



## UNIVERSITI TEKNOLOGI MARA

### BSS555: BUILDING PATHOLOGY AND CONTROL II

<b>Course Name (English)</b>	BUILDING PATHOLOGY AND CONTROL II <b>APPROVED</b>
<b>Course Code</b>	BSS555
<b>MQF Credit</b>	3
<b>Course Description</b>	The module establishes the role and responsibilities of the Building Surveyor, the procedures and equipment required to carry out various types of surveys, and to prepare survey reports for low rise domestic buildings. It also examines the reasons for building regulations and the technical standards adopted. Building pathology analyses defects in buildings and appropriate remedial measures to make good.
<b>Transferable Skills</b>	How to identify and interpret the role of the Building Surveyor, their obligations and responsibilities to clients. How to analyse common defects in domestic buildings and be able to advise on appropriate remedial measures. Identify and interpret the reasons behind the technical standard imposed by the building regulations.
<b>Teaching Methodologies</b>	Lectures, Field Trip, Tutorial, Discussion, Presentation, Supervision
<b>CLO</b>	CLO1 Identify and interpret of the role of the Building Surveyor, the obligations and responsibilities to clients. CLO2 Analyse common defects in domestic buildings and be able to advise on appropriate remedial measures. CLO3 Identify and interpret the reasons behind the technical standard imposed by the building regulations.
<b>Pre-Requisite Courses</b>	No course recommendations
<b>Topics</b>	
<b>1. The role of the Building Surveyor</b> 1.1) Understanding the role of the Building Surveyor 1.2) Legal obligations, appointment, fees, responsibilities and liabilities of the building surveyor. 1.3) Construction members and design team. 1.4) Understanding and build up of quality standards for good Building Surveyors.	
<b>2. Building pathology</b> 2.1) Identifying defects in low rise domestic buildings, appropriate remedial measures. 2.2) Analysis of performance of materials, elements and services, common faults and how to make good. 2.3) Effects of excess moisture, fire, human factor, fault finding, prioritizing defects.	
<b>3. Building and planning legislation</b> 3.1) Reasons for Building regulations and Codes of Practice. Legislative Requirements : Street and drainage acts, traffic control, cleanliness, safety and planning control. Understanding and application of the various standards related to construction, materials and their fitness for use. Health and safety considerations. Analysis of technical standards, classification of buildings means of escape from fire 3.2) Environmental Impact Assessment (EIA). 3.3) Conservation and enforcement to listed building, warrants, relaxations, appeals and notices	

Assessment Breakdown	%
Continuous Assessment	40.00%
Final Assessment	60.00%

Details of Continuous Assessment	Assessment Type	Assessment Description	% of Total Mark	CLO
	Assignment	Students are require do an analysis on any ten defects found from site and present it in the defect sheets formats	10%	CLO2
	Test	in class test	10%	CLO1
	Written Report	Students are required to do a condition survey on a residential building and make an analysis on defect found. at the end of the project they have to prepare condition survey report.	20%	CLO2

Reading List	Recommended Text
	<ul style="list-style-type: none"> <li>• David S. Watt 2007, <i>Building Pathology: Principle and Practice</i>, 2nd Edition Ed., Blackwell,</li> <li>• Vaughn Bradshaw 1993, , <i>Building Control Systems</i>, 2nd Edition Ed., Wiley.</li> <li>• The Chartered Institution of Building Services Engineers 2000, <i>Building Control Systems.</i>, Butterworth. London</li> <li>• Barry A. Richardson 2001, <i>Defects and Deteriorations in Buildings</i>, 2nd Edition Ed., Spoon Press</li> <li>• Watt D.S 1997, <i>Building Pathology</i>, Blackwell Science</li> <li>• Lyons AR 1997, <i>Materials for Architects and Builders</i>, Arnolds London</li> <li>• Gibson EJ 1989, <i>Development of Building Maintenance</i>, Applied Science London</li> <li>• Seeley IH 1987, <i>Building Maintenance</i>, Mc Millan London</li> <li>• Addleson 1996, <i>Building Failure</i>, Butterworth Heinemann London</li> <li>• BRE 1993, <i>Building Maintenance</i>, Gaston England</li> <li>• Hollis, M 2000, <i>Surveying Building</i>, (4th edition Ed., Surveyors Publishers London</li> </ul>

<b>Article/Paper List</b>	This Course does not have any article/paper resources
<b>Other References</b>	This Course does not have any other resources