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Title: BUILDING PATHOLOGY AND DILAPIDATIONS  
Status: Definitive  
Code: **5502BEKL** (119128)  
Version Start Date: 01-08-2019  
  
Owning School/Faculty: Built Environment  
Teaching School/Faculty: Imperia Institute of Technology

Team	Leader
Martin Turley	

**Academic Level:** FHEQ5      **Credit Value:** 24      **Total Delivered Hours:** 84  
**Total Learning Hours:** 240      **Private Study:** 156

### Delivery Options

Course typically offered: Non Standard Year Long

Component	Contact Hours
Lecture	56
Practical	7
Tutorial	21

**Grading Basis:** 40 %

### Assessment Details

Category	Short Description	Description	Weighting (%)	Exam Duration
Report	AS1		50	
Test	AS2		50	

### Aims

*To investigate and appraise the causes of the decay and deterioration of buildings materials.*

*To allow students to develop an understanding of the Law of Dilapidations within the context of commercial property and to enhance the appreciation of the inter-*

*relationship between law, practice and construction technology.*

## **Learning Outcomes**

After completing the module the student should be able to:

- 1 Carry out building surveys and produce detailed reports accordingly.
- 2 Investigate and appraise the causes of typical defects to both domestic and commercial buildings.
- 3 Select and evaluate appropriate remedial works, including costs, to a range of typical defects.
- 4 Make informed judgements relating to building defects and overall condition in the context of building use, ownership and associated legal frameworks.
- 5 Adopt a legalistic approach to the determination of dilapidation's claims using relevant case law where appropriate.
- 6 Operate within the legal framework of the Law of Dilapidations and analyse the meaning of repair within the context of the law.
- 7 Carry out a dilapidations survey and produce a reasoned and logical schedule of dilapidations with accompanying costings.
- 8 Critically assess and appraise a completed dilapidation's claim.

## **Learning Outcomes of Assessments**

The assessment item list is assessed via the learning outcomes listed:

REPORT	5	6	7	8
TEST	1	2	3	4

## **Outline Syllabus**

*Foundation Defects:*

*Settlement, subsidence, Heave, Landslip.*

*Masonry Defects:*

*Cracking, Frost Attack, Chemical and Biological Attack.*

*Timber Defects:*

*Fungal Attack, Insect Attack.*

*Metal Defects:*

*Corrosion of ferrous and non-ferrous metals.*

*Dampness: Rain Penetration, Rising Damp, Condensation.*

*Building Inspections: Survey Procedures, Recording a Survey, Survey Reports.*

*Building Services: Defects and inspections of drainage, water supply, heating and ventilation services, sick building syndrome.*

*Building and defect analysis models. BRE and PSA evaluation and diagnosis models.*

*Common defects in industrial, commercial and residential buildings.*

*Advanced monitoring and analysis techniques.*

*Reporting conclusions and recommendations.*

*Selection criteria for remediation options.*

*Method statements and risk assessments for building surveys and remedial works.*

*The key concepts of dilapidations law.*

*Interpretation of the commercial lease concentrating on the repairing, reinstatement and yielding up covenants.*

*RICS Rules, Guidance and Procedures.*

*Surveys and inspections for dilapidation purposes.*

*Claim loss and value.*

*Bases of dilapidation's claims, including a review of negotiation techniques and defence criteria.*

## **Learning Activities**

Lectures, Tutorials and Survey practical session.

## **Notes**

This module introduces the students to the law and practice of dilapidations along with the study of building defects their causes and remedial measures.