

Regulation and Fire Safety

Module Descriptor

Module Code: BSU7RFS
Version: V3.00
Status: Final
Date: 05/01/2026

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: 60 hrs (30%)

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

Assessment Study Time: 70 hrs (35%)

Assessment Type

Coursework: 100%

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. Critically appraise the role, purpose and legal framework of planning and building control within the UK and internationally, and evaluate their impact on the design, construction and management of buildings.
- LO2. Interpret and apply Approved Documents, building regulations and international building codes to a range of scenarios, and formulate justified decisions for compliance, inspection and enforcement.
- LO3. Critically analyse the principles of fire development, fire protection and fire safety engineering, and evaluate appropriate fire safety strategies across different building types and levels of risk.
- LO4. Critically evaluate the regulatory, technical and ethical requirements for ensuring the safety of occupants in public buildings, large venues and event environments, and assess their effectiveness in supporting safe, inclusive and resilient built environments.

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.

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- **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.

- **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,	Assessment 1 Coursework	1,500	30%
LO3, LO4	Assessment 2 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 University 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. 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.

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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.