What is Domestic Building work?

A practitioner’s guide to registration

Do you have the skills, knowledge and experience to apply for registration as a building practitioner in domestic building work? To help you, this guide explains the typical tasks of a registered domestic builder or project manager (domestic). If you are asked to an assessment interview, some of your interview questions will be based on this information.

What is Domestic Building work?

Domestic building work is work associated with the construction, renovation, improvement or maintenance of a home. A home is any residential premises, and includes any part of a commercial building or industrial premises that is used as a residential premise. It does not include:

a. a caravan within the meaning of the Residential Tenancies Act 1997, or any vehicle used as a residence
b. any residence that is not intended for permanent habitation
c. a rooming house within the meaning of the Residential Tenancies Act 1997
d. a motel, residential club, residential hotel or residential part of licensed premises under the Liquor Control Reform Act 1998
e. a nursing home, hospital or accommodation associated with a hospital
f. any residence that the Regulations state is not a home for the purposes of this definition.

For the full definition, see sections 5 and 6 of the Domestic Building Contracts Act 1995.

Things to remember:

- If a builder intends to carry out, manage or arrange the carrying out of domestic building work for another person, and the cost of that work is more than $10,000, then the parties must enter a major domestic building contract (this increased from $5,000 on 1/7/17).

- A builder must not enter a major domestic building contract unless they are registered as a building practitioner under the Building Act 1993. If the value of the work is $16,000 or over, the works must be covered by domestic building insurance. And they must not enter into a contract or carry out the work unless they have been authorised to carry out that work by the registered building surveyor who issued the building permit for the work (when a permit is required).

- A building surveyor must not issue a building permit for domestic building work to be carried out under a major domestic building contract unless they are satisfied (among other conditions) that the work is to be carried out by a builder who is:
  - registered in the appropriate class of Domestic Builder, or
  - registered in the class of Domestic Builder (Manager), or
  - registered in the class of Project Manager (Domestic), and
  - covered by the required insurance.

Registered building practitioners must perform their work in a competent manner and to a professional standard, contributing to the safety and health of people who use dwellings.
What are the classes of registration?

**Domestic Builder (Unlimited)**

Persons registered in the class of Domestic Builder (Unlimited) are responsible for carrying out, or managing or arranging the carrying out of all components of domestic building work for the construction, renovation, improvement or maintenance of a home (class 1, 2, and 4 buildings, and associated class 10 buildings, as classified in the Building Code of Australia).

**Domestic Builder (Limited to a class of Domestic Building work)**

Persons registered in a limited class of domestic builder are responsible for carrying out, or managing or arranging the carrying out of the limited classes set out in their certificate of registration.

A person registered in a *limited* domestic builder class may be limited to carrying out, or managing or arranging the carrying out of the following limited classes of domestic building work:

1. Domestic Builder (Limited to bathroom, kitchen and laundry renovation)
2. Domestic Builder (Limited to bricklaying and blocklaying)
3. Domestic Builder (Limited to cabinet making, joinery and stair construction)
4. Domestic Builder (Limited to carpentry)
5. Domestic Builder (Limited to the construction of gates and fences)
6. Domestic Builder (Limited to the construction of non-habitable building structures)
7. Domestic Builder (Limited to the construction of private bushfire shelters)
8. Domestic Builder (Limited to the construction of retaining walls)
9. Domestic Builder (Limited to the construction of shade structures)
10. Domestic Builder (Limited to the construction of swimming pools and spas)
11. Domestic Builder (Limited to door and window replacement and installation)
12. Domestic Builder (Limited to earthworks and excavation work)
13. Domestic Builder (Limited to external wall cladding)
14. Domestic Builder (Limited to footings and slab work)
15. Domestic Builder (Limited to framing)
16. Domestic Builder (Limited to re-stumping and re-blocking)
17. Domestic Builder (Limited to roof tiling)
18. Domestic Builder (Limited to site works involved in relocating a dwelling)
19. Domestic Builder (Limited to the construction of structural landscaping)
20. Domestic Builder (Limited to waterproofing)

Registration (under Part 11 of the Act) to carry out the following types of building work is required if this work and another type of building work are to be carried out under the same contract because that work is then considered to be domestic building work.

21. Domestic Builder (Limited to attaching external fixtures)
22. Domestic Builder (Limited to the erection of poles, masts and antennas)
23. Domestic Builder (Limited to floor finishing and covering)
24. Domestic Builder (Limited to glazing work)
25. Domestic Builder (Limited to insulation work)
26. Domestic Builder (Limited to painting and decorating)
27. Domestic Builder (Limited to sheet plastering)
28. Domestic Builder (Limited to solid plastering and rendering)
29. Domestic Builder (Limited to wall and floor tiling work)

**Domestic Builder (Manager)**

Persons registered in the class of Domestic Builder (Manager) are responsible for managing and arranging for a registered building practitioner to carry out one or more components of domestic building work as specified in the practitioner’s certificate of registration.

*Please note:* As of 1 July 2017, individuals cannot apply for registration in the category of Builder, class of Domestic Builder (Manager). The category of a Person responsible for a building project, class of Project Manager (Domestic) was introduced on 1 July 2017. The work undertaken by a Project Manager (Domestic) aligns with the scope of work for Domestic Builder (Manager), however the prescribed qualification of registration is different. Practitioners already registered as a Domestic Builder (Manager) will have until 30 June 2022 to upskill in order to meet the new requirements and will remain registered as a Domestic Builder (Manager) until then.

**Project Manager (Domestic)**

Persons registered in the class of Project Manager (Domestic), are responsible for the managing or arranging the carrying out of domestic building work by persons registered as a Domestic Builder (Unlimited) or a relevant limited class of domestic builder. They cannot carry out the work themselves and they cannot engage an unregistered builder to carry out the building work.

**General experience needed for registration in the all classes of Domestic Builder and Project Manager (Domestic)**

To be eligible to be registered in Domestic Builder (Unlimited) or in a limited class of domestic builder work, you must be able to demonstrate capacity to carry out, manage or arrange the carrying out of domestic building work.

For *Project Manager (Domestic)* you must be able to demonstrate capacity to manage or arrange the carrying out of domestic building work by persons registered as a Domestic Builder (Unlimited) or limited to a class of Domestic Building work.

To be eligible for registration, an applicant must demonstrate they can carry out the following activities in a competent manner and to a professional standard:

- establishing the requirement for a building permit for the proposed domestic building work
- applying for and obtaining a building permit for proposed work
- complying with a building permit
- arranging relevant certification of completed building work when required
- producing cost estimates and quotations for the proposed work
- identifying the need for, and establishing a major domestic building contract to undertake the work when required
- undertaking relevant planning and preparation for construction
- arranging for construction workers or sub-contractors to carry out construction works safely and competently
- complying with site safety requirements, including the development, communication, monitoring and maintenance of site safety plans throughout the construction
- ensuring site safety inductions are undertaken
- supervising the carrying out of all construction work, ensuring compliance
- with the National Construction Code, Australian Standards and local authority requirements
- ensuring construction is undertaken according to relevant provisions of safety and environmental legislation
• rectifying, or arranging to have rectified, any faults or defects in construction work
• maintaining communication with clients, architects, designers, building surveyors and other parties during construction
• arranging any required protection works
• engaging relevant trades to undertake regulated work such as plumbing work
• interpreting plans, drawings and specifications relating to the work
• setting out and preparing the site according to plans and specifications for that class.

What work can be undertaken in each class?

1. Domestic Builder (Limited to bathroom, kitchen and laundry renovation)

This class of domestic building is limited to bathroom, kitchen and laundry renovations for homes. It involves building, renovating or repairing domestic wet areas such as bathrooms, kitchens or laundries. These works must not extend beyond the existing external walls, floor and/or ceiling.

The work includes any site works, work required to gain access to the site, the removal of any impediments to access to the site, and the replacement of walls.

Experience needed

In addition to the general experience required (as listed on page 3), you must demonstrate you have the capacity to carry out, manage or arrange the following activities in a competent manner and to a professional standard:
• coordinating and supervising sub-trades
• demolishing an existing bathroom, kitchen or laundry (knowledge of asbestos containing materials)
• altering or constructing wall framing and ceilings
• installing fixtures such as baths, shower bases, spas and the like
• installing all wall and ceiling linings, including wet area lining
• selecting appropriate waterproofing and applying waterproofing systems to the bathroom, kitchen, laundry or the like
• altering windows and/or doors
• installing skylights (Flashig to be installed by registered/licensed plumber)
• installing or repairing wall and/or floor tiling, including splashbacks
• installing joinery for basins, sinks, troughs, WC suites, tapware, floor wastes etc.
• coordinating and supervising required trades for altering sanitary plumbing, water, gas drainage and electrical works
• installing shower screens, mirrors
• installing all ancillary hardware
• undertaking plastering
• undertaking painting.

2. Domestic Builder (Limited to bricklaying and blocklaying)

This class of domestic building work is limited to brickwork and blocklaying for homes and associated class 10 structures. It involves carrying out brick or blockwork associated with the erection, construction, renovation, alteration, extension, improvement or repair of a building.

It includes, but is not limited to, the construction of internal/external walls, isolated piers, arches, fireplaces, chimneys, concrete rendering to buildings and masonry fixtures, rammed earth or form cell construction, and mud brick footings to houses.

Experience needed

In addition to the general experience required (as listed on page 3), you must demonstrate you have the capacity to carry out, manage or arrange the following activities in a competent manner and to a professional standard:
• interpreting plans, drawings and specifications indicating the location
and specification for brickwork or blockwork, types or grades of bricks, and mortar composition
• setting out and levelling
• preparing the surface
• ordering materials, including bricks and mortar, according to specifications
• undertaking manual and mechanical handling of bricks for construction
• preparing, mixing and laying mortar
• constructing battered masonry surfaces
• repairing and maintaining clay bricks, cement blocks or bricks and related structures
• concreting to simple forms, including installing formwork, reinforcement and concrete related to brickwork
• completing base brickwork
• establishing openings in brickwork, including to pin and prop openings and to place end bearing lintels
• installing reinforcement for structural blockwork
• applying damp proof courses
• installing control joints
• installing flashings
• installing wall ties.

3. Domestic Builder (Limited to cabinet making, joinery and stair construction)

This class of domestic building work is limited to cabinet making, joinery and stair construction for homes. It involves the manufacture, assembly and installation of a range of joinery and joinery products, including cabinets, cupboards, shelving and fitments.

Experience needed

In addition to the general experience required (as listed on page 3), you must demonstrate you have the capacity to carry out, manage or arrange the following activities in a competent manner and to a professional standard:

Cabinet making work
• estimating the costs of cabinet making work
• measuring and calculating materials and site installation location
• preparing cutting lists from job specification
• constructing cabinets and components on site, making adjustments when required

Joinery work
• manufacturing, assembling and installing:
  » doors and windows
  » components for door and window frames, doors and sashes, and stairs
  » joinery unit components
• preparing surfaces and applying paint and other finishes for joinery
• cutting and installing glass for joinery
• using aluminium, including the fabrication, assembly and construction of frameworks
• manufacturing aluminium grills and louvres stair construction
• constructing stairs, including:
  » setting out, manufacturing, assembling and installing different internal stair types and their components. Different stair types can include straight flighted, curved and geometric, and they may be constructed of timber and non-timber materials
  » manufacturing stair components, including stringers, treads, rises, wedges, balusters, newels, nosings, glue blocks, wreaths and scrolls
  » assembling and installing stairs and stair components on site.

4. Domestic Builder (Limited to carpentry)

This class of domestic building work is limited to carpentry work for homes and associated class 10 structures. It involves the construction, alteration, renovation and repair of homes, carports, garages, pergolas, decks, verandas and similar structures, and includes any site works, work required to gain access to the site, and the removal of any impediments to access to the site.
This work includes all activities included within the following classes of Domestic Builder work:

- Construction of non-habitable building structures
- Construction of gates and fences
- Bathroom, kitchen or laundry renovations
- Framing
- External Wall Cladding
- Door and window replacement and installation
- Cabinet making, joinery and stair construction
- Attaching an external fixture.

**Experience needed**

In addition to the general experience required (as listed on page 3), you must demonstrate you have the capacity to carry out, manage or arrange the following activities in a competent manner and to a professional standard:

- fixing strip flooring
- erecting, altering and dismantling formwork for stair and ramps
- erecting, altering and dismantling the formwork for suspended slabs, columns, beams and walls.

5. Domestic Builder (Limited to construction of gates and fences)

This class of domestic building work is limited to the construction of gates and fences for homes. It involves planning, preparing, setting out and installing different types of fence and gate to a home.

It includes constructing and dismantling all types of fencing of any type of material, and associated manual and automatic gates, including safety barriers for swimming pools and spas.

**Experience needed**

In addition to the general experience required (as listed on page 3), you must demonstrate you have the capacity to carry out, manage or arrange the following activities in a competent manner and to a professional standard:

- setting out the fence line in consultation with land surveyor or property owner
- dismantling existing fences and gates according to job specifications
- determining bracing on gates
- installing a prefabricated/modular fence and associated gates
- installing hardware and operable components, including opening systems
- mixing, placing and finishing concrete appropriate to the work.

6. Domestic Builder (Limited to the construction of non-habitable building structures)

This class of domestic building work is limited to the construction of non-habitable building structures associated with homes. It includes the construction of only the following above ground and free standing structures:

- private garages and carports:
  - associated with a class 1 building, or
  - any separate single storey garage associated with another building where such garage contains not more than three vehicle spaces
- sheds, cabanas, gazebos and shade structures.

It **does not** include:

- the construction of retaining walls that are not part of the non-habitable structure
- electrical and plumbing work that must be undertaken by licensed practitioners
- the construction of external bathrooms, kitchens or laundries

**Experience needed**

In addition to the general experience required (as listed on page 3), you must demonstrate you have the capacity to carry out, manage or arrange the following activities in a competent manner and to a professional standard:

- carrying out or managing or arranging the excavations of the site required for the work
- establishing the levels and preparing footings where required (including stumps, slabs, pad footings etc.) carrying out or managing the erection of frames, floors and walls of the non-habitable building
• installing appropriate doors and windows to specification
• constructing retaining walls when they are part of the non-habitable structure.

7. Domestic Builder (Limited to construction of private bushfire shelters)

This class of domestic building work is limited to the construction of private bushfire shelters for homes. It involves the fabrication, construction and installation of on-site built or prefabricated private bushfire shelters to meet the Australian Building Codes Board Performance Standard for Bushfire Shelters 2010.

Experience needed

In addition to the general experience required (as listed on page 3), you must demonstrate you have the capacity to carry out, manage or arrange the following activities in a competent manner and to a professional standard:

• setting out a site, including establishing levels for excavations and finished surfaces
• undertaking bulk excavation and excavation for footings
• placing and fixing steel reinforcement
• preparing a new footing system
• installing drainage
• installing formwork/boxing to edges to define
• the shelter perimeter and shape
• installing propping of an overhead platform
• placing and finishing concrete or other material used to form the required shape
• retaining scaffolding, propping and forming
• installing prefabricated units (liners) on a prepared sub-base, including packing and levelling
• completing ancillary pipework for drainage/overflow
• completing waterproofing
• completing work associated with the provision of services
• installing sundry equipment such as steps and handrails
• completing finishing work, including hanging of fire rated doors

• completing associated landscaping works such as paving, retaining walls/structures and steps.

8. Domestic Builder (limited to construction of retaining walls)

This class of domestic building work is limited to the construction of retaining walls for homes. It includes site set-out and preparation, which can include excavating soil and profiling soil levels, installing footings, and considering and installing appropriate drainage.

Retaining walls are structures (usually of masonry, stone, timber, steel or concrete) that do not form part of a building, and that are designed to prevent soil from subsiding onto land or property.

Types of retaining walls can include but are not limited to, gravity walls, cantilevered walls, sheet piling, sleepers, and anchored, pre-cast and interlocking proprietary systems.

Experience needed

In addition to the general experience required (as listed on page 3), you must demonstrate you have the capacity to carry out, manage or arrange the following activities in a competent manner and to a professional standard:

• excavating site soil and profile soil levels
• undertaking required protection works, including preparation and shoring works
• setting out and preparing the site according to plans and specifications, including survey benchmarks
• establishing the levels and preparing footings
• assembling and installing components required to construct the retaining wall, using required tools and equipment
• installing drainage according to plans and specifications
• undertaking waterproofing of retaining walls
• placing and spacing steel components according to plans and specifications
• undertaking appropriate concreting.
9. Domestic Builder (Limited to construction of shade structures)

This class of domestic building work is limited to the construction of shade structures for homes. Shade structures provide protection from sun and light rain, and are often found in playgrounds and over swimming pools or other areas where sun protection is desirable. A shade structure is an open structure consisting of a post or posts, or an anchoring mechanism, and a roof covering made of fabric.

Under certain conditions, a shade structure may be considered a pergola so does not require a building permit. In this case, the shade sail must be constructed to resist the loads to which it may be subject, and to ensure it does not adversely affect a building to which it is attached.

Experience needed

In addition to the general experience required (as listed on page 3), you must demonstrate you have the capacity to carry out, manage or arrange the following activities in a competent manner and to a professional standard:

- setting out and preparing the site according to plan specifications
- carrying out or managing the excavations of the site required for the work
- establishing the levels and preparing footings when required
- carrying out or managing the erection of the frames, floors and walls of a shade structure

10. Domestic Builder (Limited to construction of swimming pools and spas)

This class of domestic building work is limited to the construction of swimming pools and spas for homes and structural landscaping works associated with the construction of swimming pools and spas. It involves the construction of any structure containing water to a depth greater than 300 mm and used primarily for swimming, wading, paddling or the like, including a bathing or wading pool or spa pool.

It includes the construction of appropriate safety barriers.

It does not include:

- the construction of retaining walls
- the construction of shade structures
- the maintenance and general repair of swimming pools and spas
- water chemistry.

Experience needed

In addition to the general experience required (as listed on page 3), you must demonstrate you have the capacity to carry out, manage or arrange the following activities in a competent manner and to a professional standard:

- installing safety fencing for construction works
- undertaking required protection works, including preparation and shoring works, and accounting for risks posed by proximity to boundary and easements
- establishing set-out levels and finish levels
- conducting earthworks and drainage requirements
- placing and fixing reinforcements
- constructing formwork
- placing and finishing concrete, bedding sand or other materials to provide a shape or form for a swimming pool or spa (not fibreglass)
- installing ancillary plumbing pipework associated with a swimming pool or spa, including general filtration, solar heating, basic hydraulics and structural landscaping works associated with the construction of swimming pools and spas
- constructing swimming pool and spa safety barriers
- undertaking paving, tiling, painting, coping and pool finishes associated with the construction of swimming pool and spa
- designing and installing ancillary pool systems (including, but not limited to, solar, filtration and hydraulics)
- installing pool accessories, including pool heating systems.
11. Domestic Builder (Limited to door and window replacement and installation)

This class of domestic building work is limited to door and window replacement/ installation for homes and associated class 10 buildings. It involves selecting, setting out, installing and/or removing and replacing windows and doors to meet weatherproofing and building sealing requirements of the National Construction Code and Australian Standards. The work must also provide for capacity to withstand wind loads and, when appropriate, comply with:

- Bushfire Attack Level (BAL)
- Fire Resistance Level (FRL)
- energy efficiency provisions
- heritage overlay considerations.

Window types can include, but are not limited to, casement, awning and double hung windows.

Door types can include, but are not limited to, sliding, bi-fold, French, pivot and entry doors.

**Experience needed**

In addition to the general experience required (as listed on page 3), you must demonstrate you have the capacity to carry out, manage or arrange the following activities in a competent manner and to a professional standard:

- removing existing window or door units and their component hardware
- ensuring adequate structural support for the window or door to be installed
- preparing the opening and frame for the installation of the window or door
- positioning new or replacement window or door units, and fixing them to the frame according to plans, drawings and specifications
- fitting appropriate flashings
- testing and adjusting the installation to meet job specifications.

12. Domestic Builder (Limited to earthworks and excavation work)

This class of domestic building work is limited to earthworks and excavation work for homes and associated class 10 buildings. It includes a range of site preparation works, the consideration of soil types and classifications and site drainage requirements, and possible consultation with a range of specialists.

Earthworks and excavation is the work undertaken to remove earth, soil, rock and grass roots (to predetermined excavation lines and levels) to form a hole or trench for:

- structural supports
- walls or floors of a building
- structural landscaping work.

The work must be completed to a standard that ensures the site is appropriately levelled and free of loose earth, vegetation, mud or debris immediately before any required concrete is poured. It must be carried out safely and in a manner that avoids potential damage to adjoining structures and property through the soil collapsing or subsiding.

**Experience needed**

In addition to the general experience required (as listed on page 3), you must demonstrate you have the capacity to carry out, manage or arrange the following activities in a competent manner and to a professional standard:

- protecting public assets such as footpaths, driveways and services
- undertook abolishment of services
- marking out services and setting out points, including site levels and excavation limits
- establishing site drainage requirements and drainage systems
- setting out sub-grade to plan
- forming earthworks by informing plant operators of job requirements
- monitoring thickness and moisture content
- monitoring the stabilisation of existing material
- removing surface area protrusions and placing geo-synthetic material
- placing and compacting sub-grade replacement materials
- digging excavations to ensure the correct route, line and depth from site plans and instructions
• installing trench/excavation support.

13. Domestic Builder (Limited to external wall cladding)

This class of domestic building work is limited to external wall cladding for homes and associated class 10 buildings. It involves applying wall cladding to the whole of the building or to sections of the building (e.g. to one storey, a garage or particular walls).

External wall cladding provides the exterior skin or façade of a building, and is applied to the external framed surface of the building. Common types of cladding include weatherboards (timber or vinyl), manufactured board or sheet panels, lightweight aerated autoclaved concrete panels.

Experience needed

In addition to the general experience required (as listed on page 3), you must demonstrate capacity you have the to carry out, manage or arrange the following activities in a competent manner and to a professional standard:

• straightening and preparing exterior walls
• fixing edge finishing, flashing and insulation
• setting out, cutting and fixing horizontal weatherboards
• fixing paneling.

14. Domestic Builder (Limited to footings and slab work)

This class of domestic building work is limited to footings and slab work for homes and associated class 10 structures. It involves the selection and placement of appropriate footing systems according to the site, soil classifications and the type of proposed construction.

It includes:

• the construction and installation of all types of reinforced/bulk concrete footing and structural elements for buildings
• any site works, work required to gain access to the site, and the removal of any impediments to access the site
• underpinning work to level and support existing structures by ensuring they have solid foundations
• formwork – that is, the surface of the form and framing used to contain and shape wet concrete until it is self-supporting. Formwork includes the forms on or within which the concrete is poured, and the frames and bracing that provide stability.
• falsework that is, the temporary structure used to support a permanent structure, material, plant, equipment and people until the construction of the permanent structure has advanced to being self-supporting.

Footings and slabs are required to transfer the load from a building to its foundation. They include, but are not limited to: concrete raft slabs, waffle pod slabs, strip footings, pad footings, supported slabs, suspended slabs, columns, beams, staircases, landings and retaining walls.

Experience needed

In addition to the general experience required (as listed on page 3), you must demonstrate capacity you have the to carry out, manage or arrange the following activities in a competent manner and to a professional standard:

• interpreting plans, drawings and specifications, including architectural and engineering specifications
• assessing a soil report and preparing foundations and footings according to geotechnical and associated drawings
• establishing set-out levels and finished floor levels
• undertaking site works and work required to gain access to the site or to remove any impediments to access to the site
• erecting and dismantling the required formwork for footings and slabs, and for suspended slabs
• constructing footing slabs (which are concrete floors supported on the ground with a separate poured edge strip footing)
• constructing slabs, footings, piers and pile systems, and related retention works
• constructing slab on the ground (being concrete floors supported on the ground and incorporating integral edge and internal
15. Domestic Builder (Limited to framing)

This class of domestic building work is limited to framing for homes and associated class 10 structures. It involves fabricating, erecting and bracing wall frames, which can include load bearing and non-load bearing wall frames. It includes the erection and replacement of roof trusses.

Framing is constructed for the main elements of all buildings: the floors, walls, ceilings and roofs. It is a stage of construction work that provides the structural integrity of a building and is present in all residential dwellings. It is typically referred to as lightweight framing, and involves the use of timber or lightweight metal, and the installation of fabricated steel elements.

**Experience needed**

In addition to the general experience required (as listed on page 3), you must demonstrate the following activities in a competent manner and to a professional standard:

- installing bonded and unbonded topping slabs to existing concrete
- undertaking advanced slab systems work such as post-tensioned and pre-tensioned slabs, and suspended floor slabs, including construction relating to:
  - the integration of services to slab
  - penetrations
  - thermal properties and acoustic properties
  - adherence to fire provisions
  - permanent formwork
  - floors with penetration for lift.
- installing/applying a moisture barrier
- erecting, altering and dismantling the formwork for stairs and ramps
- erecting, altering and dismantling the formwork for suspended slabs, columns, beams and walls
- erecting, altering and dismantling the formwork for suspended slabs, columns, beams and walls

### 16. Domestic Builder (Limited to re-stumping and re-blocking)

This class of domestic building work is limited to sub-floor works for homes and associated class 10 structures. It involves levelling and supporting existing structures to ensure they have solid foundations.

**Experience needed**

In addition to the general experience required (as listed on page 3), you must demonstrate you have the capacity to carry out, manage or arrange the following activities in a competent manner and to a professional standard:

- undertaking all required planning and preparation for works, including setting out, marking, measuring, cutting and fabricating timber and metal wall frames
- connecting and bracing frames according to design specifications
- preparing, fabricating and installing framing support work associated with glazing
- constructing and erecting timber and metal wall framing and roof structures
- constructing and installing subfloor framing, including bearers, joists and stumps
- installing window and door frames
- erecting ceilings
- erecting sub floor framing
- installing sheet flooring
- placing roof trusses
- assembling and erecting partition frames.
• undertaking protection works of adjoining buildings
• using lifting equipment such as hydraulic jacks
• undertaking concreting for foundation work, including installing formwork, reinforcement and concrete
• installing piling, including driven piles, cast-in-place piles, continuous flight auger piles, compressed piles and bored cast-in-place piles
• installing damp proof courses/membranes
• coordinating alterations to sewerage, gas, power and water services
• realigning floors and attached structures (external steps, landing)
• removing impediments to access to the site
• repairing flooring where cuts were made to access jacks
• arranging relevant certification of completed building work when required.

17. Domestic Builder (Limited to roof tiling)

This class of domestic building work is limited to roof tiling for homes and associated class 10 structures. It involves initial tiling of roofs plus the repair and renovation of existing roofs, which may involve re-pointing, sarking, tile cutting, bedding and pointing.

Roofing styles are designed and selected for both fit for purpose and aesthetic characteristics. The roofs of residential buildings are often clad with tiles (including concrete, terra cotta, and slate). Work on metal roofs can be undertaken only by registered or licensed plumbers.

Experience needed

In addition to the general experience required (as listed on page 3), you must demonstrate you have the capacity to carry out, manage or arrange the following activities in a competent manner and to a professional standard:

• cutting and fixing roof tiles (including tiles of concrete, clay, shingles and shakes) and slates to roof and fascia structures

18. Domestic Builder (Limited to site works involved in relocating a dwelling)

This class of domestic building work is limited to site works involved in relocating a home. It includes the removal and relocation of a home, including the preparation of the new site, work associated with joining sections of the home, and repairing and replacing materials as a result of the relocation. This work does not include the transportation of the home.

Experience needed

In addition to the general experience required (as listed on page 3), you must demonstrate you have the capacity to carry out, manage or arrange the following activities in a competent manner and to a professional standard:

• preparing the new site, including setting out the site and establishing levels
• preparing the home for removal, including capping services and removing attached structures such as patios, steps and pergolas
• raising and securing the home to transport
• positioning the home in the new location and stabilising it
• installing/connecting to a new footing system
• joining sections, including external and internal wall claddings, ceiling linings, roof cladding and the like.
19. Domestic Builder (Limited to the construction of structural landscaping)

This class of domestic building work is limited to structural landscaping for homes. It involves planning, designing, constructing and installing a range of external landscape features, including fences, pergolas, gazebos, retaining walls, decking, ornamental structures and paving.

It includes the construction of external landscape features, including:

• retaining walls (of any material) that do not form part of a building
• gates and fencing constructed of all types of material (excluding swimming pool and spa safety barriers)
• driveways, paths and other paving of any material
• external stairs and ramps
• cabanas, pergolas, decks and gazebos
• ornamental ponds, water features and other structural ornamentation.

Experience needed

In addition to the general experience required (as listed on page 3), you must demonstrate you have the capacity to carry out, manage or arrange the following activities in a competent manner and to a professional standard:

• establishing the requirements for engaging other registered or licensed building practitioners
• establishing protection work for natural features and flora
• setting out a site and establishing levels for proposed landscape construction work
• constructing landscape features using concrete, bricks, stone and other construction materials
• constructing retaining walls
• applying and installing appropriate drainage, irrigation and lighting systems (when a registered or licensed plumbing practitioner is not required to carry out the work)
• selecting types of timber and metal materials suitable for construction project
• identifying and applying appropriate material/product treatments
• identifying and applying materials used for water feature and prefabricated units
• applying hydraulics to water features
• identifying and applying appropriate waterproofing membranes to retaining walls/structures and water features
• identifying and applying appropriate finishes to concrete structures, retaining walls/structures and water features
• knowing when and what licensed trades are required (electrical and plumbing): underground power, electric gates, built-in lights.

20. Domestic Builder (Limited to waterproofing)

This class of domestic building work is limited to waterproofing for homes and associated class 10 structures. It involves the application, installation and repair of waterproofing membranes or systems, which may be applied to the interior, exterior, below ground and remedial areas of a building.

This work includes:

• the waterproofing of showers and areas outside showers
• the waterproofing of areas adjacent to baths and spas, laundries and WCs
• the waterproofing of walls adjoining sinks, basins and laundry tubs
• waterproofing applied as part of the construction of balconies and garages.

It excludes the waterproofing of swimming pools. The purpose of waterproofing is to prevent the ingress of moisture into the building interior.
Experience needed

In addition to the general experience required (as listed on page 3), you must demonstrate you have the capacity to carry out, manage or arrange the following activities in a competent manner and to a professional standard:

- preparing a range of different surfaces for waterproofing
- reporting or rectifying faults or damage in surfaces before applying a waterproofing system
- selecting and applying appropriate waterproofing systems to above and below ground level external wet areas and internal wet areas according to required standards and manufacturer specifications
- undertaking remedial waterproofing.

Remember
Registration is only required if you intend to carry out two or more of the following classes of domestic building work under one contract.

21. Domestic Builder (Limited to attaching external fixtures)

This class of domestic building work is limited to attaching external fixtures work for homes and associated class 10 structures. It involves the installation of external fixtures such as blinds, awnings, security screens, insect screens and balustrades.

Experience needed

In addition to the general experience required (as listed on page 3), you must demonstrate you have the capacity to carry out, manage or arrange the following activities in a competent manner and to a professional standard:

- fixing hardware according to manufacturer specifications, using appropriate tools and equipment
- installing blinds or awnings to manufacturer specifications
- testing the operation of the product and rectifying any faults.

22. Domestic Builder (Limited to erection of poles, masts and antennas)

This class of domestic building work is limited to the erection of poles, masts and antennas for homes and associated class 10 structures when the pole, mast or antenna:

- exceeds 8 metres in height, or
- is more than 3 metres in height and is attached to a building.

Experience needed

In addition to the general experience required (as listed on page 3), you must demonstrate you have the capacity to carry out, manage or arrange the following activities in a competent manner and to a professional standard:

- undertaking all required planning and preparation for the works, including location of services, set-out, marking and measuring, and access
- establishing the positioning and method of installation of pole, mast or antenna
- undertaking earthworks for the installation of an in-ground or attached pole, mast or antenna if required
- installing concrete footings if required
- assembling and positioning a pole, mast or antenna
- completing operational testing

23. Domestic Builder (Limited to floor finishing and covering)

This class of domestic building work is limited to floor finishing and covering work for homes. involves the installation of a range of non-structural flooring and floor coverings, including timber, timber veneers, parquetry, cork, carpet and vinyl. It excludes floor tiling.

Experience needed

In addition to the general experience required (as listed on page 3), you must demonstrate you have the capacity to carry out, manage or
arrange the following activities in a competent manner and to a professional standard:

- identifying suitable installation materials and methods according to existing flooring substrate
- installing feature flooring such as parquetry, strip flooring, engineered flooring and cork
- preparing, sanding and applying coating systems.

24. Domestic Builder (Limited to glazing work)

This class of domestic building work is limited to glazing work for homes and associated class 10 buildings. It involves the installation of glass, acrylic or other like materials in prepared openings, such as windows, door panels, screens, fences, balustrades or partitions.

The work includes:

- the glazing and reglazing of buildings
- the fabrication and installation of windows, doors, mirrors, security screens and shower screens in buildings
- the fabrication, installation and reglazing of windows, doors, toughened glass assemblies, aluminium glazing systems, curtain walling systems, balustrading and watertight glazing
- the fabrication, installation and reglazing of architectural engineering glazing, including suspended and overhead glazing and structural balustrading
- the construction and repair of leadlight panels
- the application of film patterns and designs to glass
- the preparation, fabrication and installation of framing support work associated with glazing.

Experience needed

In addition to the general experience required (as listed on page 3), you must demonstrate you have the capacity to carry out, manage or arrange the following activities in a competent manner and to a professional standard:

- glazing and re-glazing windows and doors
- installing shower screens and wardrobe doors
- preparing glazing
- preparing and installing architectural engineered glazing
- conducting structural re-glazing
- preparing and installing mirrors and glass splashbacks.

25. Domestic Builder (Limited to insulation work)

This class of domestic building work is limited to insulation work for homes and associated class 10 buildings. It involves selecting appropriate types of insulation material, and installing insulation into ceilings, external walls and floors, and around pipe and duct work.

The work includes:

- the installation of batt, blanket, board, loose fill and reflective ceiling, wall and acoustic insulation
- the cutting of insulation to size
- the installation of safety wire mesh
- to insulate against heat, cold, air, sound and moisture.

Experience needed

In addition to the general experience required (as listed on page 3), you must demonstrate you have the capacity to carry out, manage or arrange the following activities in a competent manner and to a professional standard:

- estimating and measuring the amount and type of installation material needed depending on the building type and requirements specified by the designer
- undertaking a risk analysis before installing the insulation, by identifying safety risks and hazards
- identifying electrical hazards in roof spaces, including unenclosed
connections, unenclosed conductors, damaged cable sheaths and exposed conductors
- cutting, fitting and finishing insulation in ceilings and walls in completed and partly completed buildings
- installing insulation at heights and in enclosed areas
- install insulation near electricity (safety)
- installing insulation using battery power tools
- installing insulation using hazardous substances and taking the necessary safety requirements
- measuring, cutting and using insulation material to minimize waste
- identifying faults in insulation material.

26. Domestic Builder (Limited to painting and decorating)

This class of domestic building work is limited to painting and decorating work for homes and associated class 10 structures. It involves the preparation of surfaces and the application of paint or other substances for protective, decorative or technical purposes, and includes colour matching.

Experience needed

In addition to the general experience required (as listed on page 3), you must demonstrate you have the capacity to carry out, manage or arrange the following activities in a competent manner and to a professional standard:
- preparing surfaces for the application of paint or other materials
- applying paint or other substances, texture coatings and wallpaper
- using appropriate tools and equipment to apply required applications, including paint.

27. Domestic Builder (Limited to sheet plastering)

This class of domestic building work is limited to sheet plastering for homes and associated class 10 buildings. It involves the cutting and fixing of interior wall board.

Experience needed

In addition to the general experience required (as listed on page 3), you must demonstrate you have the capacity to carry out, manage or arrange the following activities in a competent manner and to a professional standard:
- fixing plasterboard, plasterglass and fibre cement sheets and cornices, and finishing joints to existing timber
- constructing and installing non-loadbearing metal partition wall frames and ceiling frames, including fixing plasterboard, plasterglass and fibre cement sheets and cornices, and finishing joints in class 2 buildings
- constructing and installing non-loadbearing fire related walls and ceilings, and wall and ceiling systems in a class 2 building
- installing suspended ceiling systems
- applying and installing waterproofing and damp proofing for plastering drywall.

28. Domestic Builder (Limited to solid plastering and rendering)

This class of domestic building work is limited to solid plastering and rendering work for homes and associated class 10 buildings. It involves the application of plaster or render to interior or exterior surfaces, including the restoration and renovation of solid plaster work and the installation of associated cornices, decorative mouldings and the like.

Experience needed

In addition to the general experience required (as listed on page 3), you must demonstrate you have the capacity to carry out, manage or arrange the following activities in a competent manner and to a professional standard:
• cutting and fixing cornices
• preparing surfaces for plastering
• applying set coats
• undertaking concrete work for solid plastering, including the installation of formwork, reinforcement and concrete
• fixing steel for solid plastering
• applying float and render to straight and curved surfaces
• applying trowelled texture-coat finishes
• installing pre-cast decorative mouldings and installing cast plaster blockwork
• installing conite construction
• installing pre-cast decorative mouldings.

29. Domestic Builder (Limited to wall and floor tiling work)

This class of domestic building work is limited to tiling (floor and wall) work for homes and associated class 10 structures. It involves affixing tiles for functional or decorative use on internal or external surfaces of buildings and swimming pools, and waterproofing the tiling.

Experience needed

In addition to the general experience required (as listed on page 3), you must demonstrate that you have the capacity to carry out, manage or arrange the following activities in a competent manner and to a professional standard:

• preparing surfaces for tiling
• setting out
• undertaking basic levelling
• applying waterproofing for internal wet areas as appropriate to the floor and wall tiling installation
• selecting appropriate materials and methods for fixing floor or wall tiles according to the application requirements (including selecting adhesives for a range of materials such as tone, porcelain and mosaic, type of substrate, expansion joints, caulking and flashing)
• repairing wall and floor tiles.

Prescribed qualifications, as per the Building Regulations 2018, for Domestic Builder (Unlimited)

Schedule 9 of the Building Regulations 2018 stipulate the below prescribed qualifications for registration in the class of Domestic Builder (Unlimited). These are –

(a) The successful completion of –

   (i) a Bachelor of Construction Management and Economics from Holmesglen; or
   (ii) a Bachelor of Construction Management (Honours) from Deakin University; or
   (iii) a diploma of building and construction (building) (CPC50210) from an RTO; and

(b) At least 3 years of practical experience.

Your next step

To learn how to apply for registration, visit the VBA website.

And to learn more about the specific skills, knowledge and experience required for registration, visit the VBA website.