UNIVERSITI TEKNOLOGI MARA

BSB555: BUILDING PATHOLOGY AND CONTROL II

Course Name (English)	BUILDING PATHOLOGY AND CONTROL II APPROVED
Course Code	BSB555
MQF Credit	3
Course Description	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.
Transferable Skills	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.
Teaching Methodologies	Lectures, Field Trip, Case Study, Tutorial, Discussion, Presentation, Supervision
CLO	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.
Pre-Requisite Courses	No course recommendations

Topics
1. The role of the Building Surveyor 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.
2. Building pathology 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.
3. Building and planning legislation - 3.1) 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	prepare a defect sheets	10%	CLO2
Test	Test	10%	CLO1 , CLO2 , CLO3
Written Report	Condition survey report	20%	CLO2

Reading List

Reference Book Resources

- **Hollis, M 2000, *Surveying Building*, 4 Ed., Surveyors Publishers, London.**
- **BRE 1993, *Building Maintenance*, BRE, Gaston England**
- **Addleson 1996, *Building Failure*, Butterworth Heinemann, London**
- **Seeley IH, 1987, *Building Maintenance*, Mac Millan, London**
- **Gibson EJ 1989, *Development of Building Maintenance*, Applied Science, London**
- **Brian Wood 2009, *Building maintenance*, John Wiley**
- **Watt D.S. 1997, *Building Pathology*, Blackwell Science**
- **Barry A. Richardson 2001, *Defects and Deteriorations in Buildings*, 2 Ed., Spoon Press**
- **The Chartered Institution of Building Service 2000, *Building Control Systems*, Butterworth**
- **Vaughn Bradshaw; Illustrated by Kenneth E. Mi 1993, *Building Control Systems*, 2 Ed., Wiley**
- **David S. Watt 2007, *Building Pathology: Principle and Practice*, 2 Ed., Blackwell**
- **Lyons AR 1997, *Materials for Architects and Builders*, Arnolds, London**

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