



Pearson BTEC Level 3 National Extended Diploma in Construction and the Built Environment

Unit 8: Building Regulations and Control in Construction

Level 3 – 60 GLH

Unit type: Internal

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Please read this handbook in conjunction with departmental and unit pages on Microsoft Office Teams (including the Programme Handbook)

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1 INTRODUCTION

1.1 Purpose of the Unit Handbook

This unit handbook aims to provide learners with an understanding of interpreting and applying the requirements of the building regulations to existing and new-build schemes, including the application process and different methods of inspection and control.

1.2 Introduction to the Unit

The Building Regulations are steeped in history, with many crediting their birth at the Great Fire of London in 1666, when the city was rebuilt with a view to fire prevention. However, building codes have been around even longer than this. Over the years, there have been many versions and variations of the building regulations as they have grown and evolved, leading to the documents we now use. Today's construction professionals need a wide and far-reaching knowledge to achieve compliance. In this unit, you will learn how to apply for building regulations approval, which you will be able to use in professional practice in your future career. To enable you to do this, you will learn about the different options available, the documents required and the process of making an application. This unit is designed to be hands-on and practical and, on successful completion, you will have a good knowledge and understanding of the process. The content of this unit will broaden your knowledge of one of the key legislative requirements in construction. It will prepare you for a range of roles in industry, ranging from the practical and production roles through to the professional and planning roles, such as building surveyors, architects, site supervisors, building inspectors and clerk of works. This unit will also prepare you for entry to higher-level courses in architecture or building construction.

1.3 Unit Content

Learning aim A Understand the requirements of building regulations

The specifics of the Building Act 1984 and the Building Regulations, and how to find and use the relevant information.

A1 The building regulations

- Application of the Building Act 1984.
- The requirements of the Building Act 1984:
 - o definition of building work and the extent of the building regulations application
 - o material alterations
 - o exemptions to the regulations
 - o dispensation or relaxation of the regulations.

A2 Control and implementation of the building regulations

- Application procedure and the correct use of each method:
 - o full plans
 - o building notice.
- Notification of commencement and certain stages of the works.
- Supervision of works and the powers of inspectors:
 - o local authority
 - o private inspectors
 - o National House Building Council (NHBC).
- Testing and commissioning.
- Certification of the works.
- Self-certification schemes.
- Non-compliance and the consequences.

Learning aim B: Examine the requirements of the building regulations

Interpretation, application and compliance with the requirements of the Building Regulations 2010.

B1 Approved documents

Learners need to have a basic knowledge of the approved documents, how to use them and how to apply the requirements.

- Structure, covered in Approved Document A.
- Fire safety, covered in Approved Document B.
- Site preparation and resistance to contaminants and moisture, covered in Approved Document C.
- Toxic substances, covered in Approved Document D.
- Resistance to sound, covered in Approved Document E.

- Ventilation, covered in Approved Document F.
- Sanitation, hot water safety and water efficiency, covered in Approved Document G.
- Drainage and waste disposal, covered in Approved Document H.
- Combustion appliances and fuel storage systems, covered in Approved Document J.
- Protection from falling, collision and impact, covered in Approved Document K.
- Conservation of fuel and power, covered in Approved Document L.
- Access to and use of buildings, covered in Approved Document M.
- Overheating, covered in Approved Document O
- Electrical safety, covered in Approved Document P.
- Security in dwellings, covered in Approved Document Q.
- High-speed electronic communication networks, covered in Approved Document R.
- Infrastructure for charging electric vehicles, covered in Approved Document S
- Toilet accommodation, covered in Approved Document T
- Materials and workmanship, covered in Approved Document 7.

B2 Alternative methods of achieving compliance

Methods of demonstrating compliance with building regulations for a variety of different project types, to include:

- British Standards
- European Standards
- NHBC Standards
- competent person/self-certification schemes.

Learning aim C: Undertake a building regulations application

C1 Types of application

The type of work for which each application is used and the conditions of application and expiration.

- Full plans.
- Building notice.

C2 Preparing a building notice application

Learners need to be able to make a building notice application for a given scenario, including all the

relevant documentation as stipulated in the building regulations.

- Statement of application.
- Description of the proposed works.
- Location of the building.
- Current and intended use of the building.
- For schemes with an extension or addition to the building:
 - o details to show the size of the extension and the relationship to the adjoining boundaries
 - o the boundaries of the existing curtilage, and the position and size of other buildings within the curtilage
 - o location of the property in relation to the surrounding streets
 - o a statement specifying the number of storeys
 - o provisions made for drainage.
- Use of fee schedules to determine the correct fee for the application.

C3 Preparing a full plans application

Learners need to be able to make a full plans application for a given scenario, including all the relevant documentation as stipulated in the building regulations.

- Statement of application.
- Copies of the plans (multiple copies as specified by the regulating authority).
- Description of the proposed works.
- All other associated plans required to show compliance with the building regulations (which will include):
 - o details to show the size of the extension and the relationship to the adjoining boundaries
 - o the boundaries of the existing curtilage, and the position and size of other buildings within the curtilage
 - o location of the property in relation to the surrounding streets
 - o a statement specifying the number of storeys
 - o provisions made for drainage
 - o details of the works and materials
 - o copies of relevant calculations and relevant supporting documentation.
- Statement in relation to Regulatory Reform (Fire Safety) Order 2005.
- Request for completion certificate.
- Determination of the appropriate fee.

2 TEACHING AND LEARNING METHODS

Delivery will be through lectures, group workshops and tutorials. It is expected that learners undertake problem solving, further reading and research to support the guidance provided during taught sessions. Reading materials will be provided via the virtual learning environment (VLE) to support teaching but learners are encouraged to familiarise themselves with college library and online databases. Prior to each assessment, there will be series of formative feedback tutorial sessions/revision. These sessions will provide the opportunity for learners to receive constructive feedback on work/tasks prior to assessment.

3. LECTURE PROGRAMME

Week	Date	Lecture Duration (Hours)	Learning Aim	Session Aim
1	WC 01/09/2025	1.5	N/A	- Induction
2	WC 08/09/2025	1.5	LA A	- Unit introduction - A1 The Building regulations
3	WC 15/09/2025	1.5	LA A	- A2 Control and implementation of the Building Regulations (1)
4	WC 22/09/2025	1.5	LA A	- A2 Control and implementation of the Building Regulations (2)
5	WC 29/09/2025	1.5	LA A	- LA A Revision
6	WC 06/10/2025	1.5	LA B	- B1 Achieving compliance with the Building Regulations (1)
7	WC 13/10/2025	1.5	LA B	- B1 Achieving compliance with the Building Regulations (2)
8	WC 20/10/2025	1.5	LA B	- B1 Achieving compliance with the Building Regulations (3)
	WC 27/10/2025			- STUDY REVIEW WEEK
9	WC 03/11/2025	1.5	LA B	- B1 Achieving compliance with the Building Regulations (4)
10	WC 10/11/2025	1.5	LA B	- B2 Alternative method of achieving BR compliance - Give feedback: Assignment 1
11	WC 17/11/2025	1.5	LA A&B	- Issue Assignment 1
12	WC 24/11/2025	1.5	LA A&B	- Student Support/Independent Study

13	WC 01/12/2025	1.5	LA A&B	- Student Support/Independent Study
14	WC 08/12/2025	1.5	LA A&B	- Student Support/Independent Study
15	WC 15/12/2025	1.5	LA B	- STAFF DEVELOPMENT
HOLIDAY	WC 22/12/2025			
HOLIDAY	WC 29/12/2025			
16	WC 05/01/2026	1.5	LA A&B	- Submit Assignment 1
17	WC 12/01/2026	1.5	LA C	- C1 Types of application - C2 Preparing a building notice application
18	WC 19/01/2026	1.5	LA C	- C2 Preparing a building notice application - Give feedback Assignment 1
19	WC 26/01/2026	1.5	LA C	- C2 Preparing a full plans application
20	WC 02/02/2026	1.5	LA C	- Issue Assignment 2
21	WC 09/02/2026	1.5	LA C	- Student Support/Independent Study
	WC 16/02/2026			- STUDY REVIEW WEEK
22	WC 23/02/2026	1.5	LA C	- Student Support/Independent Study
23	WC 02/03/2026	1.5	LA C	- Student Support/Independent Study
24	WC 09/03/2026	1.5	LA C	- Submit Assignment 2
25	WC 16/03/2026	1.5	LA C	- Give feedback: Assignment 2
26	WC 23/03/2026	1.5	LA C	- Give feedback: Assignment 2

HOLIDAY	WC 30/03/2026			
HOLIDAY	WC 06/04/2026			
27	WC 13/04/2026	1.5	LA A, B, & C	- Student support for resubmissions
28	WC 20/04/2026	1.5	LA A, B, & C	- Student support for resubmissions



4. ASSESSMENT SCHEDULE

4.1 Detailed Description of Assessment Scheme

The unit will comprise of two summative assessments.

Summative assessment one 8.1 will cover learning aims A and B.

Summative assessment two 8.2 will cover learning aim C.

NB: There will be ample opportunities for assessment resubmissions. Resubmission dates will be communicated in due course.

4.2 Learning Aim and Assessment Criteria

Pass	Merit	Distinction
Learning aim A: Understand the requirements of building regulations		
A.P1 Describe the requirements of the building regulations.	A.M1 Discuss the different methods of application and control for a building regulations application.	A.D1 Evaluate the different methods of control for a building regulations application on a variety of project types.
A.P2 Explain the different methods of control and implementation for building regulation applications.		B.D2 Evaluate the different methods of demonstrating compliance with building regulations on a variety of project types.
Learning aim B: Examine the requirements of the building regulations		
B.P3 Describe the different methods of achieving compliance with the building regulations.	B.M2 Analyse the different methods of demonstrating compliance with the building regulations.	
B.P4 Outline the requirements of the Approved Documents.		
Learning aim C: Undertake a building regulations application		
C.P5 Describe the method and process for a building notice application from application to completion.	C.M3 Produce a detailed full plans building regulations application for a newbuild residential project.	C.D3 Analyse the documentation produced for a full plans application in relation to the requirements of the building regulations.

<p>C.P6 Describe the method and process for a full plans application from application to completion.</p> <p>C.P7 Complete the application forms and produce outline plans for a building notice and a full plans application for a new-build residential project.</p>		
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4.3 Marking Standards

The controlled assessments will be marked in accordance with the Pearson standards. It will also meet requirements set by the Regulated Qualifications Framework (RQF). Learners are expected to make reasonable attempts towards problem solving. A coherent, well-balanced and organised approach to tasks with clear notations and evidence will be rewarded.

5. LEARNING RESOURCES

The library offers services and resources needed for this unit. The following resources have been provided to assist your studies in this Unit:

- Access to specialist databases.
- Class notes and lecture slides.
- Library electronic services.
- Links to online journal articles.
- Open-access computers and printers.
- Reprographic services.
- Staff expertise and advice.
- Librarian and team of learning support staff.

Pearson BTEC National Construction Student Book. Authors: Simon Topliss, Mike Hurst, Simon Cummings. Sohrab Donyavi

If you have any queries about how to access any of these learning resources, please ask the Unit Leader.