

## Building Standards Surveyor

A building standards surveyor makes sure that construction work meets with planning and building regulations regarding foundations, safety, fire control, public health, accessibility and energy conservation. Projects range from small housing extensions to large building developments.

They are also known as building control surveyors.

### The Work

You could be:

- dealing with applications for improvement grants
- examining building plans and approving or rejecting them, sometimes applying conditions
- discussing plans with lawyers, architects, builders, site engineers
- suggesting ways to improve the cost-effectiveness of a project
- regularly inspecting ongoing building work to see that they conform to regulations and suggesting necessary changes or halting work
- issuing completion certificates when work has been carried out satisfactorily
- serving court orders to halt work or to enforce demolition of an unsafe building
- surveying buildings that have been damaged by fire, flood or weather, and if necessary, approving demolition
- preparing reports for court and giving evidence.

### Pay

The figures below are only a guide. Actual pay rates may vary, depending on:

- where you work
- the size of the company or organisation you work for
- the demand for the job.

The starting salary for a graduate building control surveyor is around £21,000 a year rising to £27,000 a year with some experience. After several years' experience you can earn between £30,000 and £40,000. Senior building control officers can earn up to £60,000 a year.

### Conditions

- You would split your time between visiting sites and working in an office.
- Working hours are normally Monday to Friday, 9.00am to 5.00pm, but you may be on a 24-hour call out rota for when the emergency services need a building inspected.
- You have to climb scaffolding to look at roofs. You will need a good head for heights.
- You wear protective gear: hard hat, safety boots and overalls.

### Getting In

There are several ways to qualify as a member of the Royal Institution of Chartered Surveyors (MRICS).

- A degree accredited by RICS followed by a period of supervised practical training (Assessment of Professional Competence).
- Entry to a degree programme usually requires 4 Highers. English and Maths are usually required at least at National 5. You could enter year 2 or 3 with a relevant HNC or HND.
- If your degree is not RICS-accredited you can still qualify for membership (subject to conditions) by undergoing a review and assessment.
- You can enter a job with some subjects at National 5 and Highers. You would do 4 years of supervised structured on the job training towards the AssocRICS qualification, as an associate member of RICS.
- A driving licence is useful and sometimes necessary.

The majority of building control surveyors work with local authorities, but some work for private companies.

## What Does It Take

You need:

- excellent communication skills
- a good knowledge of building regulations
- good observation and good judgement
- the ability to read and understand technical drawings
- strong problem solving skills
- the ability to see the impact of your decisions on others
- the ability to explain technical terms to the public
- tact and good negotiating skills
- assertiveness for making unpopular decisions.

## Training

You can work towards professional accreditation by RICS or the Chartered Association of Building Engineers (CABE).

## Getting On

- Once you have some experience you may be able to move on to managerial level posts, for example senior, district or principal building control officer.
- You might set up in private practice.

## Contacts

### Chartered Association of Building Engineers (CABE)

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Website: [www.cbuide.com](http://www.cbuide.com)

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**GoConstruct**

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**Royal Institution of Chartered Surveyors (RICS) Scotland**

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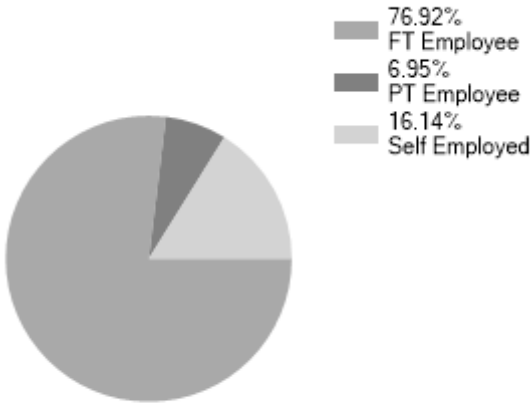
Website: [www.rics.org/uk](http://www.rics.org/uk)

Twitter: @RICSnews

Facebook: [www.facebook.com/ricssurveyors](http://www.facebook.com/ricssurveyors)

Statistics

Employment Status UK %



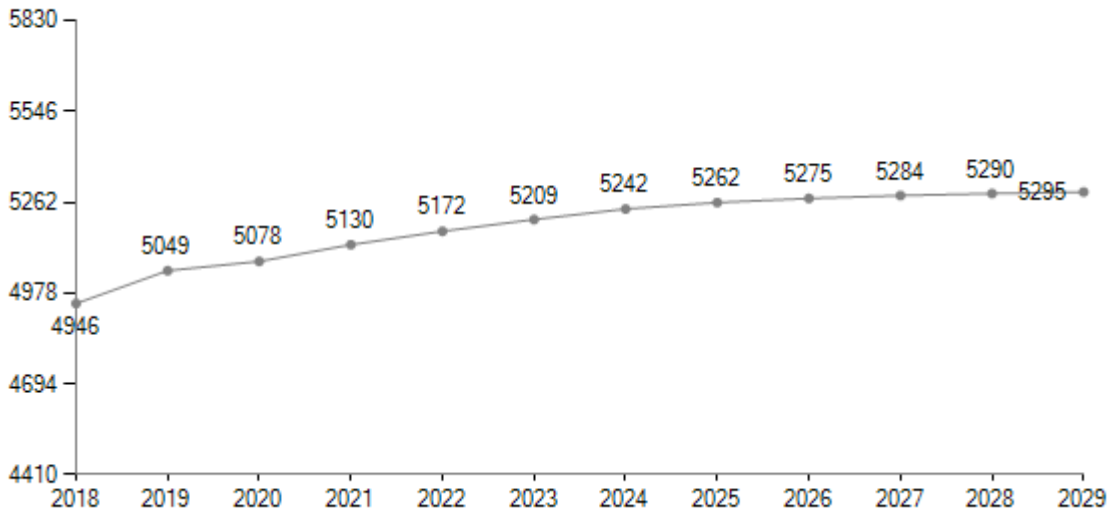
Past Unemployment - Scotland

Date	Unemployed
Dec 2018	0.1%

LMI data powered by [EMSI UK](#)

LMI data powered by [LMI for All](#)

Predicted Employment in Scotland



LMI data powered by [EMSI UK](#)