

# Regulation and Fire Safety

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## Module Descriptor

Module Code: BSU7RFS

Version: 1.00

Status: Final

Date: 27/02/2025

Regulations and Fire Safety

Approval History

Version	Date	Name	Organisation
1.00	27/02/2025	Approved by revalidation panel	UCEM

Document History

Version	Date	Reason	Person
0.01	23/10/2024	Draft for internal scrutiny	Karen Clarke
0.02	05/12/2024	Draft for revalidation	Dylan Harvey

# Summary Module Details

## Module details

**Module Title:** Regulation and Fire Safety

**Module Leader:** Dylan Harvey

**Module Mode:** Supported online learning

**Semester:** Spring (UK)

**Level:** 7

**Credits:** 20

**Learning Hours:** 200

## Contact & Study Hours

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

**Self-directed Study Time:** 70hrs (35%)

**Assessment Study Time:** 70hrs (35%)

## Assessment Type

**Coursework:** 100%

**Computer Marked Assessment:** 0%

**Self-directed Research Project:** 0%

**Portfolio:** 0%

## Module summary

The module investigates the principles and practice of planning regulations, building regulations and fire safety. This develops students' ability to analyse the purpose of planning and building regulations and the relevance of both regulations and to apply these protocols to a range of scenarios. This module provides an understanding of the Building Act and Approved Documents (England and Wales), international building standards, inspections, non-compliance, fire safety in domestic and non-domestic buildings.

## Taken on which programmes

MSc Building Surveying (C)

**Core (C) or Elective (E)**

# Module Aims

The module aims to examine:

- The core principles of building control and Planning: the application, interpretation and analysis of the Approved Documents and building regulations and codes applicable outside the UK.
- The mechanisms to deter/prevent the spread of fire and fire safety solutions in various circumstances.
- Safety in domestic and non-domestic buildings.

# Module Learning Outcomes

- LO1. Appraise the role and purpose of planning and building control within and outside the UK.
- LO2. Interpret the Approved Documents, or relevant international building codes, and evaluate their application in various circumstances Including being able to critically appraise the requirements of building control inspections, including strategies to deal with non-compliant work.
- LO3. Critically analyse the principles of fire safety and evaluate over a range of building types and circumstances.
- LO4. Critically evaluate the safety measures required in both domestic and non-domestic buildings and evaluate their fitness for purpose.

# Indicative Module Content

## Module topics

- **Introduction to planning policy**

What is planning and who are the key players in the planning process? The topic introduces the laws, regulations and planning guidance documents relevant to the planning process in the UK. Students will consider how planning interacts at its various levels, from nationally significant infrastructure down to local plans and neighbourhood planning.

- **Principles of Building Control**

Learning about the history of building control, its relevance, legal position, approval process and enforcement, in a UK (England and Wales) context and examining the role of building control in other countries.

- **Building Control Inspections**

Understanding stages of work progress to assess compliance with building regulations and procedures for dealing with non-compliance, across a range of building types.

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- **Approved Documents and International Building Regulations and Codes**

Learning about the relevant standards and regulations and applicable building act for country of residence.

- **Fire Safety**

Knowledge and understanding of the consequences of fire in a building and how its impact may be controlled.

- **Safety in domestic and non-domestic buildings**

Appreciation of the requirements for safety of buildings and other structures.

- **Accessibility and Inclusivity**

Recognition of building regulation requirements for inclusive environments and distinguish between ethical issues as opposed to legal requirements. Knowledge of best practice technical standards relevant to country of practice. Understanding the role and impact of the digital landscape and data collaborative environments.

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	<b>Assessment 1</b> Coursework	1,500	30%
LO1, LO2, LO3, LO4	<b>Assessment 2</b> Coursework	3,500	70%

**Module Pass Mark (as a weighted average of all assessments): 50%**

## 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.

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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.