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**Conformity assessment —  
Requirements for bodies providing  
audit and certification of management  
systems —**

**Part 11:  
Competence requirements for  
auditing and certification of facility  
management (FM) management  
systems**

*Évaluation de la conformité — Exigences pour les organismes  
procédant à l'audit et à la certification des systèmes de  
management —*

*Partie 11: Exigences de compétence pour l'audit et la certification des  
systèmes de management de facility management*



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ISO copyright office  
CP 401 • Ch. de Blandonnet 8  
CH-1214 Vernier, Geneva  
Phone: +41 22 749 01 11  
Fax: +41 22 749 09 47  
Email: [copyright@iso.org](mailto:copyright@iso.org)  
Website: [www.iso.org](http://www.iso.org)

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## Foreword

ISO (the International Organization for Standardization) and IEC (the International Electrotechnical Commission) form the specialized system for worldwide standardization. National bodies that are members of ISO or IEC participate in the development of International Standards through technical committees established by the respective organization to deal with particular fields of technical activity. ISO and IEC technical committees collaborate in fields of mutual interest. Other international organizations, governmental and non-governmental, in liaison with ISO and IEC, also take part in the work.

The procedures used to develop this document and those intended for its further maintenance are described in the ISO/IEC Directives, Part 1. In particular, the different approval criteria needed for the different types of document should be noted. This document was drafted in accordance with the editorial rules of the ISO/IEC Directives, Part 2 (see [www.iso.org/directives](http://www.iso.org/directives)).

Attention is drawn to the possibility that some of the elements of this document may be the subject of patent rights. ISO and IEC shall not be held responsible for identifying any or all such patent rights. Details of any patent rights identified during the development of the document will be in the Introduction and/or on the ISO list of patent declarations received (see [www.iso.org/patents](http://www.iso.org/patents)) or the IEC list of patent declarations received (see <http://patents.iec.ch>).

Any trade name used in this document is information given for the convenience of users and does not constitute an endorsement.

For an explanation of the voluntary nature of standards, the meaning of ISO specific terms and expressions related to conformity assessment, as well as information about ISO's adherence to the World Trade Organization (WTO) principles in the Technical Barriers to Trade (TBT), see [www.iso.org/iso/foreword.html](http://www.iso.org/iso/foreword.html).

This document was prepared by the ISO Committee on Conformity Assessment (CASCO).

A list of all parts in the ISO/IEC 17021 series can be found on the ISO website.

Any feedback or questions on this document should be directed to the user's national standards body. A complete listing of these bodies can be found at [www.iso.org/members.html](http://www.iso.org/members.html).

## Introduction

Facility management (FM) integrates multiple disciplines in order to have an influence on the efficiency, productivity and economies of societies, communities and organizations, as well as on the manner in which individuals interact with the built environment. FM affects the health, well-being and quality of life of much of the world's societies and population through the services it manages and delivers. ISO 41001 sets out a coherent framework to enable FM to develop its purposes and vision. Personnel certifying the management system for FM need to have the generic competencies described in ISO/IEC 17021-1:2015, as well as the specific management system competencies described in this document.

This document complements the requirements in ISO/IEC 17021-1:2015 and the guiding principles in ISO/IEC 17021-1:2015, Clause 4. In particular, it clarifies the requirements for the competence of personnel involved in the certification process set out in ISO/IEC 17021-1:2015, Annex A.

Certification bodies have a responsibility to interested parties, including their clients and the customers of the organizations whose management systems are certified, to ensure that only those auditors who demonstrate relevant competence are allowed to conduct audits of an FM management system. It is intended that all auditors possess the generic competencies described in ISO/IEC 17021-1, as well as the specific competencies described in this document. Certification bodies will need to identify the specific audit team competence needed for the scope of each audit.

In this document, the following verbal forms are used:

- “shall” indicates a requirement;
- “should” indicates a recommendation;
- “may” indicates a permission;
- “can” indicates a possibility or a capability.

Further details can be found in the ISO/IEC Directives, Part 2.

For the purposes of research, users are encouraged to share their views on this document and their priorities for changes to future editions. Click on the link below to take part in the online survey:

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# Conformity assessment — Requirements for bodies providing audit and certification of management systems —

## Part 11:

## Competence requirements for auditing and certification of facility management (FM) management systems

### 1 Scope

This document specifies additional competence requirements for personnel involved in the audit and certification process of a facility management (FM) management system and complements the existing requirements of ISO/IEC 17021-1.

### 2 Normative references

The following documents are referred to in the text in such a way that some or all of their content constitutes requirements of this document. For dated references, only the edition cited applies. For undated references, the latest edition of the referenced document (including any amendments) applies.

ISO/IEC 17021-1:2015, *Conformity assessment — Requirements for bodies providing audit and certification of management systems — Part 1: Requirements*

ISO 41001:2018, *Facility management — Management systems — Requirements with guidance for use*

ISO 41011, *Facility management — Vocabulary*

ISO 41012, *Facility management — Guidance on strategic sourcing and the development of agreements*

### 3 Terms and definitions

For the purposes of this document, the terms and definitions given in ISO 41011 and ISO/IEC 17021-1 apply.

ISO and IEC maintain terminological databases for use in standardization at the following addresses:

- ISO Online browsing platform: available at <https://www.iso.org/obp>
- IEC Electropedia: available at <http://www.electropedia.org/>

### 4 Generic competence requirements

The certification body shall define the competence requirements for each certification function as referenced in ISO/IEC 17021-1:2015, Table A.1. When defining these competence requirements, the certification body shall take into account all the requirements specified in ISO/IEC 17021-1, as well as those specified in [Clauses 5](#), [6](#) and [7](#) of this document.

NOTE 1 [Annex A](#) provides an overview of the competence requirements for personnel involved in specific certification functions.

NOTE 2 ISO 19011 provides information on the principles of auditing.

## 5 Competence requirements for FM management system auditors

### 5.1 General

**5.1.1** An audit team shall be composed of FM management system auditors having the collective competence to undertake the audit.

**5.1.2** Auditors shall have knowledge of the FM management system and how its processes interact to meet the intended outcomes, which should be aligned to the demand organization strategy.

**5.1.3** All auditors involved in FM management system auditing shall have a level of competence that includes the generic competencies described in ISO/IEC 17021-1, understand the requirements of ISO 41001 and the relationship between those requirements, as well as the FM knowledge described in [5.2](#) to [5.6](#).

**NOTE** Where an audit team comprises more than one individual it is not necessary for each member of the audit team to have the same competence, however, the collective competence of the audit team needs to be sufficient to achieve the audit objectives.

### 5.2 Terminology and processes

**5.2.1** The audit team shall have knowledge and understanding of the terminology and processes related to facility management.

**5.2.2** The audit team shall have knowledge and understanding of ISO 41001, ISO 41011 and ISO 41012.

### 5.3 Context of the FM organization

**5.3.1** The audit team shall have knowledge of the context in which the FM organization operates, as stated in ISO 41001:2018, Clause 4.

**5.3.2** The audit team shall have knowledge and understanding of impacts and interrelationships between the FM functions, the demand organization and interested parties.

**5.3.3** The audit team shall have knowledge and understanding to determine that the FM organization has identified the needs and expectations, and the requirements, roles and responsibilities of the demand organization, as well as the requirements of its interested parties.

**5.3.4** The audit team shall have knowledge and understanding to determine that the FM organization has identified the scope of the FM management system, including boundaries and applicability within its context.

**5.3.5** The audit team shall have knowledge to determine that the scope of the FM management system is appropriate to the context of the FM organization.

**5.3.6** The audit team shall have knowledge and understanding of FM strategy, policies and objectives to determine if they are appropriate to the context of the FM organization.

### 5.4 Leadership

The audit team shall have knowledge of the role and impact of the leadership of the FM organization, to evaluate whether the top management of the FM organization is demonstrating its commitment to the FM management system and achieving its intended outcomes.

## 5.5 Risks and opportunities

The audit team shall have knowledge and understanding of risk management, emergency preparedness and business continuity relevant to the FM management system, to evaluate whether the FM organization has applied relevant methods for determining risks and opportunities in its context and the scope of the FM management system.

NOTE 1 IEC 31010 provides additional information on risk assessment techniques.

## 5.6 Performance

The audit team shall have knowledge and understanding of methodologies of FM performance monitoring, measurement and evaluation.

## 6 Competence requirements for personnel reviewing audit reports and making certification decisions

### 6.1 Terminology and processes

**6.1.1** Personnel reviewing audit reports and making certification decisions shall have knowledge and understanding of the terminology and processes related to facility management.

**6.1.2** Personnel reviewing audit reports and making certification decisions shall have knowledge and understanding of ISO 41001, ISO 41011 and ISO 41012.

### 6.2 Context of the FM organization

**6.2.1** Personnel reviewing audit reports and making certification decisions shall have knowledge of the context in which the FM organization operates, as stated in ISO 41001:2018, Clause 4.

**6.2.2** Personnel reviewing audit reports and making certification decisions shall have knowledge of impacts and interrelationships between the FM functions, the demand organization and interested parties.

**6.2.3** Personnel reviewing audit reports and making certification decisions shall have knowledge and understanding to determine that the FM organization has identified the scope of the FM management system, including boundaries and applicability within its context.

**6.2.4** Personnel reviewing audit reports and making certification decisions shall have knowledge to determine that the scope of the FM management system is appropriate to the context of the FM organization.

**6.2.5** Personnel reviewing audit reports and making certification decisions shall have knowledge of FM strategy, policies and objectives.

### 6.3 Risks and opportunities

Personnel reviewing audit reports and making certification decisions shall have knowledge of risk management, emergency preparedness and business continuity.

### 6.4 Performance

Personnel reviewing audit reports and making certification decisions shall have knowledge of methodologies of FM performance monitoring, measurement and evaluation.

## 7 Competence requirements for other personnel

### 7.1 General

Other personnel conducting the application review to determine audit team competence required, to select the audit team members and to determine the audit time, shall have the generic competence described in ISO/IEC 17021-1. They shall also understand the requirements of ISO 41001 and the relationship between those requirements, as well as the FM management system knowledge requirements described in [7.2](#) and [7.3](#).

### 7.2 Terminology and processes

Other personnel shall have knowledge of the terminology and processes related to facility management.

### 7.3 Context of the FM organization

Other personnel shall have knowledge of the context in which the FM organization operates as stated in ISO 41001:2018, Clause 4.

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## Annex A (informative)

### Knowledge for auditing and certification of FM management systems

[Table A.1](#) provides an overview of the knowledge required for auditing and certification of FM management systems in addition to the requirements of ISO/IEC 17021-1. It refers to the specific competence requirements for each function stated in [Clauses 5, 6, and 7](#).

**Table A.1 — Knowledge for auditing and certification of FM management systems**

| Knowledge                      | Certification functions                                                                                                                                           |                                                            |                              |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|------------------------------|
|                                | Conducting the application review to determine audit team competence required, to select the audit team members and to determine the audit time (other personnel) | Reviewing audit reports and making certification decisions | Audit team                   |
| General                        | X (see <a href="#">7.1</a> )                                                                                                                                      |                                                            | X (see <a href="#">5.1</a> ) |
| Terminology and processes      | X (see <a href="#">7.2</a> )                                                                                                                                      | X (see <a href="#">6.1</a> )                               | X (see <a href="#">5.2</a> ) |
| Context of the FM organization | X (see <a href="#">7.3</a> )                                                                                                                                      | X (see <a href="#">6.2</a> )                               | X (see <a href="#">5.3</a> ) |
| Leadership                     |                                                                                                                                                                   |                                                            | X (see <a href="#">5.4</a> ) |
| Risk and opportunities         |                                                                                                                                                                   | X (see <a href="#">6.3</a> )                               | X (see <a href="#">5.5</a> ) |
| Performance                    |                                                                                                                                                                   | X (see <a href="#">6.4</a> )                               | X (see <a href="#">5.6</a> ) |