

General Information:

Name of Course:

LEGAL STUDIES FOR ARCHITECTS

Course Code:

PMKMENE016A-EA-00

Semester:

Number of Credits:

Allotment of Hours per Week: 2 Lessons /Week

Evaluation: Exam

Prerequisites:

Instructor:

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Introduction, Learning Outcomes:

This course serves as an introduction to the legal issues an architect can meet during the professional practice. Lectures are given in the following topics: introduction to the topic of construction law; legal framework of construction, settlement planning and urban development; the regulations for architectural planning; Building Regulations in Hungary (as an example); technical building regulations in EU countries with a comparison of their organization and formulation; the legal framework and tools in urban development actions.

In the semester students should also make a presentation about the application of construction law and building regulation in their own country. A discussion is planned comparing the different tools and methods applied in the different countries and in Hungary.

Students should make semester task, presenting the legal issues and building regulations related to a real example of a construction project an architect can meet during the planning phase and the execution.

Learning outcomes:

1. Upon completion of this course the student should be able to assist in legal issues during the architectural planning and the construction process.
2. Students will have a general overview in construction law.
3. Students should understand the background and aims of practical building regulations and also should be able to apply these regulations.
4. Students should be able to apply the regulations for architectural planning in their professional practice.
5. Students should understand the legal framework and tools in urban development actions.
6. Students should be able to present the application of construction law and building regulations in their own countries and also should be able to apply and present them in case of a practical example of architectural planning and construction process.

General Course Description and Main Content:

In this course lectures address the general tools and methods applied in the field of construction law and building regulations, and the Hungarian practice will serve as an example for the students.

On the bases of the general issues, students will study and present the practice of applying construction law and building regulations of their own countries. After these presentations, a discussion is planned comparing the different tools and methods applied in the field of construction law and practical building regulations in the different countries.

As another dimension of legal issues in the construction field, lectures will also address the European legal tools and methods in complex urban development and rehabilitation actions.

Finally, students should present a semester task about the legal issues and building regulations related to a selected example of a construction project. A final discussion and evaluation will be made about student's presentations of the semester task.

Methodology:

The course is based partly on lectures with ppt presentations and partly on student's presentations, consultations and discussions

Schedule:

Two lessons per week

The rough outline of the schedule is as follows:

Week 1: Debuts, the program of the semester, discussion

- Debuts
- Presentation: aims, topics, tasks and schedule of the semester, introduction of the semester tasks
- Evaluation and grading, requirements of fulfilment

Week 2: Lecture. Construction Law - introduction

- Definition, practice areas, country specific practice,
- A construction law solicitor's work
- Construction contracting,
- Construction Regulations,
- Construction Disputes, Change Orders/ Extra Work, Constructive Change, Warranties, Delay/ Disruption/ Acceleration, Damages, Experts in construction cases.

Week 3: Lecture. Legal framework of construction, settlement planning and urban development

- General requirements,
- The role of the state and the local governments,
- Aim and essential requirements of urban development and settlement planning, the task of urban development, task and tools of settlement planning, the local building code, specific legal instruments to ensure the implementation of the settlement planning tasks,

Week 4: Lecture. Legal framework of building activity and protection of the build environment

- Requirements for buildings, construction related administrative procedures, the building activity, the built environment to maintain and use,
- Recent changes in the Hungarian Construction Law: Mandatory use of an Electronic Construction Log (e-log),
- Protection of the architectural heritage.
- UNESCO World Heritage in Hungary

Week 5: Lecture. Legal issues and regulations related to construction and the planning process

- Statutes / legal prescriptions, hierarchy of law.
- The procedure of construction projects.
- Regulation of the architectural planning process.
- Documentation.
- Limitations and technical requirements.
- Procedure for building consent.
- Safety requirements.
- Heritage protection.
- Regulations for construction process.
- Standards: hierarchy, application, conformance mark, certifications.
- Controlling process: inner controlling, quality surveyor, outer controlling.

Week 6: Student's presentations and discussion

- Presentations about the application of construction law and contracting in the student's own countries.
- Discussion comparing the different tools and methods applied in the field of construction law and contracting in the different countries.

Week 7: Lecture. Practical Building Regulations in Hungary 1

- The Regulations of the Government Decree 253/1997. (XII. 20.) on National Planning and Construction Requirements (OTÉK).
- The structure of settlements and the settlement structure plan
- Land use categories; densities, building zones and zones; the residential area
- Location of buildings, the conditions of installation on the plot
- Determining the type of installation of the plot and the related regulations

Week 8: Lecture. Practical Building Regulations in Hungary 2

- Regulations and function of the front-, side-, and back-gardens
- Distance of buildings
- The residential site
- Notions. Basic regulations of built-in area, gross floor area, floor-space ration, height of buildings, green areas and site development with location of buildings on site.
- Urban plans, local regulations and construction zones.

Week 9: Autumn holiday

Week 10: Student's presentations and discussion

- Presentations about the application of building regulations in the student's own countries.
- Discussion comparing the different tools and methods applied in the field of practical building regulations in the different countries.

Week 11: Lecture. Technical building regulations in EU countries: a comparison of their organization and formulation

- Regulatory framework,
- Responsibility, Organization, Formulation,
- Subjects included in technical building regulations,
- Standards,
- Regulations for existing buildings,
- Conclusions.

Week 12: Lecture. The legal framework and tools in urban development actions

- European legal tools and methods in complex urban development and rehabilitation actions.
- The contract between the public sector and the urban development company

Week 13-15: Student's presentations of semester task: discussion and evaluation

- Student's presenting the semester tasks about the legal issues in case of a selected example of a construction project from the planning phase till the end of the execution.
- Semester tasks will be discussed and evaluated

Studio Culture:

The course is based on lectures and on collaboration and discussions of practical tasks. This is an interaction between Students and Faculty; used the teaching methods like 'Problem-based learning' and 'learning-by-doing'. The communication and work should reflect a respect for fellow students and their desire to work with regard to noise levels, noxious fumes, etc – from each site of participants.

Attendance:

Active attendance is required on all classes, and will impact the grade (max. 30%). Unexcused absences will adversely affect the grade, and in case of absence from more than 30% of the total number of lessons will be

grounds for failing the class. To be in class at the starting time and stay until the scheduled end of the lesson is required, more than 20 minutes late will be counted as an absence. In the case of an illness or family emergency, the student must present a valid excuse, such as a doctor's note.

The highest possible grade on the late project (in two weeks) is '2'. The Final Project cannot be turned in late.

Evaluation + Grading

Grading will follow the course structure with the following weight:

1. Presentation about the application of construction law and building regulations in your own country: 35%
Presentation of the semester task about the legal issues in a selected example of a construction project from the planning phase till the end of the execution: 35%
Participation-activity 30%.
2. Class participation, class activity: Any unexcused absence will negatively affect your grade; 3 unexcused absences will result in failing the class. If you need to miss a class for any reason, please notify your professor by email prior to the start of that class.

The final grade will be based on the following guidelines:

5. Outstanding work. Execution of work is thoroughly complete and demonstrates a superior level of achievement overall with a clear attention to detail in solving the semester tasks. The student is able to synthesize the course material with his own semester tasks, and is able to communicate and articulate all conclusions in an exemplary fashion in.

4. High quality work. Student work demonstrates a high level of craft, consistency, and thoroughness throughout all tasks. The student demonstrates a level of thoughtfulness in solving the semester tasks, and participates in group discussions. Work may demonstrate excellence but less consistently than an '5' student.

3 Satisfactory work. Student work addresses all of the objectives of the semester tasks with few minor or major problems. Semester tasks are complete and satisfactory, exhibiting minor problems in craft and detail.

2. Less than satisfactory work. The solution of the semester task is substandard, incomplete in significant ways, and lacks craft and attention to detail.

1. Unsatisfactory work. Work exhibits several major and minor problems with basic conceptual premise, lacking both intention and resolution. Physical representation of the semester task is severely lacking, and is weak in clarity, craft and completeness.

Grading Scale:

| Numeric Grade: | 5 | 4 | 3 | 2 | 1 |
|-----------------------|----------|---------|---------|----------|-------|
| Evaluation in points: | 89%-100% | 77%-88% | 66%-76% | 55%-645% | 0-54% |

PTE Grading Policy:

Information on PTE's grading policy can be found at the official website.

Students with Special Needs:

Students with a disability and needs to request special accommodations, please, notify the Deans Office. Proper documentation of disability will be required. All attempts to provide an equal learning environment for all will be made.

Readings and Reference Materials:

BUILDING REGULATIONS and CONSTRUCCION LAW in Hungary, in the EU countries and in the Student's home countries