



Guide to the AEEBC Register EUR BE

Approved by AEEBC General Assembly November 2016

Acknowledgement

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Terminology used in the Guide

Education Learning in an appropriate course, provided by a university or another establishment of higher education, accepted by AEEBC. Education and development would typically contain two complementary parts: the more theory based Academic programme, normally offered in a learning environment and a more practical Training and Development, normally offered in a working environment.

University Programme

The "intrinsic" part of the University course, i.e. learning through formal lectures/seminars, discussions, reading, exercises, laboratory work, research, project, etc., provided by a university or another establishment of higher education, accepted by AEEBC as being of appropriate university level.

Training

The "extrinsic" part of the course, i.e. learning through a structured programme – the aim of which is to increase knowledge through work within technical fields, for instance on a construction site, in a factory, laboratory, office or other working environment, defined, supervised by an approved university or another organisation – as being a "practical" part of the course.

Professional Experience

Continuous Learning and development gained during working life after the completion of Education (as defined above) is a requirement. The Professional Review will of an applicant's Professional Building Expert Experience to determine how he/she has developed professionally by further learning in his speciality and by taking increasing responsibility is taken into account. The Review will be based on a report and supplemented if appropriate by an interview with experienced senior Building Experts.



Formation

The totality of learning through Education and Professional Experience including the Professional Review (as defined above).

Continuous Professional Development (CPD)

A process by which Professional Building Experts are obliged to maintain their Professional Competence, being aware of current development in the field and particularly in their chosen specialism. CPD can be acquired in a variety of ways – e.g. reading, seminars, meetings, discussions, further study, etc. N.B. Where “he” and “his” are referred to in this text, please also read “he/she” and “his/her” respectively.



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Introduction

1.0 AEEBC

The Association European Experts in Building and Construction, in short the AEEBC brings together a number of National Associations of Building Experts from across Europe.

The common fields of activity of an European Building Expert¹ are:

The technological and management processes by which buildings are constructed, renewed and repaired, in accordance with the national legislation of individual countries. Their expertise includes a knowledge of the economic and legal framework within which building projects are conceived, funded and constructed.

The aims of the Association are:

GENERALLY, to facilitate the promotion of the building expert profession in Europe and the exchange of experience and information between professionally qualified building experts/surveyors who are responsible for the technological and management processes by which buildings are constructed, renewed and repaired; and

SPECIFICALLY

- i) to represent the Association's interests to the European Commission and other European institutions;
- ii) to promote the building expert profession throughout Europe;
- iii) to facilitate training, qualification and mutual recognition;
- iv) to establish practice guidelines;
- v) to support and promote the development of construction industry services in line with EU policy.

In pursuit of these aims AEEBC maintains a register to which individuals may be admitted provided they meet the specified minimum requirements.

¹European Building Expert is a term that incorporates building surveying; architectural technologists; Geometri; Bausachverständige; Construction Engineering etc



The AEEBC Register

2.0 Purpose

The purpose of the Register is

- a) to facilitate the movement of practising building experts inside and outside the AEEBC ambit and to establish a framework of mutual recognition of qualifications in order that building experts/surveyors who wish to practice outside their country can carry with them a recognition of capability.
- b) to give sufficient data about the information of the individual building experts/surveyors for the benefit of a prospective employer.
- c) to encourage a continuous updating of the quality of building experts by setting, monitoring and reviewing standards.
- d) to provide a source of information about the great variety of formation systems in Member Countries.

3.0 Concept

Educational and professional systems in Europe vary considerably. Their value is judged by AEEBC by the professional competence of the building experts who emerge from them. Differing systems can co-exist.

A description of the professional competence expected by AEEBC is given in Article 3.1 (subject to applicability in individual countries) below.

3.1 Professional Competence

Building Experts aware of their professional responsibilities should strive to achieve competence such as can demonstrate:

MANDATORY COMPETENCIES

- a) Comprehensive knowledge of the building expert profession through commitment to apply the appropriate code of professional conduct.
- b) Comprehension of Construction Technology and Building Services including: construction principles, practices applicable to all forms of building construction; the factors affecting design, setting-out and construction of building forms and components including the safe design of construction both in use and on site. The application of environmental science particularly in relation to the design of services within the curtilage of buildings and the consideration of the microclimates created. It includes the effects of buildings and development on the global climate and sustainability.



- c) A comprehension of Building Standards, Codes and Regulations including:

The objective and function of Building Codes/Standards, Regulations, other regulatory standards and their application in the design process. Requirements for the energy efficiency, health, welfare, safety and security (e.g. Energy Performance, Fire Safety, Disability Access etc) of construction staff and all the ultimate users of the building.

- d) Comprehension of Building Pathology, Forensic Engineering and Maintenance including:

The principles involved in managing the conservation, and rehabilitation of buildings including the factors which influence and determine the nature of decay and obsolescence, the techniques of analysis and repair of defects and the concept and practices of asset management. The principles and practices involved in maintenance management

- e) Comprehension of the Science and Quality of Construction Materials including:

the application of the Construction Products Regulations in the manufacture and preparation of materials for building. Evaluation of materials to be used in the construction of buildings by means of theory, principles and testing.

Understanding the modes and causes of degradation or failure of materials incorporated in buildings, including failure in fire and the factors affecting choice of materials.

- f) Comprehension of Building and Property Law including:

the principles and procedures of National and/or EU law and legislation in relation to property and the construction industry, including the Laws of Contract, and appropriate comprehension of Civil Law and statutory legislation in relation to the Construction and Property Industries.

a comprehension of arbitration/conciliation processes and other means of resolving disputes. Expert Evidence. Knowledge of the different responsibilities of professional advisors.

- g) Comprehension of Economics and Cost and Financial Management including:

the principles and processes involved in property and construction valuation and the economic theories which affect the cost, price and value of property, including the property market and investment appraisal and decisions. Systems of measurement, pricing of building work and final accounts.

OPTIONAL COMPETENCIES (TWO FROM FIVE)

- h) Knowledge and application of Structural Design, Analysis and Geotechnology including.

the characteristics and performance of soils, rocks and hydrogeology in relation to the design of foundations and structures.



the principles of structural design and analysis in common building forms and materials including factors affecting the stability and design of building structures and elements, the general requirements of relevant design codes and the parameters and design calculations for simple structures and common structural elements.

- i) A knowledge and application of Building and Urban Design including.

the design process, factors and constraints influencing the design and siting of buildings or their alteration, including BIM, climatology, sustainable urban design, energy requirements and fire safety.

principles of visual design theory, the styles of architecture, alterations to historic or environmentally important buildings and the principles and procedures of town planning as they affect building design.

- j) Demonstrate a knowledge and application of Project Management and coordination including: management principles and their application to organisations involved in the design, control and construction of buildings, the organisation and management of the design and pre-contract stages of the building process, including all production information and cost planning.

the use of statistics, operational research and computer applications to all aspects of the construction buildings.

- k) Knowledge and application of Geomatics/Land Surveying including.

mapping the built and natural environment to provide accurate spatial data which facilitates planning, development and conservation.

measured surveys to provide existing layout plans and elevations in a recognised CAD format.

using laser technology to provide accurate "as built" plans in a recognised and transferable CAD format.

Building surveys investigating or inspecting the construction and services of a property in sufficient detail to enable the Building Expert to advise what impact its condition will have upon the client.

- l) Facilities Management.

Managing the fabric and services over the life cycle of a property. Professional management services for residential and commercial multi-unit developments and facilities

4.0 Structure

AEEBC considers that in order to achieve a minimum acceptable level of professional competence both Education and Professional Experience are necessary. Education and Professional Experience combine to a required level of Formation.

Therefore, AEEBC lays down minimum standards for required Education, Experience and Formation. These standards are the threshold which opens the opportunity for registration.

Accordingly, the register comprises: Registration on the basis of formation, as European Building Expert, EurBE. The registration takes place at AEEBC European level in responsibility of the European Monitoring Committee (see 6.1).

Registration as “European Building Expert” gives the right to be called European Building Expert in the language of the National Member and to use the professional designation EurBE (available in all member countries) with the national title, if lawful.

5.0 Minimum Standards

The standards stipulated below are the minimum required for admission to the register and represent stages towards the professional competence described in Article 3.1

5.1 Colleges and Courses

AEEBC principal member associations have set up and maintain a lists of accredited third Level course providers and courses – detailing those that meet the AEEBC education standard and are accredited or officially recognised at a national level. They must have curricula making it possible for candidates to progress towards professional competence as described in 3.1.

International Schools and Courses, the PMA lists may furthermore list countries outside the AEEBC area that meet the EurBE criteria. The listing may also include lists of individual schools and/or courses in countries outside AEEBC area, but which have been accredited by a body accepted by AEEBC as meeting their standards.

Operation of the Register

6.0 AEEBC Bodies

The European Monitoring Committee, EMC, of AEEBC (see 6.1) is responsible for the EUR BE register and for modification of the standards in the light of changing technology or other developments. Standards are accordingly reviewed at regular intervals of not more than 5 years.

The register is maintained by the European Monitoring Committee, EMC, assisted by National Monitoring Committee, NMCs (see 6.2) and is administered by the AEEBC Secretariat which keeps records of the registrations.



The AEEBC shall monitor registered EurBE affiliates and shall have the power to refer any matter to the investigative body of the appropriate member association of which he/she is a member, where it is of the opinion that withdrawal of registration or other disciplinary action may be appropriate.

In the case of an individual who is not a member of an AEEBC member association, the matter shall be referred to the most appropriate association for investigation.

Decisions as to withdrawal of or suspension of or the imposition of conditions on a registration may only be taken by the AEEBC European Monitoring Committee.

6.1 The European Monitoring Committee, EMC

The European Monitoring Committee, EMC, is a European body consisting of independent experts appointed by the AEEBC General Assembly coming from the various parts of Europe.

The EMC decides on registration as EurBE and scrutinises the work of the NMCs in order to maintain a European-wide standard.

The EMC approves the accreditation of Colleges and Courses in already recognised systems and advises the Executive Board on the approval of education systems not previously recognised by AEEBC.

6.2 The National Monitoring Committee, NMC

The National Monitoring Committee, NMC, is a national body, for each AEEBC country, and approved by AEEBC General Assembly.

It is the task of a NMC:

- to keep the EMC well informed on the structure of building expert/surveying education and the standard of the individual Schools and/or Courses.
- to check and review the Professional Experience of an applicant before proposing registration as EurBE to the EMC.
- to review any changes and/or additions to the approved list of Schools and Courses

7.0 Procedures

Application is open to individuals if they are full professional members of a national association represented in AEEBC. Application must be made on the website facilitated and run by AEEBC.

The appropriate form must be completed, the required documentation must be attached and a fee determined by the EMC must be paid.



7.1 Checking of Candidates application

The appropriate NMC will check the following:

- a) Education. The NMC checks whether the school or course successfully completed by the candidate is recognised by the relevant national association and that the candidate has successfully completed the professional qualification.
- b) Professional Building Expert. The NMC checks that the range of the Professional Experience meets the minimum requirement and is of such a nature that one may expect the applicant to achieve the professional building expert competence as portrayed in 3.1.
- c) Professional Review. In order to enable the NMCs to review the applicant's Professional Experience, the applicant should fully complete the structured application form

The purpose of the application form is to set out the applicant's building expert experience/competence including those since graduation, and to demonstrate an appropriate level of building expert responsibility and CPD has enabled him/her to reach the standard of Professional Competence required of by AEEBC (see 3.1).

- d) The NMC checks whether the applicant is a full professional member in good standing with the appropriate Principal Member Association.

AEEBC reserves the right to conduct an interview of the applicant.

7.2 Checking applications for non standard routes to EurBE

The NMC must have evidence of the performance as a professional building expert and of the type of formation the candidates have followed and of the nature and the weight of the examination they have sat to indicate a professional level equivalent to candidates having followed normal routes.

In checking non standard routes, i.e non cognate degree and experience only routes, the Professional Review is of increasing importance in assessing Professional Competence.

7.3 Registration, on the basis of formation, as EurBE

The National Monitoring Committees forward applications recommended for registration. The EMC decides upon the registration. Successful candidates will be included in the EurBE Register centrally maintained by the Secretariat and published on the AEEBC website.

Any application deferred will be returned to the NMC with reasons.



7.4 Certificates

The registration as EurBE is attested by a certificate from the Secretary General and signed by the President of AEEBC.

7.5 Renewal of registration

The EurBE designation may be retained as long as the holder remains registered and observes the AEEBC Code of Conduct. Confirmation to this effect will be required on renewal of registration.

At the discretion of AEEBC a card may be issued.

For administrative reasons this registration should be renewed every five years through the relevant NMC.

7.6 Finances

AEEBC and each National Member bear the cost of the administrative work involved in operating the Register and are entitled to recover this cost by charging appropriate fees to the applicants.

Points of Contention

8.0 Cases of Doubt

All cases of doubt or difficulty, relating to individual applications, are referred to the European Monitoring Committee for decision. An individual may appeal in writing against this decision to the AEEBC General Assembly, whose decision is final.

The AEEBC Code of Conduct is additional to and does not replace any Code of Conduct or Ethics to which the registrant might be subject in his own country.

All persons listed in the AEEBC Register have the obligation to be conscious of the importance of science and technology for mankind and of their own social responsibilities in the public interest when engaged in their professional activities.

They exercise their profession in accordance with the normal rules of good conduct of European societies, respecting particularly the professional rights and the dignity of all those with whom they work.

They thereby undertake to comply with and maintain the following code of ethics.



9.0 AEEBC Code of Conduct

9.1 Personal Ethics

The Building expert shall maintain his/her competence at the highest level, with a view to providing excellence of services in accordance with what is regarded as a good practice in his/her profession and having regard to the laws of the country in which he/she is working.

His/her professional integrity and intellectual honesty shall be the guarantees of his/her impartiality of analysis, judgement and consequent decision.

He/she shall consider themselves bound in conscience by any business confidentiality agreement into which he/she has freely entered. He/she shall not accept any payment except those agreed with his/her relevant employer.

He/she shall display his/her commitment to the building expert profession by taking part in the activities of its Associations, notably those which promote the profession and contribute to the continuing training and professional development of their members.

He/she shall use only titles to which he/she has a right.

9.2 Professional Ethics

The Building expert shall accept assignments only within the area of his/her competence. Beyond this limit, he/she shall seek the collaboration of appropriate experts.

He/she is responsible for organising and professionally executing his/her assignments.

He/she must obtain a clear definition of the services required of him/her. When executing his/her assignments, he/she shall take all necessary steps to overcome any difficulties encountered whilst ensuring the safety of persons and property.

He/she shall receive remuneration corresponding to the service rendered and the responsibilities assumed.

He/she shall try to ensure that the remuneration of each be consonant with the service rendered and the responsibilities assumed.

He/she strives for a high level of technical achievement which will also contribute to and promote a healthy and agreeable environment for his/her fellowmen.

9.3 Social Responsibility

The Building Expert shall:

Respect the personal rights of his/her superiors, colleagues and subordinates by taking due account of their requirements and aspirations, provided they conform to the laws and ethics of their professions.



CONSEJO GENERAL
DE LA ARQUITECTURA TÉCNICA
DE ESPAÑA

AEEBC

Be conscious of nature, environment, safety and health and work to the benefit and welfare of mankind.

Provide the general public with clear information, only in his/her field of competence, to enable a proper understanding of technical matters of public interest.

Treat with the utmost respect the traditional and cultural values of the countries in which he/she exercises his profession.



APPENDIX A

FORMATION

Minimum standards for registration on the basis of building experts/surveying as European Building Expert, EurBE

The elements of Building Expert formation are the completed Education with elements B, U, T and Professional Building Experience E plus professional membership M where:

B represents a high level of secondary education validated by one or more official certificates awarded at about the age of 18 years.

U represents a year (full-time or equivalent) of a University Program either given by a university or other recognised body at the university or High School level, accredited by a Principal Member Association of the AEEBC and included in a AEEBC Principal Member Associations' list of recognised schools and courses.

T represents a year (full-time or equivalent) of training through a programme – the aim of which is to increase knowledge through work within technical fields, for instance in a construction site, in a factory, laboratory, office or other working environment, defined, supervised and approved by a university – as part of the course.

E represents a year (full-time or equivalent) of relevant Professional Building Expert Experience (see 7.2b) assessed and approved by a body accepted by AEEBC.

M represents the full (voting) membership of an AEEBC Principal Member Association, see aeebc.org for the list of Principal Member Associations

For different categories of Education AEEBC considers different formation standards:

The minimum standard for formation is the balance of

7 years comprising a minimum for education of B + 3 U and a minimum for Professional Experience of 2E.

However, AEEBC considers the individual official course duration (the number of U and T years). The balance up to 7 years can be covered by an appropriate number of E years

$B + 3 U + 2 (U/T/E) + 2 E$



Education outside of AEEBC area

For applicants whose education took place outside of AEEBC European area the school and course must be officially recognised by a Principal Member Association of AEEBC as equivalent. In such a case the minimum formation standard is

B + Education + 4E

Minimum Standards for other cases

Other cases are applicants who have gained the status of a professional expert/surveyor in an AEEBC Member Country without having had an appropriate education covered in 5.3.

University graduates with Education in non-cognate areas

Applicants holding a recognised university degree, or if outside of AEEBC area, officially recognised by an AEEBC Principal Member Association are also eligible for registration if they can prove a minimum of 10 years of Professional Experience and therefore meet the standard

B + Education + 10E

In such a case a very strict evaluation of the Professional Experience (E) has to be followed in order to ascertain that the nature of the 10E meets the requirements described in 7.2.