Building Control

Module Descriptor

Module Code: BCU5CON

Version: 5.00

Status: Final

Date: 15/09/2022

Summary Module Details

Module Title: Building Control

Module Leader: Marc Fleming

Module Mode: Supported online learning

Semester: Autumn (UK)

Level: 5

Credits: 20

Learning Hours: 200

Directed Study Time: 90 hrs (45%)

Self-directed Study Time: 50 hrs (25%)

Assessment Study Time: 60 hrs (30%)

Coursework: 100%

Computer Marked Assessment: 0%

Self-directed Research Project: 0%

Portfolio: 0%

Module Summary

This module introduces building control students to one of the core competencies within the industry and a competency which is required for students to become members of relevant professional bodies. The module examines the requirements for site inspections of building work to ensure that the work carried out meets relevant performance standards. Students will examine the Building Act 1984, or relevant equivalent in the country the student is based, together with the regulations or guidance which stem from this. Students will apply the standards and regulations to different scenarios, consider the phases of compliance and examine the mechanisms for dealing with non-compliant work.

Taken on which programmes

BSc (Hons) Building Control (C)

Core (C) or Elective (E)

Module Aims

This module aims to:

- Expand on prior knowledge of construction technology and law in the context of building standards and regulations.

- Appreciate the role of charges associated with the building control function.

- Appreciate the areas covered by building regulations (in respect of the UK, the Building Regulations and Approved Documents), particularly in relation to health and safety of building users, promoting energy efficiency and making access easier for disabled people.

- Appreciate the nature of Local Authority Building Control (LABC) and Approved Inspectors (AIs) and the standards to which both are required to perform.

- Identify procedures for notification of building work requiring approval, timescales and inspection procedure for each stage of the compliance process.

- Identify procedures for dealing with non-compliant work.

Module Learning Outcomes

LO1. Evaluate the relevance of the Building Act 1984 or equivalent in your country of residence and corresponding building standards or regulations.

LO2. Recognise the relevant building standards applicable to a variety of situations and advise on different solutions and changes to comply with these standards.

LO3. Identify and evaluate the correct procedures for inspecting building work across all phases for compliance; procedures for notification of compliance; and mechanisms for dealing with non-compliant work.

Indicative Module Content

Module topics

- **Introduction to building control**

  The Building Act 1984, the Building Regulations and Approved Documents, or corresponding legislation in country of study and the reasons for, and role of, building control.

- **Areas covered by Building Regulations and examination of some of the Approved Documents**

  In particular Part A (Structure), Part B (Fire Safety), Part L (Conservation of fuel and power) and Part M (Access to and use of buildings). Part B is examined further in another module.

- **Procedures for inspection**

  Inspecting building work at different phases for compliance, understanding the different phases, the procedures to be undertaken and the calculation of charges.

- **Dealing with non-compliant work**

  Options for dealing with non-compliant work, dangerous structures and enforcement action.

This content will be reviewed and updated regularly to reflect the legal, moral and financial changes in professional standards and practice.

Overview of Summative Assessment

Module learning outcomes	Assessment	Word count or equivalent	Weighting
LO1, LO2, LO3	**Assessment 1** Coursework	1,600 word	40%
LO1, LO2, LO3	**Assessment 2** Coursework	2,400 word	60%

Module Pass Mark (as a weighted average of all assessments): 40%

Key Module Learning Resources

Core sources and texts

The core reading resources within each module will be provided via the specific Virtual Learning Environment (VLE) module pages and within the e-Library. Additional reference material and supplementary resources to support your studies are available through the UCEM e-Library.

Module tools

Students will have access to study materials, dedicated academic support, student forums, and learning activities via an online learning platform (VLE).

The module page on the VLE is broken down into structured study weeks to help students plan their time, with each week containing a mixture of reading, case studies, videos/recordings and interactive activities to go through. Online webinars/seminars led by the Module Leader can be attended in real time and provide opportunities to consolidate knowledge, ask questions, discuss topics and work through learning activities together. These sessions are recorded to support students who cannot attend and to enable students to recap the session and work through it at their own pace. Module forums on the VLE provide further opportunities to discuss topics with other students, complete collaborative work and get extra help from the module team.

Professional online resources

The e-Library provides access to trusted, quality online resources, selected by subject specialists, to support students' study. This includes journals, industry publications, magazines, academic books and a dissertation/work-based library. For a list of the key industry specific and education resources available please visit the VLE e-Library.

Other relevant resources

Access is also provided to further information sources that include the British Library and Open University UK catalogues, as well as providing a monthly current awareness service entitled, *Knowledge Foundations* - a compendium of news, research and resources relating to the educational sector and the Built Environment.

The module resource list is available on the module website and is updated regularly to ensure materials are relevant and current.