

City University of Hong Kong
Course Syllabus

offered by Division of Building Science and Technology
with effect from Semester A 2017/18

Part I Course Overview

Course Title:	Building and Fire Safety Control
Course Code:	BST12162
Course Duration:	1 semester
Credit Units:	3 credits
Level:	A1
Proposed Area: <i>(for GE courses only)</i>	<input type="checkbox"/> Arts and Humanities <input type="checkbox"/> Study of Societies, Social and Business Organisations <input type="checkbox"/> Science and Technology
Medium of Instruction:	English
Medium of Assessment:	English
Prerequisites: <i>(Course Code and Title)</i>	Nil
Precursors: <i>(Course Code and Title)</i>	Nil
Equivalent Courses: <i>(Course Code and Title)</i>	BST21162 Building and Development Control
Exclusive Courses: <i>(Course Code and Title)</i>	Nil

Part II Course Details

1. Abstract

The course aims to equip students with an understanding of the policy and mechanism in the control on building development and building design (discovery) with special emphasis on planning and fire safety issues. The students shall have the knowledge of building regulations and environmental legislations with emphasis on health and environmental issues (innovative built environment). Furthermore, the students shall have an understanding on the principles and practices of the statutory and non-statutory development control on new and existing buildings.

2. Course Intended Learning Outcomes (CILOs)

(CILOs state what the student is expected to be able to do at the end of the course according to a given standard of performance.)

No.	CILOs	Weighting* (if applicable)	Discovery-enriched curriculum related learning outcomes (please tick where appropriate)		
			A1	A2	A3
1.	Evaluate and apply the policy and mechanism in the control on building development under the Buildings Ordinance, the Lease and the Town Planning Ordinance.		√	√	
2.	Evaluate the building design with special emphasis on planning and fire safety issues.		√	√	
3.	Understand the building regulations and environmental legislations on health and environmental issues of building.		√	√	
4.	Identify other relevant statutory and non-statutory means of building and development control for new and existing buildings.		√	√	
		100%			

* If weighting is assigned to CILOs, they should add up to 100%.

Please specify the alignment of CILOs to the Gateway Education Programme Intended Learning outcomes (PILOs) in Section A of Annex.

A1: Attitude

Develop an attitude of discovery/innovation/creativity, as demonstrated by students possessing a strong sense of curiosity, asking questions actively, challenging assumptions or engaging in inquiry together with teachers.

A2: Ability

Develop the ability/skill needed to discover/innovate/create, as demonstrated by students possessing critical thinking skills to assess ideas, acquiring research skills, synthesizing knowledge across disciplines or applying academic knowledge to self-life problems.

A3: Accomplishments

Demonstrate accomplishment of discovery/innovation/creativity through producing /constructing creative works/new artefacts, effective solutions to real-life problems or new processes.

3. Teaching and Learning Activities (TLAs)
(TLAs designed to facilitate students' achievement of the CILOs.)

TLA	Brief Description	CILO No.						Hours/week (if applicable)
		1	2	3	4			
Lecture	Lecture is an in-class activity. The activity involves oral presentation by lecturer(s) explaining the relevant theories, concepts and procedures related to building and fire safety control.	√	√	√	√			3 hours/week
Case study review	Case study review is an in-class activity. The activity involves student discussion and/or presentation on specific topic(s).	√	√	√	√			

4. Assessment Tasks/Activities (ATs)
(ATs are designed to assess how well the students achieve the CILOs.)

Assessment Tasks/Activities	CILO No.						Weighting*	Remarks
	1	2	3	4				
Continuous Assessment: <u>40%</u>								
Assignment 1	√	√		√			25-30%	
Assignment 2	√		√	√			10-15%	
Examination: <u>60%</u> (duration: 2.5 hours)								
Examination	√	√	√	√			60%	
* The weightings should add up to 100%.							100%	

Note: A student must obtain a minimum mark of 35 in both coursework and examination components and an overall mark of 40 to pass the course.

Assignment 1: This is a Discovery activity in the form of group assignment with individual assessment where appropriate which requires students through application of the current legislation (with the emphasis to the context of building and fire safety control) for exploration of discovery on building design via case studies. Students are required to submit report and/or conduct presentation in group with solutions for the assignment.

Assignment 2: This is an Innovative activity in the form of group assignment with individual assessment where appropriate. This assignment will require students to study particular topics related to health and environmental issues of building and other relevant statutory and non-statutory means of building and development control for the purpose of exploration of innovative built environment.

Examination: Closed book examination is in the form of essay type, computation questions or multiple choices questions will be set to assess the students' learning outcomes.

5. Assessment Rubrics

(Grading of student achievements is based on student performance in assessment tasks/activities with the following rubrics.)

Assessment Task	Criterion	Excellent (A+, A, A-)	Good (B+, B, B-)	Fair (C+, C, C-)	Marginal (D)	Failure (F)
1. Group Case Study (assignment 1)	Ability to discover and apply building and fire safety control on the building design.	High	Significant	Moderate	Basic	Below marginal
2. Group Presentation (assignment 1)	Ability to present clear vetting comment based on the building design.	High	Significant	Moderate	Basic	Below marginal
3. Group Case Study (assignment 2)	Ability to innovate and analyse the health and environmental issues for built environment.	High	Significant	Moderate	Basic	Below marginal
4. Examination	Ability to address the question with comprehensive and in-depth knowledge of the topics.	High	Significant	Moderate	Basic	Below marginal

Part III Other Information (more details can be provided separately in the teaching plan)

1. Keyword Syllabus

(An indication of the key topics of the course.)

Building control: Control mechanism including approval of building plan and consent for commencement of building works; Practice notes; Buildings Ordinance and Building Regulations.

Lease control: Conditions and restrictions in relation to land use and development potential of a site; control and enforcement; modification and waiver.

Planning control: Town Planning Ordinance; Function of the Town Planning Board; Outline zoning plans; Development Permission Area Plans; Appeal.

Fire safety design in buildings: Control mechanism; Code of Practice for Fire Safety in Buildings (include Means of Escape, Fire Resisting Construction and Means of Access for Fire Fighting and Rescue Purposes);

Control on existing buildings: Statutory orders under the Buildings Ordinance and other related ordinances; dangerous buildings and hillsides etc.; unauthorized building works; drainage problems.

Health and environmental issues: Building (Planning) Regulations; Environmental laws, Environmental Impact Assessment Ordinance; Noise Control Ordinance; Air Pollution Control Regulations.

2. Reading List

2.1 Compulsory Readings

(Compulsory readings can include books, book chapters, or journal/magazine articles. There are also collections of e-books, e-journals available from the CityU Library.)

1. Hong Kong Government. *Buildings Ordinance, Chapter 123*, Hong Kong Government Printer
2. Hong Kong Government. 2012. *Code of Practice for Fire Safety in Buildings 2011*. Buildings Department, Hong Kong
3. Hong Kong Government. *Building (Planning) Regulations, Chapter 123F*, Hong Kong Government Printer
4. Hong Kong Government. *Town Planning Ordinance, Chapter 131*, Hong Kong Government Printer
5. Buildings Department HKSAR. *Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Contractors*, Latest Edition, Hong Kong Government Printer.
6. Tong A. Y. H. 2013. *Building and Development Control Legislation in Hong Kong*, Pace Publishing Limited

2.2 Additional Readings

(Additional references for students to learn to expand their knowledge about the subject.)

1. Li L.H. 2006. *Development appraisal of land in Hong Kong* (Rev. Ed.), Chinese University Press, HK
2. Poon, T. and Chan, E. 1998. *Real Estate Development in Hong Kong*, Hong Kong: Pace Pub
3. Lai W.C., Ho C.W. & Leung H.F. 2004. *Change in Use of Land: a Practical Guide to Development in Hong Kong*, Hong Kong University Press