



BSCF

Building Safety
Competence Foundation

BSCF Certification Pathways

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Welcome and Purpose

Introduction to the BSCF Certification

The Building Safety Competence Foundation (BSCF) is a United Kingdom Accreditation Service (UKAS)-accredited certification body operating in accordance with ISO/IEC 17024. It provides independent certification for Registered Building Inspectors (RBIs) through structured and impartial assessment, ensuring that individuals meet defined thresholds of professional competence.

Certification through the BSCF provides assurance that individuals have been independently assessed and are capable of carrying out building control work lawfully and effectively, within the scope of their registration. The process is: evidence-based; aligned with the Building Inspector Competence Framework (BICoF); and reflects the expectations set by the Building Safety Regulator (BSR), including scope limitations tied to registration categories.

Purpose of Certification Categories

To support structured progression and transparent recognition of scope, we have established distinct *certification categories (which replace the former banding system)* based on building types and risk. These categories are designed to reflect the complexity and diversity of work undertaken by RBIs, while allowing for clear progression from standard domestic work to the most complex and higher-risk buildings.

Each category defines a specific certification scope aligned with those used for the Building Safety Regulators Register and is underpinned by assessment against the BICoF.

- **Category 2A** applies to work on individual dwelling houses under 7.5 metres and represents a common scope for those undertaking standard domestic projects.
- **Category 2ABD** includes low/medium-rise flats and low-rise non-residential buildings, offering an appropriate scope for RBIs involved in a broader range of work.
- **Category 2A-F** reflects a wide scope across all standard residential and non-residential buildings up to 18 metres and is suitable for those delivering a full range of building control services.
- **Category 3A-H** includes all building types, including non-standard and higher-risk buildings (HRBs), and is aligned with the Class 3 registration requirements.

Alignment with BICoF and BSR Registration Classes

Each certification category is directly aligned with the nine subject areas set out in the BICoF and the registration structure regulated by the BSR. Competence requirements correspond with the expected levels of performance for:

- Class 2 RBIs – for work on standard and non-HRB buildings
- Class 3 RBIs – for work on non-standard and higher-risk buildings (HRBs)

This alignment ensures consistency between assessed competence and the legal limitations set out in registration requirements. It also enables employers and regulators to match an individual's certification to the types of building control work they are authorised and competent to carry out.

Primary Legislation

- **[Building Act 1984 \(as amended by the Building Safety Act 2022\)](#)**
 - Establishes the primary legal framework for building control in England and underpins the regulatory responsibilities of the Building Safety Regulator (BSR).
 - Sets out the requirement for restricted activities (plan checking and inspections) to be performed by an RBI and restricted functions requiring RBI advice.
 - Establishes 'Registered Building Inspector' as a protected title and that RBIs must only work within their registered class/categories.

Secondary Legislation (Key Regulations)

- **[The Building \(Registered Building Control Approvers etc.\) \(England\) Regulations 2024](#)**
- **[The Building \(Registered Building Control Approvers etc.\) \(Wales\) Regulations 2024](#)**
 - Sets out the registration framework, operational requirements, conditions, and conduct for RBCAs
- **[The Building \(Restricted Activities and Functions\) \(England\) Regulations 2023](#)**
- **[The Building \(Restricted Activities and Functions\) \(Wales\) Regulations 2024](#)**

Overview of Certification Categories

To support clarity around the scope of certification, the BSCF has structured its assessment and certification scheme into four distinct categories of certification. These correspond directly to the building typologies defined in the BSRs registration scheme and are aligned with the expected competence thresholds under the BCoF.

Each category is designed to reflect a specific range of building types rather than a hierarchy of progression. While progression across categories is supported, individuals may remain at any category appropriate to their role and experience.

Certification Categories	Mapped BSR Registration	Scope of Work
2A	A	Individual dwelling houses under 7.5m
2ABD	A, B, D	Dwelling houses under 7.5m, flats under 11m, small non-residential buildings
2A-F	A–F	Full range of standard buildings under 18m
3A-H	A–H	All building types including higher-risk buildings (HRBs)

Note: Certification categories represent certification scopes, not job grades or seniority.

Relationship to BSR Registration Classes/sub-categories (A to H)

Each BSCF certification category corresponds to the classes and subcategories within the BSRs registration framework, which defines the types of buildings an RBI may work on, with scope restrictions applied according to class and subcategory.

- Building sub-categories A to F are associated with Class 2 registration
- Building sub-categories G and H are only permitted with Class 3 registration
- Class 1 registration is intended for individuals who are not yet certificated as competent to carry out restricted activities independently or unsupervised.
- Class 4 is a voluntary registration for those RBIs registered at either Class 2 or 3 and who might also have additional responsibilities as a technical manager within their workplace. No competence assessment is required for a Class 4 technical manager.

BSR registration is available to any Class 1 RBIs who meet the competence requirements. BSCF's certification structure reflects the BSRs registration framework to ensure consistency between assessed competence and the registration framework.



RBI Class 2
BICoF Level C
Scope: Dwelling houses <7.5m

Category 2A



RBI Class 2
BICoF Level C
Scope: Houses <7.5m, flats <11m, small non-resi <7.5m

Categories 2ABD



RBI Class 2
BICoF Level C
Scope: All standard buildings up to 18m

Categories 2A–F



RBI Class 3
BICoF Level D
Scope: Non-standard and higher-risk buildings (HRBs)

Categories 3A–H

- Each Category is valid in its own right and matches the scope of certification to the type of work undertaken.
- Progression is permitted but not required, and individuals may remain at any level based on their role and competence.
- Movement between levels requires further assessment and certification.
- Registration class must match certification level for lawful delivery of restricted activities, as per the Building (Restricted Activities and Functions) (England) Regulations 2023.

NOTE: Competence Level Requirement Under Ethics is D (comprehensive) for all Certification types.

Demonstrates the ability to apply ethical judgement independently and consistently. Acts with integrity in circumstances involving conflicting interests, external pressure, or public scrutiny. Understands and upholds the limits of personal competence, takes responsibility for decisions with significant consequences, and ensures that public interest and building safety are prioritised above client, commercial, or organisational pressures.

At this Competence level (D), the individual is expected to:

- Lead by example, exhibiting impartiality and professional standards for others.
- Recognise when impartial advice may be challenged and defend ethical decisions appropriately.
- Raise and escalate ethical concerns within the organisation or to the regulator, where necessary.
- Navigate complex relationships between regulators, clients, and dutyholders while maintaining professional integrity.

Introduction of a New Assessment– Covering Categories A, B and D

To support progression and structured competence recognition, the Scheme Committee has approved the introduction of a new assessment category that will sit between the previously known Bands A and B, and will cover Class 2 sub-categories A, B, and D of the BSR registration framework.

The new band is intended as a stepping stone between Class 2A and Class 2A–F registration, supporting individuals who have demonstrated competence in the BSRs registration framework:

- **Sub-category A:** Residential dwelling houses (under 7.5m)
- **Sub-category B:** Residential flats and dwelling houses (under 11m)
- **Sub-category D:** All building types (including residential) (under 7.5m)

This change reflects both the volume and risk profile of buildings typically encountered within the BSRs sub-categories. Based on previous mapping and analysis, they collectively represent approximately 70–85% of the national workload, with indicative estimates as follows:

- Sub-category A: 30–35% (detached/semi-detached houses)
- Sub-category B: 20–25% (low-rise flats)
- Sub-category D: 20–25% (small commercial/community buildings under 7.5m)

The new category supports a phased approach to assessment and registration, enabling individuals to gain recognition for competence in lower-risk settings before progressing to a broader scope of certification.

Amy's Story – Midtown Building Control

Amy joined Midtown Building Control as a graduate trainee and was registered as a Class 1 RBI. Over her first 18 months, she worked under supervision, focusing on domestic applications, primarily dwelling houses under 7.5 metres. This gave her the opportunity to develop competence in line with Category 2A, supported by experienced colleagues.

After building supervised experience on domestic projects, Amy submitted an application to the BSCF for certification at category 2A, supported by records of supervised work, documented experience and **Competence Specific Learning***. Upon approval of her application she booked and undertook the formal assessment. Following successful certification, she was eligible for Class 2 registration and began carrying out restricted activities independently on dwelling houses under 7.5 metres.

Over the following 18 months, Amy gained further supervised experience on low-rise flats (under 11m) and small non-residential buildings, such as high-street commercial premises. Once sufficient evidence of competence had been gathered, Amy applied to extend her scope and sit the BSCF Category 2ABD assessment, which would allow Amy to register with the BSR at Class 2ABD and to carry out building control restricted activities and to advise her employer about their restricted functions without supervision for those type of BSR registration sub-categories.

Over the next two years, Amy continued to develop under supervision across a wider range of standard buildings, including schools, care homes, and offices. With this broader experience and a successful further assessment, she gained BSCF certification at 2A–F, extending her scope across all standard buildings under 18 metres.

Several years later, having built extensive supervised experience with more complex and non-standard buildings, Amy undertook a reassessment and progressed to Class 3 registration, whereby Amy was certificated for BSCF Categories 3A–H, enabling her to take responsibility for restricted activities etc on all building types, including higher-risk buildings (HRBs), in line with BICoF Level D.

*Competence Specific Learning (CSL)

Competence Specific Learning refers to any structured or self-directed activity undertaken by a certificated individual to maintain, strengthen, or update their competence in relation to their certified scope. CSL must be relevant to the delivery of building control functions and support the individual's ability to carry out restricted activities lawfully and effectively.

CSL may include:

- Study or review of updates to legislation, regulations, or guidance (e.g. changes to Approved Documents or statutory procedures)
- Learning related to new or emerging construction practices, systems, or materials
- Targeted learning in response to an identified development need or previous assessment outcome
- Activities that support deeper understanding of any BICoF competence area relevant to the individual's certification

CSL is not measured by volume or attendance, but by its relevance to the certified scope and its contribution to the individual's continued competence.

Detailed Certification Category Descriptions

Category 2A – Dwelling Houses (Under 7.5m)

This applies to Registered Building Inspectors undertaking restricted activities/advising on restricted functions on buildings within the 2A Class/sub-category, as defined in the BSR registration framework. It covers:

- Residential dwelling houses (single household)
- Traditional construction
- No more than three storeys, and not exceeding 7.5 metres in height
- No more than one basement level
- Excludes flats, maisonettes, or multi-unit buildings

This category reflects competence against the BICoF at Level C and is suitable for those registered at Class 2. It is appropriate for individuals with experience in domestic work, such as new entrants or those in teams focused on housing.

Competence Expectations (BICoF Level C – Class 2 RBIs):

- **Law**
Understanding of primary and secondary legislation, the Building Act 1984, the Building Regulations, and relevant statutory instruments. Knowledge of Allied Legislation.
- **Technology**
Understanding of traditional construction methods, structural principles, and key systems in single dwelling houses (e.g. loadbearing walls, roofing, insulation).
- **Building Services**
Knowledge of domestic services such as drainage, ventilation, heating, and hot water systems, and their implications for compliance.
- **Functions and Activities**
Application of the law in practice, including understanding the role of the BCB and RBI, and the performance of duties both as a public official and as an enforcer of the Building Regulations.
- **Plans Assessment**
Competence in assessing straightforward domestic plans using the guidance provided within the Approved Documents, as the means of compliance to the Requirements set out in the Parts of the Building Regulations.
- **Inspection**
Ability to plan and undertake inspections of houses and identify key risk points at each stage of work, including foundations, structure, and completion.
- **Management and Core Skills**
Self-management, prioritising workload, maintaining clear records, and commitment to lifelong learning and professional development.
- **Safety Management**
Awareness of health, safety, and welfare considerations when undertaking building control functions. This includes personal safety on site, understanding construction-phase hazards, and recognising poor health and safety practices that may present a wider risk. The RBI must assess work environments for basic safety controls (e.g. safe access, temporary works, site security) and act appropriately where risks are evident. Building safety risks (e.g. fire, structure, services) while addressed through specific plan and inspection tasks but must also be considered where unsafe practices or unplanned variations impact safe occupation or use. Escalation and reporting of serious concerns must follow agreed procedures.
- **Ethics (BICoF Level D)**
Adherence to professional standards of conduct, including impartiality, accountability, and acting within the scope of certification. Understanding the duty to declare conflicts of interest, respect confidentiality, and escalate concerns when work falls outside competence or certification scope.

Category 2ABD – Dwelling Houses, Low-Rise Flats, and Small Non-Residential Buildings

This covers the 2A, 2B, and 2D Class/sub-categories, as defined in the BSR registration framework, and reflects a broader scope across common low-rise buildings, including:

- 2A – Dwelling Houses (Under 7.5m)
- 2B – Residential flats and dwelling houses (under 11m)
- 2D – All building types (including residential) (under 7.5m)

Work at this category may involve:

- Low-rise flats (e.g. maisonettes and small apartment blocks)
- Mixed-use buildings (e.g. shop with flat above)
- Small commercial, retail, or community buildings under 7.5m

This category remains aligned with BICoF Level C and is suitable for Class 2 RBIs working across a broader range of standard buildings.

Competence Expectations (BICoF Level C – Class 2 RBIs):

- **Law**
Application of the Building Act and Regulations across both residential and non-residential contexts, including understanding of the interaction with fire safety legislation and access provisions in public spaces.
- **Technology**
Broader knowledge of structural and material variation in small commercial and multi-unit buildings (e.g. separating floors, fire-stopping).
- **Building Services**
Competence in services for buildings with shared access or higher occupancy (e.g. communal drainage systems, shared heating or ventilation).
- **Functions and Activities**
Performing duties with a wider range of applicants and contexts, including change of use, mixed-use, and public access buildings. Awareness of dutyholder responsibilities and enforcement triggers.
- **Plans Assessment**
Ability to assess more complex layouts, shared means of escape, accessibility requirements, and energy compliance in small-scale but non-domestic buildings.
- **Inspection**
Planning and conducting inspections across more varied building types, including flats and small public buildings. Recognising issues relating to access, compartmentation, and shared services.
- **Management and Core Skills**
Managing a broader caseload, liaising with a wider range of stakeholders (e.g. agents, managing agents, small developers), and maintaining effective documentation.
- **Safety Management**
Awareness of health, safety, and welfare considerations when undertaking building control functions. This includes personal safety on site, understanding construction-phase hazards, and recognising poor health and safety practices that may present a wider risk. The RBI must assess work environments for basic safety controls (e.g. safe access, temporary works, site security) and act appropriately where risks are evident. Building safety risks (e.g. fire, structure, services) while addressed through specific plan and inspection tasks but must also be considered where unsafe practices or unplanned variations impact safe occupation or use. Escalation and reporting of serious concerns must follow agreed procedures.
- **Ethics (BICoF Level D)**
Adherence to professional standards of conduct, including impartiality, accountability, and acting within the scope of certification. Understanding the duty to declare conflicts of interest, respect confidentiality, and escalate concerns when work falls outside competence or certification scope.

Category 2A–F – Standard Buildings (Under 18m)

This covers the 2A to 2F Class/sub-categories, as defined in the BSR registration framework and is applicable to a wide range of standard buildings, including residential, commercial, educational, and care facilities under 18 metres in height. This scope extension brings additional technical and regulatory considerations beyond 11 metres, such as fire safety, cladding restrictions, and escalated complexity in systems.

Buildings in this category include:

- Low- and mid-rise flats (4–6 storeys)
- Schools, care homes, offices
- Multi-unit residential and mixed-use developments
- Standard construction types (steel, masonry, timber frame)

Key issues introduced between 11 m and 18 m:

- Fire Suppression
- External Wall Construction and Cladding
- Means of Escape and Fire Strategy
- Documentation and Evidence

Competence Expectations (BICoF Level C – Class 2 RBIs)

- **Law**
Understanding and application of relevant primary and secondary legislation, including the Building Act 1984, the Building Safety Act 2022, and associated regulations (e.g. the Building Regulations 2010, the Registered Inspectors Regulations 2023, and the Restricted Activities Regulations 2023).
Includes awareness of allied legal frameworks.
- **Technology**
Knowledge of structural and construction systems typically used in standard buildings, including masonry, timber frame, steel, concrete, and common façade systems. Understanding of key design features such as compartmentation, separating floors, and fire-resisting construction.
- **Building Services**
Understanding of communal and integrated services including heating, hot water, ventilation, drainage, fire detection, and sprinkler systems in residential buildings. Ability to assess how services interface with construction and identify compliance issues affecting life safety or building performance.
- **Functions and Activities**
Application of the law through delivery of building control functions including plan assessment, inspection, consultation, and enforcement. Recognition of scope limits for Class 2 RBIs and the need to refer or escalate non-standard issues. Competence in performing duties both as an employee of the BCB and as a statutory decision-maker whilst performing restricted activities.
- **Plans Assessment**
Ability to assess full plans for a wide range of building types, including residential, education, and commercial buildings up to 18m. Competence in checking fire safety strategies, means of escape, services, thermal elements, access, structure, and energy performance using Approved Documents and supporting technical guidance.
- **Inspection**
Planning and carrying out inspections across key stages for larger and more complex standard buildings. Focus on identifying construction risks, verifying fire safety provisions (e.g. fire-stopping, cavity barriers), and ensuring services and structure align with approved plans. Risk-based inspection approaches and proper recording of findings are essential.
- **Management and Core Skills**
Effective self-management across multiple sites or complex projects. Competence in planning inspection schedules, maintaining accurate records, and adapting to project changes. Ongoing commitment to Competence Specific Learning (CSL), awareness of the limits of competence, and appropriate use of digital tools and templates.
- **Safety Management**
Awareness of health, safety, and welfare considerations when undertaking building control functions. This includes personal safety on site, understanding construction-phase hazards, and recognising poor health and safety practices that may present a wider risk. The RBI must assess work environments for basic safety controls (e.g. safe access, temporary works, site security) and act appropriately where risks are evident. Building safety risks (e.g. fire, structure, services) while addressed through specific plan and inspection tasks but must also be considered where unsafe practices or unplanned variations impact safe occupation or use. Escalation and reporting of serious concerns must follow agreed procedures.
- **Ethics (BICoF Level D)**
Adherence to professional standards of conduct, including impartiality, accountability, and acting within the scope of certification. Understanding the duty to declare conflicts of interest, respect confidentiality, and escalate concerns when work falls outside competence or certification scope.

Category 3A–H – Non-Standard and Higher-Risk Buildings

This covers the 2A to 3H Class/sub-categories, as defined in the BSR registration framework and includes all building types, including those defined as higher-risk buildings (HRBs) under the Building Act 1984 (as amended by the Building Safety Act 2022). It includes:

Buildings in this category include:

- Buildings with complex structural or fire strategies
- Higher-risk residential buildings (HRBs)
- Large healthcare, education, or assembly buildings
- Buildings using non-standard construction methods (e.g. MMC)
- Projects requiring interpretation beyond Approved Documents

This category requires competence at BICoF Level D in relevant areas and is suitable for Registered Building Inspectors at Class 3. It reflects the ability to operate independently across all categories, including buildings subject to gateway controls and regulator oversight.

Competence Expectations (BICoF Level D):

- **Law**
Detailed understanding of primary and secondary legislation, including application to higher-risk and complex buildings. Interpretation of the Building Act, Building Safety Act, and related regulations, including the HRB framework, dutyholder responsibilities, and regulator referral thresholds. Ability to apply legal requirements to innovative or complex situations using relevant guidance, case examples, as well as in non-prescriptive scenarios where expert input is sought and interpreted for compliance. Engagement with statutory gateways and where necessary, advice from statutory consultees or the regulator.
- **Technology**
In-depth knowledge of structural systems and materials across complex and non-standard building types. This includes reinforced concrete, structural steel, MMC, complex façades, and large-span or mixed-use structural interfaces. Competence in interpreting performance-based design, manufacturer specifications, and engineering details outside standard guidance.
- **Building Services**
Understanding of complex building services such as integrated fire suppression, smoke control, mechanical ventilation, combined heat and power, and electrical systems in high-rise or specialist environments. Ability to assess interactions between systems and construction and interpret specialist reports as part of plan review or inspection.
- **Functions and Activities**
Competence in carrying out complex restricted activities, including plan assessment, inspection, and formal input to regulated gateways where authorised. This includes working with fire engineers, undertaking statutory consultations, and preparing or reviewing documentation that supports the BCB's performance of its functions. Ability to work independently within the limits of registration, and coordinate the building control process on complex projects, including those involving higher-risk buildings.
- **Plans Assessment**
Ability to assess detailed plans and designs across all building types, including HRBs. Competence in evaluating fire strategy reports, structural design, external wall details, and systems integration. Familiarity with deviations from Approved Documents and how to assess whether alternative approaches demonstrate compliance.
- **Inspection**
Planning and executing inspections across complex sites, including those with multiple contractors or phased delivery. Competence in inspecting structural assemblies, high-level installations, systems commissioning, and fire compartmentation. Ability to judge when further evidence or third-party input is required to verify compliance.
- **Management and Core Skills**
Ability to manage high-risk or politically sensitive cases, often with public interest, media attention, or significant stakeholder involvement. Effective use of records and site evidence, forward planning for staged approvals, and coordination with design teams. Clear articulation of decisions and accurate documentation to support audit trails and possible enforcement.
- **Safety Management**
Awareness of occupational health and safety issues relevant to the role, including on-site personal safety, hazardous construction environments, and safe access during inspections. Ability to identify unsafe conditions or working practices, act appropriately, and follow procedures for escalating concerns. Wider building safety risks (fire, structural failure, systems interaction) are addressed through plan checking and inspection roles.
- **Ethics**
Consistent application of professional conduct and integrity in high-pressure environments. Awareness of legal accountability, including statutory responsibilities when acting on HRBs. Recognising the limits of personal competence and declaring conflicts or concerns where necessary. Upholding impartiality when dealing with complex clients, large developers, or external scrutiny.

Illustrative Competence Development Pathway by Certification Scope

Illustrative Competence Development Pathway						
BICoF Area	Class 1: Supervised Observation & learning	Formal Learning (Class 1)	Informal Learning (Class 1)	Relevant Experience (Class 1)	Desirable Experience (Class 1)	Class 2A Domestic dwellings (≤7.5m) Applies law in domestic context
Law	Understands legal context; observes application of the Building Act and Building Regulations.	Introduction to Building Act, Building Regulations, and structure of regulatory system.	Observing colleagues applying regulations during plan checks, inspections and enforcement decisions.	Supporting or shadowing decisions involving application of regulation and enforcement	Assisting in formal enforcement or statutory notifications.	Applies Building Regulations to single dwellings; understands enforcement options.
Technology	Recognises common construction types; learns from supervised plan and site work.	Study of traditional domestic construction (materials, structure, moisture resistance).	On-site discussion of materials, construction sequencing, and observed defects.	Time on domestic sites observing or contributing to assessment of structure and form.	Helping to investigate structural concerns or defects during domestic builds.	Understands structure and materials in domestic construction; uses Approved Documents effectively.
Building Services	Identifies basic domestic services; learns service implications on site.	Learning about domestic drainage, heating, ventilation, and flue systems (e.g. Part G, H, F).	Shadowing surveys involving drainage layouts, ventilation checks, or boiler installations.	Involvement in projects checking flue outlets, waste pipe gradients, or extractor positioning.	Participating in review of service layouts in domestic extensions.	Assesses domestic drainage, flues, and ventilation systems for compliance.
Functions & Activities	Assists with restricted activities; no independent responsibility.	Understanding restricted activities; overview of the building control process and RBI role.	Exposure to supervised delivery of inspections and Plans assessment.	Recorded supervision of inspections and file contributions for dwelling houses.	Supporting a full application case from receipt to final inspection (with guidance).	Performs restricted activities for individual houses independently.
Plans Assessment	Supports checking basic dwelling plans under guidance.	Training in interpreting Approved Documents for domestic layouts and extensions.	Assessing plans; seeing how compliance is achieved through requirements in practice.	Experience preparing draft plan check comments or reviewing plans for dwellings.	Drafting or reviewing requirements for approval notices or rejections.	Assesses full plans for single dwellings; interprets key Approved Documents.
Inspection	Accompanies inspections; contributes to simple records.	Classroom training on inspection stages, report writing, and photographic evidence.	Walking sites during inspections; learning visual cues for compliance and quality.	Participation in staged inspections and compiling evidence under supervision.	Recording defects with photos and notes, linked to site stages.	Inspects at key stages of dwelling construction and records outcomes.
Management & Core Skills	Manages own time; follows instructions and reporting formats.	CSL on record keeping, workload planning, communication, and task management.	Learning through supervised planning of inspection routes and file organisation.	Responsibility for basic scheduling, data entry, or internal service reports.	Planning multiple inspections or assisting with inspection programme handovers.	Plans workload; maintains inspection records; engages in CSL.
Safety Management	Observes basic site safety; follows PPE and site protocols.	Health and safety training for site awareness, risk identification, and reporting protocols.	Discussing safety incidents or risks during team briefings or site walk-throughs.	Demonstrated awareness of unsafe access, trench support, or site hazards.	Identifying breaches of site safety procedures and raising them with the team.	Identifies safety concerns on small domestic sites; escalates appropriately.
Ethics	Acts with integrity; seeks advice when unsure; aware of boundaries.	Training in professional standards, certification limits, and ethical decision-making.	Reflecting on ethical dilemmas discussed during team meetings or with mentors.	Experience logging conflicts of interest, asking for help, and documenting decision limits.	Discussing professional boundaries and decision-making in review meetings.	Upholds professional conduct; operates within scope; declares conflicts.

Illustrative Competence Development Pathway						
BICoF Area	Class 2A Domestic dwellings (≤7.5m) Applies law in domestic context	Formal Learning (Class 2A)	Informal Learning (Class 2A)	Relevant Experience (Class 2A)	Desirable Experience (Class 2A)	Class 2ABD Residential (to 11m) & small non-residential (to 7.5m)
Law	Applies Building Regulations to single dwellings; understands enforcement options.	Understanding application of the Building Regulations to low-rise flats and small non-residential buildings.	Observation of enforcement decisions or queries involving shared occupancy or multi-unit access.	Evidence of decision-making under supervision in low-rise flats and small non-residential buildings.	Supporting colleagues during statutory consultations or enforcement activity involving flats or mixed-use sites.	Applies legislation to flats and small non-resi; understands shared access implications.
Technology	Understands structure and materials in domestic construction; uses Approved Documents effectively.	Structural principles, such as separating walls/floors, compartmentation, robustness, and construction interfaces in non-domestic elements.	Team discussions around compartmentation, layout risks, or material interfaces in communal or mixed-use buildings.	Experience with compartmentation assessment, layout reviews, or structure in two to three-storey flats or shop-type construction.	Contributing to structural reviews or layout problem-solving in flats or public buildings under supervision.	Understands construction in multi-unit and low-rise commercial buildings.
Building Services	Assesses domestic drainage, flues, and ventilation systems for compliance.	Knowledge of communal and integrated service systems. Awareness of their regulation and compliance routes.	Shadowing reviews or inspections involving shared service systems in small flats or non-resi buildings.	Experience recording and reviewing communal service arrangements.	Drafting notes or file reviews on shared systems and discussing with a competent person for learning.	Assesses communal services; understands increased risk in shared systems.
Functions & Activities	Performs restricted activities for individual houses independently.	Considerations around shared access, ownership boundaries, and procedural complexity.	Exposure to inspection or plan-checking for buildings with multiple units or low-use public access.	Evidence of operating under supervision in the delivery of inspections or assessments across multiple-use buildings.	Taking responsibility for accurate inspection notes and follow-up on (supervised).	Delivers restricted activities in buildings with shared use or access.
Plans Assessment	Assesses full plans for single dwellings; interprets key Approved Documents.	Reading and applying Approved Documents across multiple-use layouts . Understanding how standards apply differently in shared or public spaces.	Participation in discussions or mark-ups involving complex internal arrangements and layouts.	Recording contributions to plan assessments on mixed layout schemes or schemes including communal areas.	Helping prepare technical input or comments for applications including flats or non-residential areas (with review).	Assesses plans for small flats and non-residential buildings under 11m.
Inspection	Inspects at key stages of dwelling construction and records outcomes.	Inspection planning for communal areas, escape routes, and non-residential spaces. Recognise new types of risk during inspection in these more complex scenarios.	Supporting inspectors during inspections in communal areas or multi-occupancy environments.	Inspecting with supervision in shared circulation spaces or simple commercial interiors, including accurate recording.	Supporting colleagues in preparation for site visits involving diverse use types, e.g. flats over shops.	Inspects communal and public areas; identifies interface risks.
Management & Core Skills	Plans workload; maintains inspection records; engages in CSL.	Developing ability to plan inspection activity across different categories of standard building work.	Assisting with coordination of schedules where multiple building types are included in the caseload.	Managing documentation of diverse project types and demonstrating time/resource planning for inspections and file upkeep.	Tracking inspection planning for different categories and learning how to maintain project records accordingly.	Coordinates work across multiple simple projects; records defensibly.
Safety Management	Identifies safety concerns on small domestic sites; escalates appropriately.	Understanding increased risks related to use of shared services, public access areas, and common construction defects in flats and non-resi work.	Participating in team discussions of emerging issues linked to public use or communal risks.	Identifying low-level health and safety concerns associated with communal access, services, or shared contractor use.	Raising and following through basic health and safety concerns encountered during mixed-use project work.	Assesses public safety risks in shared areas; manages minor hazards.
Ethics	Upholds professional conduct; operates within scope; declares conflicts.	Training in maintaining impartiality and ethical judgement when working with multiple client types or shared-ownership situations.	Reflective discussions around scope limits and judgement when managing multiple building types.	Logging scope queries or ethical concerns appropriately and demonstrating good judgement about escalation.	Being trusted to apply judgement within limits and knowing when and how to refer or seek review.	Applies consistent judgement in varied building types; seeks specialist input if needed.

Overlapping Competencies Certification 2A-F and 3G-H

Management and Core Skills	Learning	Plans inspection activity based on building type and risk. Understands when to coordinate with technical staff. Begins supporting or guiding less experienced colleagues.
	Practising	Manages active caseload with different building types. Prioritises time and inspection activity based on risk. Maintains clear records of progress, decisions, and key contacts.
	Desirable	Supports junior team members by sharing insights, assisting with planning, or guiding through inspection preparation. Demonstrates awareness of broader service priorities.
Safety Management	Learning	Understands key occupational risks such as working at height, temporary works, and service penetrations. Identifies unsafe access or practices during inspections.
	Practising	Identifies and records health and safety risks on site (e.g. missing edge protection, unsafe excavations). Understands when and how to escalate concerns.
	Desirable	Initiates reporting of safety concerns with contractors or supervisors. Follows up to ensure actions are taken and risks mitigated. Contributes to team learning from near misses.
Ethics	Learning	Maintains impartiality under time or client pressure. Understands how to handle interactions with technical advisors and commercial clients while upholding professional standards.
	Practising	Recognises when impartiality or competence limits are at risk. Escalates ethical issues proactively in sensitive or contentious projects.
	Desirable	Identifies potential conflicts of interest and acts with integrity. Maintains objectivity where financial, political, or repeat-client pressures exist.

Illustrative Competence Development Pathway

BICoF Area	Class 2ABD	Formal Learning	Informal Learning	Relevant Experience	Desirable Experience	Class 2A-F All standard buildings (to 18m)
Law	Residential (to 11m) & small non-residential (to 7.5m)	Application of Building Regulations in buildings up to 18m, including multi-occupancy and regulated settings (schools, care homes).	Shadowing application of legal powers, or other regulated environments.	Participating in project assessments with supervision (e.g. schools, care homes). Demonstrating procedural knowledge and judgement.	Contributing to consultation handling and procedural decisions in projects approaching complexity threshold.	Applies law across full range of standard buildings; handles more complex enforcement.
Technology	Applies legislation to flats and small non-resi; understands shared access implications.	Deeper study of structural complexity in standard buildings, e.g. larger spans, roof types, interaction between structural elements, and movement tolerances in larger buildings.	Participating in team discussions on structural tolerances or repeated construction faults in larger buildings.	Reviewing structural layouts or installation on multi-storey standard buildings (up to 18m).	Identifying design assumptions or faults in fire and structural detailing, with supervisor guidance.	Understands technical requirements in schools, care homes, commercial spaces.
Building Services	Understands construction in multi-unit and low-rise commercial buildings.	Performance and compliance of integrated systems, e.g. communal heating, smoke ventilation, automatic detection systems, across multi-unit buildings.	Learning how communal or zoned systems behave across multiple storeys. Observing testing or commissioning.	Assessing performance and risk of systems across buildings with varied use (e.g. communal heating with multiple users).	Reviewing specialist submissions with competent support (e.g. energy reports, fire strategies).	Evaluates integration of complex services across buildings up to 18m.
Functions & Activities	Assesses communal services; understands increased risk in shared systems.	Understanding full range of restricted activities in standard buildings including those with institutional or vulnerable users.	Working with experienced colleagues on complex plan reviews, statutory consultations, or project phasing.	Carrying out restricted activities under supervision across full range of standard buildings. Accurately recording rationale for key decisions.	Following a project through to completion and capturing all inspection evidence with accuracy.	Performs all restricted activities in standard building types independently.
Plans Assessment	Delivers restricted activities in buildings with shared use or access.	Development of skills in checking standard plans multi-storey schools, care homes, larger flats. Training in reviewing fire strategies, energy models, and acoustic treatments.	Reviewing and discussing coordinated plan sets or mixed-use layouts.	Providing input to plan assessments for large flats, care homes, or schools. Understanding interdependencies in plan layout and services.	Drafting detailed plan check commentary on large or complex schemes (with review).	Assesses comprehensive plan submissions including fire strategies and engineering inputs.
Inspection	Assesses plans for small flats and non-residential buildings under 11m.	Planning and delivering inspection strategies for large standard projects.	Supporting multiple inspections across complex standard projects; observing varied construction stages.	Conducting inspections at key stages and providing meaningful notes in diverse and larger-scale standard projects.	Participating in issue resolution meetings or design clarifications during project buildout.	Leads inspections on mid-rise or multi-use buildings; verifies life safety features.

Illustrative Competence Development Pathway						
BICoF Area	Class 2A–F	Formal Learning	Informal Learning	Relevant Experience	Desirable Experience	Class 3A–H All buildings including HRBs
Law	Applies law across full range of standard buildings; handles more complex enforcement.	Comprehensive application of the Building Act and Building Safety Act to HRBs and complex schemes. Understanding of BSR intervention processes, statutory gateways, and regulatory enforcement powers.	Exposure to regulator correspondence, gateway submissions, or BSR notifications. Learning from reviews of legal interventions or notices.	Evidence of engagement with BSR processes, gateway documentation, or regulated building assessments. Supporting documentation or correspondence review.	Supporting high-level BSR engagement. Participating in cross-discipline meetings or regulator meetings.	Applies law to higher-risk and complex buildings; supports gateway and regulator processes.
Technology	Understands technical requirements in schools, care homes, commercial spaces.	Advanced understanding of complex and non-standard construction methods including MMC, hybrid structures, and facade systems. Familiarity with system behaviour under fire, structural movement, and long-span tolerances.	Team-based reflection on design challenges in complex structures. Shadowing senior staff handling MMC and alternative solutions.	Demonstrating ability to interpret and explain structural and material complexity in high-rise or specialist buildings.	Supporting design review panels or working through complex construction issues related to safety and performance.	Interprets and evaluates MMC and alternative structural solutions.
Building Services	Evaluates integration of complex services across buildings up to 18m.	Knowledge of integrated building services and fire strategies in HRBs. Understanding commissioning and maintenance implications.	Learning from projects involving complex building layouts, shared fire detection systems, or coordination challenges between building services.	Involvement in assessment of advanced building services.	Reviewing commissioning plans, maintenance strategies, and ongoing system verification methods for complex services.	Evaluates high-risk systems (e.g. smoke control, integrated alarms).
Functions & Activities	Performs all restricted activities in standard building types independently.	Command of all restricted activities, including those requiring collaboration with the regulator.	Participating in plan checking or inspection processes that involve the BSR, fire engineers, or specialist input.	Delivery of restricted activities on buildings in categories G and H under supervision, with documented evidence of role and decision contribution.	Being part of case teams delivering plan and inspection sign-off on complex buildings. Contributing to BSR-ready case files.	Delivers and leads restricted activities across all categories including HRBs.
Plans Assessment	Assesses comprehensive plan submissions including fire strategies and engineering inputs.	Assessing complex plan submissions including those with alternative compliance paths. Interpreting engineered details and performance strategies within multidisciplinary design teams.	Observing resolution of plans with non-standard layouts or engineered justifications. Involvement in design coordination meetings.	Contribution to or independent review of complex plan sets with performance-based components, supported by competent review.	Providing peer review on plans or strategies in complex buildings. Identifying omissions or weaknesses in proposed approaches.	Reviews engineered and performance-based designs; leads technical assessment.
Inspection	Leads inspections on mid-rise or multi-use buildings; verifies life safety features.	Planning and conducting inspections on high-risk sites, including critical fire safety and structural elements. Documenting decisions to meet the golden thread and traceability expectations.	Supporting inspections at HRBs or complex sites with peer review. Involvement in collecting photographic or intrusive inspection evidence.	Inspection of critical elements in HRBs, e.g. fire-stopping, cladding fixings, load, with recorded outputs.	Developing inspection plans for HRBs. Participating in site access planning, evidence protocols, and traceability systems.	Leads inspections on HRBs and complex sites; escalates critical issues.

What the 9 BCoF Competence Areas Mean in Practice

1. Law

Understanding and correctly applying the legal framework for building control work, including the Building Act, Building Regulations, and associated guidance. This includes interpreting legal duties, understanding enforcement powers, and knowing how the law applies in real inspection, assessment and enforcement scenarios.

2. Technology

Having the technical knowledge of how buildings are constructed, including such topics such as materials, structural forms, fire behaviour, and resistance to moisture or sound. This includes the ability to recognise appropriate or defective construction in dwellings and more complex buildings.

3. Building Services

Understanding how features such as drainage, heating, ventilation, and fire detection systems are integrated into buildings. This involves interpreting service layouts, identifying performance risks, and ensuring compliance with the relevant parts of the Building Regulations.

4. Functions and Activities

Carrying out building control duties lawfully and effectively. This might include making decisions during plan assessments, site inspections, enforcement, and statutory consultations. It requires knowing where responsibilities lie, including when to seek specialist advice or escalate.

5. Plans Assessment

Assessing drawings, calculations, and specifications to determine whether proposals meet the functional requirements of the Building Regulations. For low rise dwellings and non-residential buildings this involves using Approved Documents, identifying missing information, and recommending conditions or clarifications. For residential (not low rise dwelling-houses) and non-residential buildings it might involve the application of referenced standards and for complex buildings, the use of engineering principles.

6. Inspection

Planning and carrying out site inspections that align with the building's risk profile and stage of construction. This might include recognising non-compliance, recording findings clearly, and understanding how construction methods affect inspection timing and focus.

7. Management & Core Skills

Organising workload, maintaining accurate records, and supporting effective delivery. This might include time management, communication, planning inspections, CPD tracking, and working as part of a wider team within a Building Control Body.

8. Safety Management

Recognising and responding to occupational health and safety risks encountered during building control work. This could include site hazards, unsafe practices, and wider safety concerns in construction settings, with appropriate escalation or documentation.

9. Ethics

Demonstrating integrity, impartiality, and sound professional judgement. This might include recognising the limits of one's own competence, declaring conflicts of interest, and acting in the public interest even in complex or contentious situations.

Using the Certification Categories

Candidate Progression Pathways

Certification through the BSCF is designed to reflect what a candidate is demonstrably competent to do, not how long they have been in post for or what their peers might have reached. There is no assumed or automatic progression through the BSCF certification categories. Individuals may remain certificated at any category indefinitely if that reflects their role and the scope of the work they carry out. However, the BSCF structure does allow for development, recognition of broader competence, and increased responsibility if sought.

Progression typically involves the following evidence-based steps:

- **Structured supervision or support**
Most candidates build experience under the oversight of a more experienced RBI or technical manager. Records of supervision should capture the type, scope, and outcome of restricted activities performed.
- **Competence evidence from practice**
This includes file notes, inspection records, plan assessments, consultation evidence, and formal decisions made under supervision. It should demonstrate both understanding and sound judgement.
- **Reflective development logs**
Candidates are encouraged to maintain structured logbooks or digital records to track key learning moments, evolving responsibilities, and recognition of risk or judgement calls.
- **Reassessment through application**
Certification to include a broader scope requires a new application and reassessment against the BICoF expectations relevant to that scope.

Note: Timeframes are not fixed. Some may spend many years working within a given scope due to the nature of their work; others may progress more quickly based on their role, exposure, and ability to evidence safe, lawful delivery.

Employer Use: Understanding Certification Scope

Certification confirms the category of building work/building typology for which an individual has been assessed as competent. While it is the registration held with the regulator that determines what restricted activities/functions may legally be undertaken, the BSCF certification provides the evidence base for that registration.

Employers may find it helpful to use certification information when:

- **Supporting internal work allocation.**
Certification can be used to verify that an individual has been independently assessed for a particular type of building work (e.g. 2A, 2ABD, 2A–F, or 3G–H). This can assist in matching people to projects based on their proven competence.
- **Planning supervision and development.**
Where an RBI is seeking to extend their scope, the certification categories can inform how supervision is structured and what experience is relevant. BSCF certification categories reflect realistic development stages and can help structure internal progression.
- **Maintaining internal competence records.**
Certification outcomes can be recorded alongside registration status to support competence matrices, QA checks, or audit preparation. This helps ensure that supervision, workload, and role expectations are aligned with assessed capability.
- **Demonstrating assurance.**
Certification is an impartial and evidence-based process. Where needed (e.g. internal audits or regulatory engagement), employers may use certification records to show that their staff were selected based on verified competence for the scope of work being undertaken.

Note:

It is the employer's responsibility to ensure that restricted activities are only carried out by individuals who are registered for the relevant class and category. Certification supports this by providing the assessment evidence used to obtain that registration.

Surveillance and Revalidation Considerations

Certification is not indefinite. To ensure continued fitness for role, the BSCF will require both surveillance and periodic revalidation to ensure that competence remains current, relevant, and evidence based.

Surveillance may include:

- **CSL Monitoring:**
All certificated individuals are required to maintain a record of CSL. The BSCF reviews these records to confirm that learning is current, relevant, and ongoing.
- **Ongoing Experience Checks:**
Certificated individuals are required to provide evidence of recent experience that aligns with their certified scope. This may take the form of structured activity records or experience summaries and is reviewed to ensure the scope remains valid.
- **Scope Confirmation:**
Certificated individuals are required to confirm that their current work remains within the certified building categories. Where a shift in scope is identified, reassessment is required before work in new categories can be undertaken.

Recertification Requirements (Every 4 Years)

- **Recertification is required every 4 years.**
Individuals must undergo recertification at four-yearly intervals to maintain valid certification.
- Certification is not renewed automatically and is not based on CPD or CSL alone. Candidates must provide evidence of recent and relevant work within their certified scope prior to recertification.

In addition, candidates will be required to complete an assessment or examination as part of the recertification process. This will differ from the initial assessment and will focus on:

- **Changes in legislation and regulations**
- **New or emerging practices across the industry**
- **Identified competence gaps within the profession.**

The assessment ensures that certificated individuals remain up-to-date and continue to meet the expected standard of competence for their declared scope.

- **Scope changes require reassessment.**
If a candidate is working outside their certified scope, they must apply for reassessment.
- **Inactivity may prevent recertification.**
Individuals who have not actively undertaken restricted activities etc during the certification period are not eligible for recertification. Certification is only available to those currently carrying out building control work within the relevant scope. If the individual is no longer practising or cannot provide sufficient evidence of ongoing delivery, then their certification will lapse. ([See FAQ 10 for more information](#))

Note: The certification scheme does not treat revalidation as automatic. The goal is to maintain public confidence and assurance that each certificated RBI remains capable, current, and within scope.

Clarifying the Certification Structure

Why are there different certification categories?

The certification structure is designed to reflect practical steps in competence development, not simply time served or job titles. Each category is grounded in the BICoF and serves a clear purpose within the profession:

- **Category 2A**
This is intended to provide new entrants with a structured and achievable route to initial competence. It focuses on restricted activities and advising on restricted functions for single family dwelling houses of traditional construction only, enabling individuals to contribute lawfully under Class 2 registration. It establishes a defined early threshold of competence and serves as a foundation for gaining supervised experience across a wider range of building types.
- **Category 2ABD**
This covers the majority of building control type work, including low-medium rise flats and low-rise non-residential buildings. It reflects full competence across Categories 2A, 2B, and 2D, enabling individuals to undertake restricted activities and advise on restricted functions within a broad range of domestic and small-scale public or commercial settings. It is commonly held by RBIs working across multi-unit housing, mixed-use schemes, and communal residential buildings that do not exceed 11 metres in height or 7.5 metres for mixed use and commercial buildings. This scope supports diverse operational delivery.
- **Category 2A–F**
This reflects full competence across all standard building typologies up to 18 metres. It includes institutional buildings such as schools, care homes, and less straightforward mixed-use schemes. Certification confirms the ability to interpret a wide range of plans, deliver inspections, and coordinate activity across the wider regulatory landscape and with a diverse range of stakeholders.
- **Category 3G–H**
This is focused on specialist and complex buildings, including higher-risk buildings (HRBs) and those with unique construction systems, large footprints, or public-facing complexity. It confirms a practitioner's capability to work independently in challenging environments, engage with regulators, and apply professional judgement in a wide range of scenarios.

This structure supports development at different paces and reflects the fact that not all practitioners need or want to work on every building type. It gives candidates and employers meaningful scope boundaries.

Can I skip a band?

- Yes.

The certification scheme does not require sequential progression through the categories. Candidates may apply directly for any category, including 2A–F or 3G–H, provided they can evidence the necessary competence against the relevant areas of the BICoF.

However, many candidates find that the structure reflects natural career milestones, and applying in stages often provides a more supportive and confident pathway.

How is this different from registration categories?

It is important to distinguish between certification and registration:

- Certification is the process of independent assessment by the BSCF. It confirms that a candidate has met the competence requirements to carry out restricted activities and advise on restricted functions for specific types of buildings (e.g. Category 2ABD).
- Registration is the formal process under the Building Act by which a person becomes a Registered Building Inspector (RBI). This is managed by the Building Safety Regulator (BSR) and includes allocation to a registration class (e.g. Class 2) and building sub-categories (e.g. A to H).

Certification is a prerequisite for registration. RBIs can only be registered to undertake restricted activities and advise about restricted functions for which they have been certificated. However, there is no requirement to register for every category an RBI has been certificated for. An RBI may hold certification beyond the category(ies) they have chosen to register under.

For example, someone certificated by the BSCF at Category 2A–F may choose to remain registered for BSR Class 2A only. Registration is about declared practice scope, not capability in isolation.

Additional FAQs

1. Can a certificated person work outside their assessed scope if supervised?

Yes – but only under appropriate supervision and ideally as a learning opportunity.

2. Does certification equate to authorisation to register?

Not automatically. Certification is a prerequisite to registration, but registration is a separate legal process governed by the Building Safety Regulator. Only once registered can an individual lawfully carry out restricted activities within their certified scope.

3. Can someone be certificated but not registered?

Theoretically yes – but they would not be able to undertake restricted activities and may not remain eligible for certification.

Certification confirms that an individual has been assessed as competent within a defined scope. Registration is the legal authorisation to carry out restricted activities. If a person is not registered (or not actively undertaking building control work), they cannot lawfully practise and may not meet the conditions for maintaining BSCF certification. Inactivity, or absence of relevant experience, could prevent recertification at the end of the certification cycle.

4. Is CPD enough to maintain certification?

No. Certification maintenance requires more than completing CPD hours.

Certification is retained through evidence of recent, relevant, and lawful delivery of restricted activities within the certified scope. While CPD can support ongoing learning, it is often generic or time-based. BSCF places greater emphasis on *Competence Specific Learning (CSL)*, targeted, reflective learning that responds to changes in legislation, guidance, construction practices, or identified competence gaps. CSL, combined with documented experience, forms the basis for surveillance and recertification decisions.

5. Can an employer request certification scope expansion on behalf of an employee?

No. Scope expansion requires a new application initiated by the certificated person. The application must include evidence that the individual meets the BCoF requirements for the new scope, which will be reassessed by BSCF.

6. What happens if a certificated person changes employer?

Certification remains valid and portable. However, the new employer must ensure the individual is registered, has been allocated appropriate duties in line with their certification, and is included in internal competence and supervision arrangements.

7. How is certification handled for part-time or returning professionals?

Certification is based on demonstrated competence, not employment status. However, part-time or returning professionals must still provide evidence of recent delivery of restricted activities. Extended absence may require reassessment.

8. Can a candidate be certificated for only part of a category?

No. Certification is issued only for full categories (e.g. 2A, 2ABD, 2A–F). A person cannot be certificated for part of a category. If competence is not demonstrated for the whole category, certification is not granted until all elements are met.

9. Are Categories levels (e.g. 2A, 2ABD) fixed forever once achieved?

No. Certification reflects current competence. If competence is no longer demonstrated, for example, due to extended inactivity, scope change, or professional concerns, certification may be withdrawn or require reassessment.

10. I have been on a career break, maternity leave, long-term sickness absence or caring leave.

Will I lose my certification?

Not necessarily.

Fair protection: where someone has a genuine reason for absence (for example maternity, adoption, disability-related absence or caring responsibilities), they can still be eligible by:

- showing practice in scope from earlier in the current certification period, or
- from a short return before the window closes, and
- sitting and passing the recertification exam.

Illustrative Profiles

The following illustrative profiles present typical development journeys for individuals entering or progressing within the building control profession. While fictional, each scenario reflects realistic backgrounds, learning stages, and supervisory arrangements. They are designed to support understanding of how competence may be developed, assessed, and applied in line with certification and registration expectations.

Craig

Craig has worked in building control for ten years as an Administration Officer. His responsibilities have included validating applications and notices, checking fees and charges, and handling procedural queries from both the public and professionals. Over this time, Craig has developed a strong understanding of the administrative side of building control and has acquired some technical knowledge through exposure.

Craig has now successfully applied for a role as an Assistant Building Inspector and will begin a suitable degree course to support his technical development. He has been assigned to a small team and will shadow experienced inspectors to gain experience in both plan checking and site inspections.

While Craig will require direct supervision for technical matters for an extended period, his procedural expertise allows him to work under remote supervision in administrative areas (not those requiring compliance decisions or any other restricted activity). He understands that any technical or complex procedural issues must be escalated to a competent inspector before providing a response.

Craig plans to register as a Class 1 Trainee, working under supervision while building technical competence.

Aisha

Aisha has joined building control as a mid-career entrant, following several years as an Architectural Technician in a large architectural practice. She brings with her a solid understanding of construction detailing, building regulations, and design coordination, particularly in relation to residential and mixed-use schemes.

Although Aisha's prior role was not within building control, her experience meant she was already familiar with regulatory frameworks and site environments. As such, while she was required to register initially as a Class 1 Trainee, her learning curve was shorter than that of a new entrant with no prior industry exposure.

Working under supervision in a city-based building control team, Aisha was given structured opportunities to shadow experienced inspectors, contribute to plan assessments, and attend site inspections across a range of project types. She demonstrated clear progress in applying building control principles to real-world situations, adapting quickly to the procedural and enforcement responsibilities of the role.

Within 12 months, Aisha successfully achieved certification at Category 2A–F, reflecting her ability to undertake restricted activities across a wide range of standard building types. She continues to develop her competence and is now supporting others entering the profession.

Mark

Mark has over 25 years' experience working in building control, primarily on domestic housing, small commercial units, and mixed-use developments. His technical judgement, calm approach, and deep familiarity with the regulations have made him a trusted figure among his peers. He is frequently approached for advice on regulatory matters, procedural issues, and enforcement decisions.

Mark is more than capable across a broad range of work, his professional interests and current role remain focused on the types of projects he has always valued, those where he feels he can make the most difference to outcomes and client understanding.

Following assessment, Mark achieved certification at Category 2ABD. This scope aligns perfectly with the work he undertakes and the types of buildings he intends to focus on for the remainder of his career. He has no desire to seek broader certification, as his current certification and RBI Registration is the right fit for his expertise and role.