

## National BCA competency assessment system levels

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There are performance indicators and specifications for each core competency required.

The competency specifications have been developed to provide the assessor and candidate with a detailed set of knowledge and skills a person needs to be competent at a particular level.

We have provided a document for each competency level with details about the skills and knowledge required to be processed and inspected for it. They outline the mandatory criteria which must be achieved to demonstrate competency and gives guidance for assessors and candidates to consider. They also outline which sections of the Building Regulations 2006 are being assessed.

You can find the national competency levels and their subsequent documents below.

### Residential 1

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This covers:

- residential outbuildings and ancillary buildings as defined by the Building Regulations 1992
- detached dwellings (SH) designed to a common standard (such as NZS 3604, NZS 4229) that are single storey and have an E2/AS1 risk matrix score less than or equal to 6.

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#### Competency level - residential 1

[PDF 94 KB]

<https://www.building.govt.nz/assets/Uploads/building-officials/competencies/competency-level-residential-1.pdf>

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### Residential 2

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This competency level covers:

- detached dwellings (SH) designed to a common standard (such as NSZ 3604, NZS 4229) that are less than or equal to two storeys
- and have an E2/AS1 risk matrix score less than or equal to 12.

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### Competency level - residential 2

[PDF 96 KB]

<https://www.building.govt.nz/assets/Uploads/building-officials/competencies/competency-level-residential-2.pdf>

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## Residential 3

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This competency level covers:

- detached dwellings (SH) or other dwellings that are less than or equal to three storeys but limited to vertical plane fire separation and direct egress to the outside
- have an E2/AS1 risk matrix score of 13-20.

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### Competency level - residential 3

[PDF 97 KB]

<https://www.building.govt.nz/assets/Uploads/building-officials/competencies/Competency-level-residential-3.pdf>

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## Commercial 1

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This competency level covers:

- commercial, industrial and communal non-residential buildings
- their associated outbuildings and ancillary buildings equal to or less than two storeys
- an occupancy load of equal to or less than 100 people
- SR or SA residential buildings up to two storeys and with horizontal fire separation.

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### Competency level - commercial 1

[PDF 104 KB]

<https://www.building.govt.nz/assets/Uploads/building-officials/competencies/competency-level->

[commercial-1.pdf](#)

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## Commercial 2

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This competency level covers:

- commercial, industrial, communal residential and communal non-residential buildings
- equal or less than four storey
- with an occupancy load of equal or less than 500 people
- or SC or SD that are single storey.

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### Competency level - commercial 2

[PDF 108 KB]

<https://www.building.govt.nz/assets/Uploads/building-officials/competencies/competency-level-commercial-2.pdf>

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## Commercial 3

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This competency level covers all uses of buildings that:

- are over four storeys high
- contain over 500 occupants
- SC or SD greater than single storey.

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### Competency level - commercial 3

[PDF 110 KB]

<https://www.building.govt.nz/assets/Uploads/building-officials/competencies/competency-level-commercial-3.pdf>

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## Related content

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[Competencies guides \(https://www.building.govt.nz/building-officials/guides-for-building-officials/competencies-guides/\)](https://www.building.govt.nz/building-officials/guides-for-building-officials/competencies-guides/)

BCAs can use the national competency assessment system framework to assess their technical building control staff.

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New Zealand Government

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- with a Weathertight Services claim, it is published under section 12 of the Weathertight Homes Resolution Services Act 2006.