

RBI Scope of Registration & Conditions of Registration Policy

All Restricted Functions:

1. Suitably competent RBIs will be engaged by OWL BCS to provide advice in accordance with relevant legislation (e.g. Restricted Activities and Functions Regulations 2023) to fulfil OWL BCSs duties as a Registered Building Control Approver (RBCA).
2. The RBI requested for advice will utilise their competence to advise whether the necessary restricted functions can be completed & instruct non-RBI staff to complete the procedures to enable these restricted functions to take place.

All Restricted Activities:

3. Suitably competent RBIs will be engaged by OWL BCS to provide restricted activities (Plan Checks & Site Inspections for Building Control purposes) in accordance with relevant legislation (e.g. Restricted Activities and Functions Regulations 2023) to fulfil OWL BCSs duties as a Registered Building Control Approver (RBCA).

Scope of Registration:

1. OWL BCS have a technological solution for identifying the class of RBIs engaged with OWL BCS, within their recording software programme.
2. All RBIs have been trained to utilise the technological software programme comprehensively – including the markers of when RBIs are requested to act outside the scope / class of their registration.
3. All non-RBIs have been trained to utilise the technological software programme comprehensively – including the markers of when RBIs are requested to act outside the scope / class of their registration.
4. RBIs are not permitted to completed restricted functions / activities outside the scope of their registration, unless under appointed supervision (see supervisory framework policy).
5. All OWL BCS staff have been trained to vary appointments of RBIs accordingly OR to cease to proceed with functions or RBCA OR to request assistance from OWL BCS Technical Manager(s).
6. OWL BCS place the responsibility of identifying requests for restricted activities / functions with the relevant RBI.

Conditions of Registration:

7. The BSR will impose conditions (standard & non-standard) on RBIs completing restricted activities / advising relating to restricted functions.
8. OWL BCS place the responsibility on the relevant RBI for informing OWL Technical Manager(s) & OWL BCS of any standard / non-standard conditions upon their registration.

Annex 1 - Extracts from the Code of Conduct for RBIs:

Annex 4 - Registration conditions for Registered Building Inspectors

1.1 The Regulatory Authority has the power to set conditions on an individual's registration under Section 58C of the Building Act 1984 (as amended).

1.2 Conditions may be imposed at registration and/or during the registration period.

1.3 There are two types of conditions:

- Standard conditions, applicable to every individual who registers as an RBI
- Non-standard conditions, applicable to a specific individual, based on their particular circumstances

1.4 Conditions may include restrictions on the type of work an individual is able to undertake, or requirements to support the good standing of the profession.

1.5 Conditions will be applied and removed solely at the discretion of the Regulatory Authority.

1.6 You must comply with any conditions set by the Regulatory Authority on your registration. Failure to comply with a condition may result in the Regulatory Authority taking action that could affect your registration.

1.7 Standard conditions that the Regulatory Authority will impose, depending on your class of registration, are:

- Class 2, 3 and 4 RBIs must maintain a valid competence assessment from an approved, independent competence assessment scheme

1.8 Non-standard conditions may, for example, include requirements for additional training or limits on the building control work an individual can undertake.

Annex 5 - Acting within the scope of your registration

1.1 To comply with standard 3.1 of the Code, you must act within the scope of your registration. The "scope of your registration" includes the class, categories of work and restricted activities you are registered to undertake. It is an offence for an RBI to undertake work outside the scope of their registration unless under supervision, as set out in standard 3.2.

1.2 Restricted activities are set out in the Building (Restricted Activities and Functions) (England) Regulations 2023.

1.3 To comply with standard 3.3, you must only manage or supervise the restricted activities of others if you are registered with the appropriate competence for the work being undertaken.

1.4 Classes are defined in the Building Inspector Competence Framework (BICoF)

1.5 The scope of the classes are:

1.6 Class 1 - Trainee Building Inspector: You can only work under supervision. Your supervisor must be an RBI with the appropriate scope of registration for the work they are to supervise.

1.7 Class 2 - Building Inspector:

- Category A - Residential dwelling houses (single household) under 7.5m
- Category B - Residential flats and dwelling houses under 11m

- Category C - Residential flats and dwelling houses, over 11m but under 18m
- Category D - All building types (including residential) under 7.5m
- Category E – All building types (including residential) over 7.5m but under 11m
- Category F - All building types (including residential) over 11m but under 18m

1.8 Class 3 - Building Inspector:

- Category G - All building types with no limits on floor heights, excluding HRBs
- Category H – HRBs as defined in the Building Act 1984 (as amended) (see 1.11 for full definition)

1.9 Class 4 - Building Inspector (Technical Manager) is an additional class of registration for Class 2 and Class 3 RBIs with technical management responsibilities.

Transitional Code of Conduct for Registered Building Inspectors 16

1.10 Restricted activities are defined in the Building (Restricted Activities and Functions) (England) Regulations October 2023 and are broadly defined as plans assessment and inspection.

1.11 HRBs are defined in the Building Act 1984 (as amended) as

- a building that is at least 18 metres in height or has at least 7 storeys, and contains at least 2 residential units;
- a care home or hospital (in respect of design and construction)

1.12 Purpose groups and floor heights are based on common building types, following the minimum standards as set out in the Approved Documents.

1.13 Floor heights are as measured in Approved Document B.