

Building Control - Career Pathways

The UK Building Regulations set out the minimum statutory building standards for all manner of new builds, extensions, conversions and change of use. They are highly complex and cover a wide scope of technical requirements ranging from structures, fire safety and building services, through to energy efficiency, ventilation, disabled access, security and beyond.

Building Control are responsible for ensuring that construction projects are compliant with building regulations and meet the statutory building standards. Projects range from small house extensions to large commercial developments such as offices, factories, shops and schools. Building Control works closely with Architects, builders and building owners, checking plans and site works to ensure the building regulations are complied with and issue Completion Certificates for completed works.

BC surveyors regularly give advice on the legal requirements and can have a significant influence on the design and construction of buildings regulations, helping people to navigate through the complex legislation and technical guidance and can also put forward suggestions as to the most cost effective and environmentally friendly way to build. Building control also ensure buildings affected by fire or bad weather are made safe or can approve building demolition if required.

The Building Control service also deals with dangerous structures to ensure the public safety and attends incidents 24/7 and provides advice to other authorities such as the police and fire service.

Further information about qualifications and careers is available at:

<https://www.labc.co.uk/about-labc/careers>

There are various roles and grades within a typical Building Control team structure including:

Job Title	Entry Requirements
<p>Building Control Technical Support Officer Provides administrative support to the BC service and requires knowledge of the legislation and procedures.</p> <ul style="list-style-type: none">) Registration of building regulation applications and associated clerical duties) Booking site inspections) Customer service enquiries 	<ul style="list-style-type: none">) Good standard of education in Maths and English) Good computer skills) Prior customer service experience (local authority experience desirable but not essential)
<p>Building Control Assistant Lead officer within the BC support team. Provides administrative and technical support and assists the BC management team.</p> <ul style="list-style-type: none">) Registration of building regulation applications.) Knowledge of legislation relating to building regulation application procedures.) Payments/Invoicing 	<ul style="list-style-type: none">) Good standard of education in Maths and English) Excellent computer skills) Prior experience working within Building Control) Building Control Technical Support NVQ level 3 or equivalent desirable.

<p>Assistant/Trainee Building Control Officer Plan checking and site inspections of domestic projects commensurate to experience with the support and supervision of a qualified surveyor</p>	<ul style="list-style-type: none">) NVQ level 3 in construction or equivalent.) Working towards an appropriate degree and professional qualification
<p>Area Building Control Officer/Surveyor Assesses plans submitted to the Council and inspects building works to check that designs and works comply with the Building Regulations. Also deals with dangerous structures and enforcement of illegal or non-compliant building work.</p>	<ul style="list-style-type: none">) Appropriate degree in Building studies or equivalent technical qualifications and experience) Professional Qualification (e.g Chartered Surveyor (RICS), Chartered Building Engineer (CABE) or equivalent.) Evidence of Continuing Professional Development
<p>Senior Building Control Surveyor Leads a team of Building Control Officers providing technical support to BCO's and organising day to day inspection work.</p> <ul style="list-style-type: none">) Individual caseload of plan checking and site inspections.) Dangerous structures including out of hours incidents.) Statutory Enforcement 	<ul style="list-style-type: none">) Appropriate degree in Building studies or equivalent technical qualifications and experience) Professional Qualification (e.g Chartered Surveyor (RICS), Chartered Building Engineer (CABE) or equivalent.) Extensive experience of working in the Building Control profession.) Evidence of Continuing Professional Development
<p>Principal Building Control Surveyor Responsible for operational day to day running of the service. Supports the BC team on the interpretation and enforcement of Building Regulations and Building Act 1984. Also:</p> <ul style="list-style-type: none">) Line management of a team of surveyors and support staff.) Allocation of work to officers) Plan checking and site inspections.) Dangerous structures including out of hours incidents.) Enforcement) Quality management system) Dealing with complaints) Marketing/customer liaison) Setting charges and fee quotes) Assists the BCM with strategic service planning and marketing) Liaison with other authorities and council depts. 	<ul style="list-style-type: none">) Appropriate degree in Building studies or equivalent technical qualifications and experience) Professional Qualification (e.g Chartered Surveyor (RICS), Chartered Building Engineer (CABE) or equivalent.) Extensive experience of working in the Building Control profession.) Managerial Qualification e.g. ILAM) Evidence of Continuing Professional Development) Additional specialist qualifications beneficial e.g fire safety engineering, energy assessments
<p>Building Control Manager Lead officer responsible for the provision of the Council's Building Control Service including strategic</p>	<ul style="list-style-type: none">) Appropriate degree in Building studies or equivalent technical qualifications and experience

service planning, budgetary control and business risk management.

-) Line management of a team surveyors and support staff.
-) Allocation of caseload to officers
-) Quality management system
-) Plan checking and site inspections
-) Strategic planning on BC policy and procedures decision making and son Building Regulations and related matters.
-) Responsible for budgetary control and planning
-) Formal stage complaint handling
-) Fee quotes and charges scheme design
-) Dangerous structures including out of hours incidents.
-) Enforcement

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-) Extensive experience of working in the Building Control profession.
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-) Additional specialist qualifications beneficial e.g fire safety engineering, energy assessments