

## Unit 50: Building Regulations and Control in Construction

Unit code: D/600/0441

QCF Level: 3

Credit value: 10

Guided learning hours: 60

### Unit aim

This unit gives learners an opportunity to develop knowledge and understanding of Building Regulations for controlling the safe construction and use of a completed building. Learners will also gain skills in preparing a submission for Building Regulations approval.

### Learning outcomes and assessment criteria

In order to pass this unit, the evidence that the learner presents for assessment needs to demonstrate that they can meet all the learning outcomes for the unit. The assessment criteria determine the standard required to achieve the unit.

Learning outcomes	Assessment criteria
1 Understand the origins and purpose of building control	1.1 Examine the factors that have influenced the historical development of the building control
	1.2 Discuss the legislation and documentation associated with building control, and their application
2 Know how to apply and enforce Building Regulations	2.1 Identify the various Approved Documents that comprise Building Regulations
	2.2 Describe the application and enforcement of the Building Regulations
3 Understand the procedures and documentation involved with Building Regulations approval	3.1 Explain the approval procedures used in building control
	3.2 Evaluate the documentation used to support building control

	3.3 Discuss the powers of local authority building control officers and approved inspectors
4 Be able to prepare a submission for Building Regulations approval	4.1 Produce a specimen Building Regulations application, with all necessary documentation

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## Unit content

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### 1 Understand the origins and purpose of building control

*Factors:* development of building standards relating to hygiene and public health eg the Industrial Revolution; events and changes affecting the construction and use of buildings eg the Great Fire of London, Ronan Point; changes in policy on energy and other environmental issues; local building bylaws; establishment of national standards

*Purpose:* to ensure standards of new build construction and refurbishment; to make buildings safe and hygienic, to improve energy efficiency; to reduce water wastage

*Legislation and documentation:* the Building Acts 1984 and 1991; current Building Regulations; Approved Documents; current developments eg sustainable construction, brownfield sites, uses of contaminated land, energy conservation; reduction of impact of the built environment on the natural environment; application eg new buildings; alterations

### 2 Know how to apply and enforce Building Regulations

*Approved Documents:* extent and detailed requirements of each part

*Application of Building Regulations:* application of Approved Documents to design and construction of dwellings and commercial buildings in terms of eg stairways, fire precautions, fire spread, insulation, drainage; amendments to Building Regulations; legal obligations of developer and/or contractor to comply with the Building Regulations and Approved Documents

*Enforcement of Building Regulations:* by building control officers or approved inspectors; enforcement by approval of proposed design and construction of a building; regular inspections as the work proceeds on site

### 3 Understand the procedures and documentation involved with Building Regulations approval

*Approval procedures:* submission of building notices, plans, specification; notice of commencement and completion of sections of work; stages of notification; the role of the building control officer or approved inspector

*Documentation:* standard submissions for Building Regulations approval and subsequent stages including enforcement

*Local authority or private building control:* eg building control officers employed by local authorities, approved inspectors employed by private organisations such as NHBC, certification of inspectors; enforcement procedures

### 4 Be able to prepare a submission for Building Regulations approval

*Application:* building notice, full plans submission

*Documentation:* eg application forms, drawings, location plan, any other required information

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