

# Building Control

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## Module Descriptor

Module Code:	BCU5CON
Version:	6.00
Status:	Final
Date:	28/02/2024

# Summary Module Details

### 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

### Contact and Study Hours

**Directed Study Time:** 90 hrs (45%)

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

**Assessment Study Time:** 60 hrs (30%)

### Assessment Type

**Coursework:** 60%

**Computer Based Assessment:** 0%

**Portfolio:** 0%

**Presentation:** 40%

**Project:** 0%

**Practical:** 0%

**Self-directed Research:** 0%

## Module Summary

This module introduces 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 legislation such as the Building Act 1984 and the Building Safety Act 2022 (or relevant equivalent in the country the student is based), together with the regulations or guidance which stem from these. 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)

BSc (Hons) Building Surveying (C)

BSc (Hons) Architectural Design Technology (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.
- Develop an understanding of the implications that legislation such as the Building Act 1984 and the Building Safety Act 2022 have on standards, regulations, and procedures during the building control process.
- 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. Identify the implications that the Building Safety Act 2022 has on regulations, standards, and procedures for the building control process.
- LO3. Recognise the relevant building standards applicable to a variety of situations and advise on different solutions and changes to comply with these standards.
- LO4. 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 the country of study and the reasons for, and role of, building control.
- **The Building Safety Act 2022**  
An overview of the circumstances leading to the emergency of the Building Safety Act and the implications these have had on various sections of the building regulations, in particular Part B and the “Golden Thread”. This topic will also look at the implications that the Act has had in respect of the establishment of a Building Safety Regulator and its responsibilities for the performance of the building control

## Building Control

sector. This includes a look at implementation of regulatory frameworks to support improvements in competence and changes to inspection regimes.

- **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, ethical, and financial changes in professional standards and practice.

## Overview of Summative Assessment

Module learning outcomes	Assessment	Word count or equivalent	Weighting
LO1, LO2	<b>Assessment 1</b> Presentation	1,600 word equivalent	40%
LO3, LO4	<b>Assessment 2</b> Coursework	2,400 words	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.

## Building Control

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 VLE page and is updated regularly to ensure materials are relevant and current.