

BLDG 7002 BUILDING REGULATIONS

Credit Points 10

Legacy Code 300947

Coordinator Tim Carroll ([https://directory.westernsydney.edu.au/search/name/Tim Carroll/](https://directory.westernsydney.edu.au/search/name/Tim%20Carroll/))

Description This subject introduces the role and functions of the building surveyor and the National Construction Code of Australia (NCCA). The topics include building legislation, NCCA general provisions, structure and philosophy. Students are required to understand the objectives, the function statements and the performance requirements of various sections of Volume One of NCCA. The concept of performance based approach is discussed and compared with the prescriptive approach. The content covers the relationship between research in the development of building codes and the role played by approval/certifying authorities in building assessment and approval. Legal obligations of building surveyors, their tasks of assessment, enforcement and documentation are also explained.

School Eng, Design & Built Env

Discipline Building Surveying

Student Contribution Band HECS Band 2 10cp

Check your fees via the Fees (https://www.westernsydney.edu.au/currentstudents/current_students/fees/) page.

Level Postgraduate Coursework Level 7 subject

Equivalent Subjects BLDG 7010 - Fire and Building Regulations

Restrictions

Students must be enrolled in a postgraduate program.

Assumed Knowledge

This subject assumes that the student has undertaken study in building construction, building surveying, engineering, architecture or a related area or has the relevant AQF qualification and gained basic building regulation knowledge by working in the construction industry in an appropriate capacity for at least four years.

Learning Outcomes

On successful completion of this subject, students should be able to:

1. Interpret and apply building and building related legislations
2. Explain the fundamental concepts and intent of the NCCA
3. Explain various assessment methods contained in the NCCA
4. Discuss the provisions of the NCCA for various building classes.
5. Identify disparities between designs and building code provisions
6. Assess building designs according to their NCCA compliance and explain how performance requirements can be met
7. Describe the involvement of relevant stakeholders in the decision making process

Subject Content

Introduction to the National Construction Code of Australia
Structure and format of NCCA Volume One
General provisions of NCCA Volume One

Performance based regulations and verification methods

Fire resisting construction

Access and egress

Essential fire safety measures

Health, amenity and energy efficiency

NCCA and the related standards and guidelines

Working with performance requirements of the NCCA

Building Surveying practice

Role and functions of building surveyors and Building Acts and Regulations.

Building surveying practice, legal obligations, enforcement and accreditation

Assessment

The following table summarises the standard assessment tasks for this subject. Please note this is a guide only. Assessment tasks are regularly updated, where there is a difference your Learning Guide takes precedence.

Type	Length	Percent	Threshold	Individual/ Group Task	Mandatory
Short Answer	1500 words	20	N	Individual	N
Short Answer	1500 words	20	N	Individual	N
Case Study	4000 words	60	N	Individual	N

Prescribed Texts

- Building Services NSW, Building Code of Australia, viewed 26 June 20012 Legal Online database

Teaching Periods

Autumn (2025)

Online

Online

Subject Contact Tim Carroll ([https://directory.westernsydney.edu.au/search/name/Tim Carroll/](https://directory.westernsydney.edu.au/search/name/Tim%20Carroll/))

View timetable (https://classregistration.westernsydney.edu.au/odd/timetable/?subject_code=BLDG7002_25-AUT_ON_2#subjects)