



**INTERNATIONAL QUALIFICATIONS
AND ASSESSMENT CENTRE (IQAC)**



Programme	Level 5 Extended Diploma in Architecture		
Unit Number/ Unit Title	Unit 9 Construction Law and Building Regulations		
Cohort Code:	L05CLB-U9		
Unit Level	Level 5		
Total Credits/Hours	Total qualification time 200/ Total Guided learning hours 90/ Self-guided learning hours 110		
Credits	20 CATS/ 10 ECTS		
Lecturer			
Start Date		End Date	

Unit Aims	This unit introduces learners to the legal and regulatory frameworks governing architectural practice and construction. It provides foundational knowledge in contract law, planning permission, building codes, and professional responsibilities to ensure compliance, safety, and ethical conduct.
Differentiation Strategies <i>(e.g. planned activities or support for individual learners according to their needs)</i>	<p>Various approaches to addressing the various identified students' needs will be adopted throughout the lesson. Such will include:</p> <ol style="list-style-type: none"> 1. Progressive tasks 2. Digital resources 3. Verbal support 4. Variable outcomes 5. Collaborative learning 6. Ongoing assessment 7. Flexible-pace learning
Equality & Diversity	Variety of teaching techniques will be employed to ensure that the needs of each individual learner are met.

Safeguarding & Prevent	Safeguarding policies and the Prevent duty are strictly observed to ensure the safety, well-being, and inclusivity of all students and staff.
Health & Safety	SIRM H&S policies will be maintained.
Learning Resources	Teaching and Learning Materials
	<ul style="list-style-type: none"> • Chappell, D. (2016). Understanding JCT Standard Building Contracts. Routledge. • Hughes, W., Champion, R., & Murdoch, J. (2015). Construction Contracts: Law and Management. Routledge. • Silver, P. & McLean, W. (2013). Introduction to Building Regulations. Laurence King. • CIOB (2020). Code of Practice for Project Management for Construction and Development. Wiley. • Griffith, A. & Watson, P. (2004). Construction Management: Principles and Practice. Palgrave.

Learning Outcome (The learner will:)	Assessment Criteria (The learner can:)
LO1. Understand the legal principles governing construction contracts.	1. Written Exam: 1.1 Identify key elements of construction contracts. 1.2 Differentiate between procurement methods and contract types.
LO2. Interpret building codes and national/local regulations.	2. Case Study Review: 2.1 Apply building codes to design scenarios. 2.2 Evaluate regulatory implications for specific building types.
LO3. Analyse the implications of health, safety, and environmental legislation.	3. Report: 3.1 Examine relevant legislation such as CDM Regulations. 3.2 Propose health and safety measures in project planning.
LO4. Understand the legal responsibilities of architects and stakeholders.	4. Group Presentation: 4.1 Outline the architect's duty of care and liability. 4.2 Discuss dispute resolution in architectural practice.

No	Topic	Learning Outcomes for Each Topic	Which assessment criteria does the session relate to?	Day/month/year/ signature
1	Introduction to Construction Law and the Built Environment	Overview of legal frameworks and their relevance to architectural practice.	LO1	
2	Fundamentals of Contract Law in Construction	Understand legal elements of valid contracts in building projects.	LO1	
3	Types of Construction Contracts (e.g., JCT, NEC)	Compare standard forms of contracts and their applications.	LO1	
4	Key Contractual Clauses – Time, Cost, and Scope	Analyse how contracts manage delivery, variations, and disputes.	LO1	
5	Roles and Obligations of Parties in a Construction Contract	Understand the legal duties of clients, architects, and contractors.	LO1	

6	Dispute Resolution and Legal Remedies	Explore mediation, arbitration, and litigation in construction disputes.	LO1	
7	Introduction to Building Regulations	Identify the purpose and structure of building codes.	LO2	
8	Fire Safety Regulations in Building Design	Apply fire safety codes to residential and commercial layouts.	LO2	
9	Structural Requirements and Load-Bearing Standards	Ensure structural integrity through regulation compliance.	LO2	
10	Access and Egress – Compliance with Accessibility Codes	Interpret regulations for inclusive and safe design.	LO2	
11	Plumbing, Drainage, and Ventilation Standards	Apply regulations governing mechanical and plumbing systems.	LO2	
12	Thermal Performance and Energy Efficiency Standards	Use building codes to design for energy compliance.	LO2	
13	National and Local Planning Permission Processes	Navigate the steps in obtaining planning approval.	LO2	

14	Environmental and Ecological Impact Assessments	Examine regulatory tools for assessing environmental effects.	L03	
15	Health and Safety at Work Regulations (HSW Act)	Understand workplace health and safety legislation.	L03	
16	Midterm	Midterm assessment covering all learning outcomes (theory and practical elements)	L01, L02, L03	
17	CDM Regulations (Construction Design and Management)	Implement CDM roles and procedures in project planning.	L03	
18	Site Inspections, Audits, and Regulatory Enforcement	Explore the roles of building control officers and regulators.	L03	
19	Legal Risk Management in Construction Projects	Identify and mitigate legal risks through proactive planning.	L01, L03	
20	Professional Ethics and Legal Accountability	Evaluate ethical behaviour and professional conduct.	L04	
21	Architect's Duty of Care and Legal Liability	Examine responsibility for design safety and performance.	L04	

22	Copyright and Intellectual Property in Architecture	Understand protection of design rights and ownership.	LO4	
23	Insurance and Indemnity in Construction Projects	Analyse different forms of insurance used in practice.	LO4	
24	Public Procurement and Tendering Law	Understand fair competition, evaluation, and bid processes.	LO1	
25	Building Information Modelling (BIM) and Legal Issues	Identify contract and liability risks related to digital models.	LO4	
26	Land Law and Property Ownership Issues	Review rights, easements, and restrictions related to land use.	LO1	
27	Case Study – Fire Safety Failures (e.g., Grenfell)	Learn from regulatory non-compliance and systemic failures.	LO2, LO3	
28	Legal Compliance Checklist for Architects	Prepare a practical guide for meeting legal obligations.	LO4	
29	Group Workshop – Analysing a Real Building Regulation Case	Apply codes and laws to assess project compliance.	LO2 – LO4	

30	Mock Planning Application and Building Regulation Submission	Prepare sample documentation for regulatory approval.	LO2	
31	Final Exam: Professional Conduct and Regulatory Frameworks	Reflect on legal, ethical, and procedural knowledge in practice.	LO1 – LO4	