

Liverpool John Moores University

Title: BUILDING PATHOLOGY AND DILAPIDATIONS
Status: Definitive
Code: **5502BESG** (120578)
Version Start Date: 01-08-2015

Owning School/Faculty: Built Environment
Teaching School/Faculty: Built Environment

Team	Leader
Martin Turley	Y

Academic Level: FHEQ5 **Credit Value:** 24.00 **Total Delivered Hours:** 90.00
Total Learning Hours: 240 **Private Study:** 150

Delivery Options

Course typically offered: Standard Year Long

Component	Contact Hours
Lecture	43.000
Practical	7.000
Tutorial	40.000

Grading Basis: 40 %

Assessment Details

Category	Short Description	Description	Weighting (%)	Exam Duration
Test	AS2		50.0	
Report	AS1		50.0	

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:

TEST	1	2	3	4
REPORT	5	6	7	8

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.