## **Industrial Practices & Social Issues**

**The Building Regulations Act (1991)**   
All building work carried out in the United Kingdom (except Scotland where different rules apply) is covered by the Building Regulations Act (1991). The Act and subsequent amendments, lays down standards for such things as sewage disposal, damp proofing, fire safety, structural soundness and a host of other building works.

These standards are designed to protect against insecure, substandard work; all Builders and householders must adhere to them where they apply. Ignore these regulations at your peril - if the lack of building regulation compliance emerges during the sale of your house, you could find that your property has been significantly devalued!

**The Planning Approval Process.**  
The Town & Country Planning Act requires that certain building works must be granted Planning Permission *before* they are started.  
The Act applies throughout the UK except for Scotland who have their own regulations and is administered by the Local Authority Planning Department (who are civil servants) in conjunction with the Planning Committee (Elected Councillors). In certain areas other official bodies, such as the Environment Agency and National Park Authorities, are also involved in the planning process.  
There are additional regulations that apply specifically to Listed Buildings, Conservation Areas, Areas of Outstanding Natural Beauty (AONB's) and Areas of Specific Scientific Interest (SSI's).

Not all building works require Planning Approval; these are known as **Permitted Developments** and can include some small extensions, some garages, some porches etc. etc. A variety of factors influence these exemptions including the size of the property, location of the building in relation to the main building, domestic curtilage, proximity of public highways etc.  
Failure to obtain Planning Permission where it is required can result in you paying for demolition of the offending structure and ignorance of the regulations is no excuse.

### **Procedure**

* Apply for planning permission
* Permission granted
* Apply for building regulation
* Project checked at certain stages by Building Inspectors
* Complete building
* Final check by Building Inspector – awarded completion certificate

# Possible Areas

In your project you need to have industrial practices, social issues & systems and control. Marks are usually awarded for all these; however it must be said these are always the weakest part and I have never seen it done well. There will be more information on systems and control later as we can be covered by time plans, charts, flow diagrams etc. If you look at the exam board sample specification you will notice particular reference to green issues in the specification. You will need to include something of this in yours.

For industrial methods I would suggest most of you look at printing and printing methods that can be used for the production of menus, flyers etc

For the environmental type projects we can use planning regulations and rules. Ergonomics data in relation to space and movement will help both industrial methods and social issues like disability, as there is a lot of guidance on the space necessary.

With regards to social issues you will need to consider recycling or the use of recycled materials. The environmental type of project will have to consider the impact of your project upon the community and how it fits in to the surrounding area. Perhaps energy saving devices may need to be mentioned especially insulation for both sound and heat. These only need to be mentioned in your research and referred to in you designing. Perhaps give some materials that are available and what they do.