards set for persons registered as a Building Inspector
- A clear understanding of what can be expected in performance
- Reduced failure risks in service provision

## The registration of Building Inspectors will provide:

- A firm foundation for professionalism
- A standard scope of services to ensure that all stakeholders have clear service indicators
- Legitimising of the Building Inspectorate occupational practice

# REGISTRATION - BENEFITS

## Building Inspectors will have:

- Clear registration guidelines:
  - ✓ qualifications and experiences required in specific categories
- Strengthened body of knowledge
- Improves standards and ethical conduct
- Enhanced reputation through the credibility, efficiency and authority



"DON'T WORRY. THE FIRST 30 YEARS OF BEING AN INSPECTOR ARE THE HARDEST."

## Registered Building Inspectors will:

- Solve regulatory and technical problems, and bringing value
- Provide proactive service that brings solutions to all National Building Regulations / Construction Regulations problems from pre-planning to completion to steer the project along the compliance path
- Work with clients to achieve critical milestones in the design and construction process
- Demonstrate a continued improvement to service, standardized procedures, and professional ethics

## Registered Building Inspectors will:

- Work with clients to meet development objectives and compliance expectations
- Provide consistent advice that does not change over city or province borders
- Provide consistent interpretation of the National Building Regulations and Construction Regulations
- Enable an effective working partnership with building regulatory bodies and authorities



"WE THOUGHT YOU'D LIKE MUSIC  
DURING YOUR BUILDING INSPECTION."

A Task Team was constituted in terms of Section 17 of the SACPCMP Act (Act No 48 of 2000) to advise Council through the Registration and Education Committee (Regcom) on all matters relating to the registration of Building Inspectors.

- The Task Team members are representatives from government entities, academia and the private sector.
- Every member invited to participate due to their expertise in the built environment.

# REGISTRATION TASK TEAM

SACPCMP



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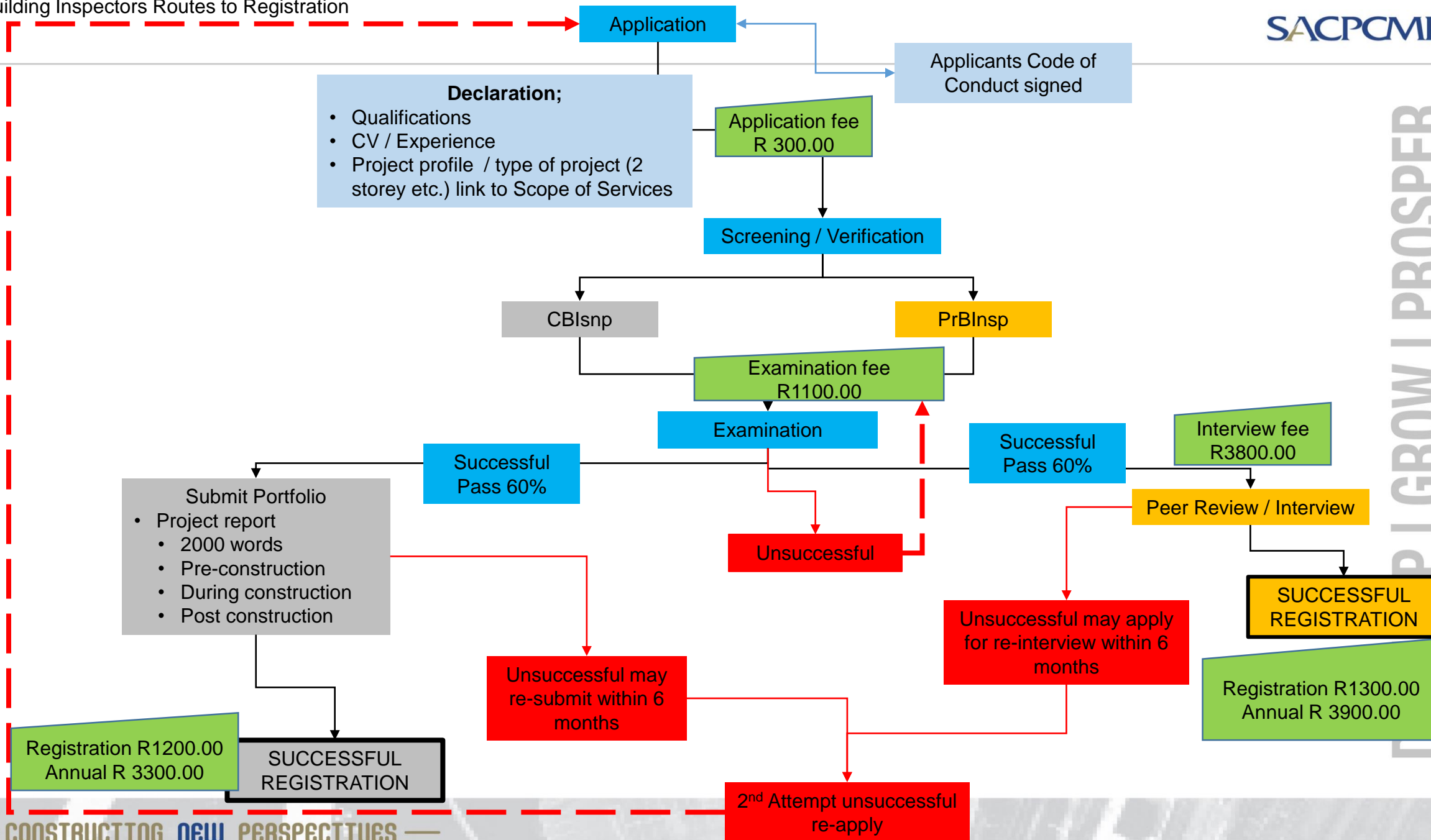
# CATEGORIES OF REGISTRATION

- Certified Building Inspector
  - Title - CBInsp
- Professional Building Inspector
  - Title – PrBInsp

Government Gazette Vol. 650 8 August 2019 – No. 42629 published for comment;

[Scope of Services for Building Inspectors](#)





# QUALIFICATIONS

Category	Qualification	Experience	Recognised Qualification
<b>Pr. Building Inspector</b>  <b>PrBInsp</b>	<b>The foundational qualification for successful registration in this category is;</b> A Bachelor's Degree in the Built Environment with specialisation in; <ul style="list-style-type: none"> <li>• Architecture</li> <li>• Civil Engineering</li> <li>• Construction Management / Studies</li> <li>• Quantity Surveying</li> </ul>	Minimum 3 years' prescribed working experience	Bachelor's Degree in the Built Environment, (Relevant Degree + Honours) <b>NQF Level 8</b>
		5 years prescribed working experience	B Tech Degree in the Built Environment, <b>NQF Level 7</b>
		5 years prescribed working experience	<b>Building Inspector Class III</b> NQF Level: 7 - Credits: 132 <b>ENTRY REQUIREMENTS:</b> Occupational Certificate: Building Inspector (Class II)
		7 years prescribed working experience	Relevant National Diploma
<b>Note - Additional credits awarded in the desktop assessment for Postgraduate Qualifications associated with the four disciplines as indicated below:</b> <ul style="list-style-type: none"> <li>• Architecture</li> <li>• Civil Engineering</li> <li>• Construction Management / Studies</li> <li>• Quantity Surveying</li> </ul> <b>These Qualifications may not be considered as a stand-alone qualification if the foundational qualification is not present.</b>			
	<ul style="list-style-type: none"> <li>• PhD in the Built Environment</li> <li>• Master's in the Built Environment</li> <li>• Master of Construction</li> <li>• Postgraduate Diploma in the Built Environment</li> <li>• Postgraduate Diploma in Construction Management</li> </ul>		

Category	Qualification	Experience	Recognised Qualification
<b>Certified Building Inspector</b>  <b>CBInsp</b>	<b>Advanced Diploma in the Built Environment</b> <b>Replacing;</b> <b>B Tech Architecture</b> <b>B Tech Civil Engineering</b> <b>B Tech Construction Management</b> <b>B Tech Quantity Surveying</b>	Minimum 3 years' prescribed working experience	B Tech Degree in the Built Environment, NQF Level 7  <b>Occupational Certificate:</b> Building Inspector (Class II), NQF Level 7
		Minimum 3 years' prescribed working experience	<b>Building Inspector Class II</b> <b>NQF Level: 6</b> - Credits: 145 <b>ENTRY REQUIREMENTS:</b> Occupational Certificate: Building Inspector (Class I)
		Minimum 3 years' prescribed working experience	National Higher Diploma Building Environment, <b>NQF Level 6</b> – Credits: 360
		Minimum 5 years prescribed working experience	Diploma in the Built Environment, <b>NQF Level 6</b> – Credits: 240
		Minimum 5 years prescribed working experience	Advanced Certificate in the Built Environment <b>NQF Level 6</b> – Credits: 120
		Minimum 7 years' prescribed working experience	Higher Certificate in Building Environment, <b>NQF Level 5</b> – Credits: 120

# HOW TO REGISTRATION

Follow the link;

<http://sacpcmp.org.za/>



The Building Inspector App is available for download once registered.



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