



Accountability, stupid*

Association of Accredited Certifiers

**Courtesy of US political strategist, James Carville.*



Who is the
AAC?

The Association of Accredited Certifiers represents the interests of professionals actively participating in the certification of building and subdivision works in New South Wales.



ASSOCIATION OF ACCREDITED CERTIFIERS

AAC by the numbers



973 members



23% average annual increase



42% of A category
Accredited Certifiers

PRIVATE AND COUNCIL ACCREDITED CERTIFIERS – ENSURING YOUR SAFETY

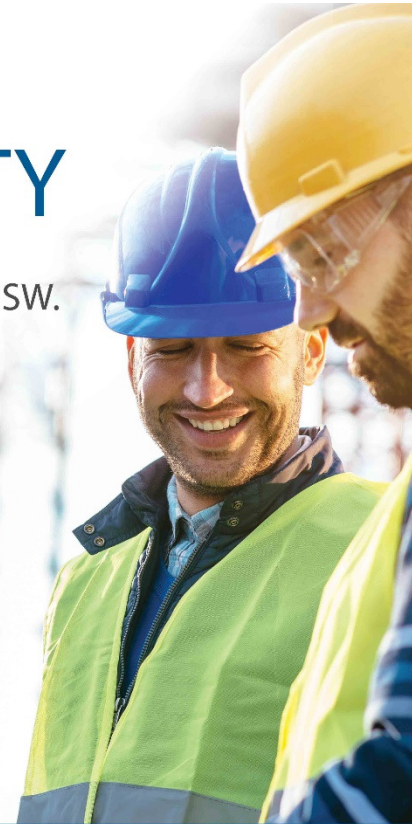
Accredited Certifiers support the development of housing and other building projects in NSW.

An Accredited Certifier:

- can only be appointed by the owner of the property
- must be paid upfront so they can't be pressured to issue approvals or certificates prematurely
- assesses the plans and specifications and if correct, issues the Construction Certificate where necessary

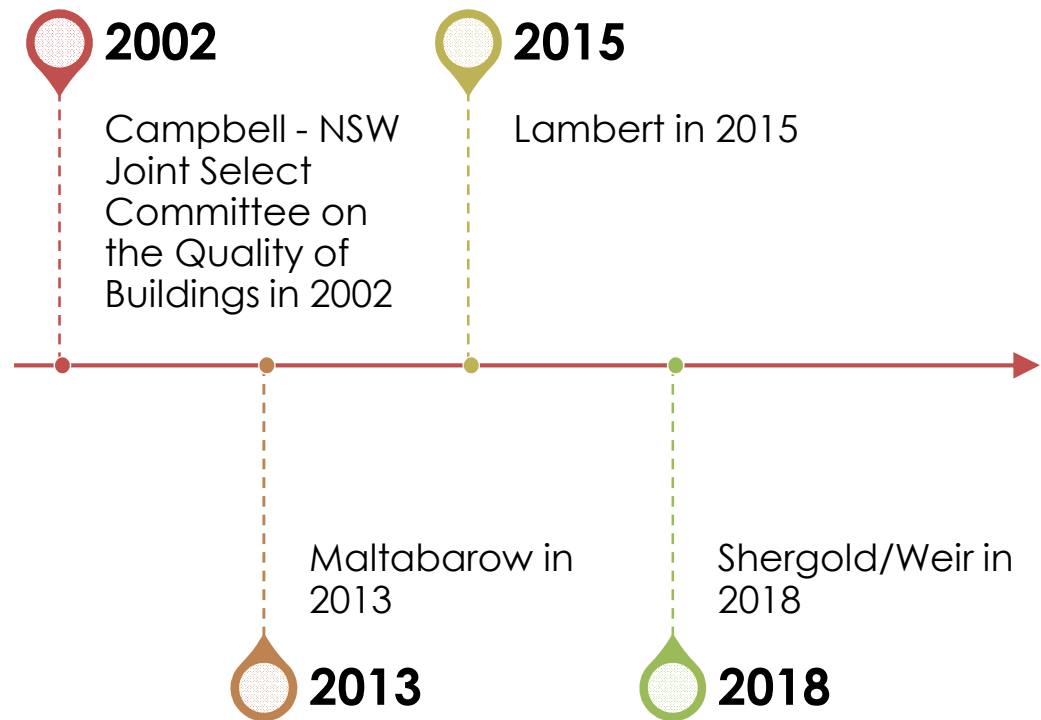
An Accredited Certifier does not:

- have input in the Development Consent issued by the Council
- attend the site at all times
- supervise the building work for or on behalf of the owner or builder
- certify structural engineering elements of construction



To find out more about Accredited Certifiers please visit www.accreditedcertifiers.com.au
To find out about the NSW certification system please visit www.bpb.nsw.gov.au

A (not so) brief history of political inaction





Accountability and Professional Indemnity Insurance Crisis

Member survey

More than

85%

Saw their premiums increase
since their last renewal

More than

43%

Were offered illegal
insurance

80%

Were extremely or very concerned
about their future ability to obtain
compliance insurance

Accreditation/Registration of all Professionals



TRANSPARENCY



CONSISTENCY



ACCOUNTABILITY

Accountability in the building product supply chain

- Manufacturers
- Importers
- Wholesalers
- Distributors
- Architects
- Designers
- Engineers
- Procurement officers
- Developers
- Retailers (online & store front)
- Builders & other specialist tradespersons
- And other specialists



Professional Standards Scheme



ENHANCE AND
IMPROVE
PROFESSIONAL
PRACTICES



ELEVATE
STANDARDS IN
MEMBERS' SERVICES
TO CLIENTS



PROVIDE TARGETED
AND EFFECTIVE
EDUCATION



BEST PRACTICE IN
CUSTOMER CARE



LIABILITY CAP

Suppliers



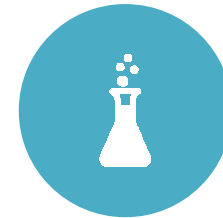
QUALITY OF
CERTIFICATES



TRANSPARENCY



EASE OF ACCESS
TO TECHNICAL
DOCUMENTATION



UP-TO-DATE
PRODUCT TESTING

Code of Conduct

- Making decisions and taking actions

- An accredited certifier shall take all **reasonable steps** to obtain all relevant facts when making decisions and carrying out certification and other statutory functions.
- An accredited certifier shall ensure that his or her decisions and actions are reasonable, fair and appropriate to the circumstances, based on consideration of all the relevant facts he or she has obtained, and supported by **adequate documentation**.



Accredited Certifiers need ...

- Easily available and up-to-date Test Reports
 - Relevant to the products, for example: slip resistance, combustibility. Codemark, despite its issues, can still be relied upon under the BCA for some products)
- Certifications from installers referencing the plans that have been relied on
 - (i.e. structural engineers/hydraulic engineer/electrical engineer design plans and certificate prepared by [name], with proper references and dates)
- Installation instructions

Accredited Certifiers need ...

- Making technical documentation easily publicly available (fire test reports, code mark certificates, fire engineering, verification reports etc.)
 - Often manufacturers do not want to release these to Certifiers for proprietary reasons
- Testing information that is updated periodically
 - i.e. when the BCA changes to ensure compliance is maintained
- Clearly concise statements confirming the scope of certification
 - For example: Pursuant to the provisions of A5.2 of the Building Code of Australia 2019 volumes 1 & 2, I, the undersigned, hereby certify that etc

Current context



AUDITS



CERTIFIER
LEGISLATION AND
REGULATION



BUILDING
DESIGNER
LEGISLATION



BUILDING
COMMISSIONER

Thank you



ASSOCIATION OF ACCREDITED CERTIFIERS