*General Information:*

**Name of Course:** **LEGAL STUDIES FOR ARCHITECTS**
**Course Code:** PMKMENE016A-EA-00
**Semester:** 09
**Number of Credits:** 2
**Allotment of Hours per Week:** 2 Lessons /Week
**Evaluation:** Signature (with grade)

**Prerequisites:**

**Responsible lecturer:** **Dr Gábor TIDERENCZL, associate professor**
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## General Subject Description

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.

Students should make a semester task, presenting the legal issues and building regulations related to an existing or planned construction project on a real site selected by the student. The task is to present and evaluate all the related regulations that an architect should concern during the planning phase and the installation of the project

In the semester students should also make a short study about the application of construction law and building regulation in their own country. A summary of selected studies can be presented on class (max 12 students). A discussion is planned comparing the different tools and methods discussed in the presentations.

## 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 applied in urban development actions.
6. Students should be able to present the application of construction law and building regulations of their own countries in case of a practical example (real site with existing or planned building).

## Subject content

In this course lectures present 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 presented on the lectures, 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 construction project, with a special focus on all those regulations and legal issues that an architects can face during the planning process of a building on the selected site and area. A final discussion and evaluation will be made about student's presentations of the semester task.

## Examination and evaluation system

*In all cases. Annex 5 of the Statutes of the University of Pécs, the* ***Code of Studies and Examinations (CSE) of the University of Pécs*** *shall prevail. https://english.mik.pte.hu/codes-and-regulations*

Attending is required all classes, and will impact the grade (max. 10%). Unexcused absences will adversely affect the grade, and in case of absence from more than 15% of the total number of lesson (it is max. 2 lesson) will be grounds for failing the class. To be in class at the beginning time and stay until the scheduled end of the lesson is required, tardiness of more than 20 minutes 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 (after Study Period before Exam Period) is '2'.

Grading will follow the course structure with the following weight:

- Presentation – 01: 30%,
- Semester task presentation 02: 50%.
- Participation, progress, effort and attitude: 20%.

Please note that attendance will adversely affect one's grade, both in direct grade reduction and in missing work in the development of a project.
The final grade will be based on the following guidelines:

> **(Grade 5) Outstanding work.** Execution of work is thoroughly complete and demonstrates a superior level of achievement overall with a clear attention to detail in the production of drawings, models and other forms of representation. The student is able to synthesize the course material with new concepts and ideas in a thoughtful manner, and is able to communicate and articulate those ideas in an exemplary fashion in.
> **(Grade 4) High quality work.** Student work demonstrates a high level of craft, consistency, and thoroughness throughout drawing and modelling work. The student demonstrates a level of thoughtfulness in addressing concepts and ideas, and participates in group discussions. Work may demonstrate excellence but less consistently than an '5' student.
> **(Grade 3) Satisfactory work.** Student work addresses all of the project and assignment objectives with few minor or major problems. Graphics and models are complete and satisfactory, exhibiting minor problems in craft and detail.
> **(Grade 2) Less than satisfactory work.** Graphic and modelling work is substandard, incomplete in significant ways, and lacks craft and attention to detail.
> **(Grade 1) Unsatisfactory work.** Work exhibits several major and minor problems with basic conceptual premise, lacking both intention and resolution. Physical representation in drawing and models is severely lacking, and is weak in clarity, craft and completeness.

**Grading Scale:**

| Numeric Grade: | 5 | 4 | 3 | 2 | 1 |
|---|---|---|---|---|---|
| | A, excellent | B, good | C, avarage | D, satisfactory | F, Fail |
| Evaluation in points: | 85%-100% | 71%-84% | 60%-70% | 50%-59% | 0-49% |

## Readings and Reference Materials

**Required:**

- PPT materials presented on the lectures
- BUILDING REGULATIONS and CONSTRUCION LAW in Hungary, in the EU countries and in the Student's home countries

## Methodology

The course is based on through collaboration, participation and discussions trough lessons. 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 be reflect a respect for fellow students and their desire to work with regard to noise levels, noxious fumes, etc – from each site of participants. The course is based partly on lectures with ppt presentations and partly on student's presentations, consultations and discussions.

## 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.

## *Detailed requirements and schedule of the Course*

### 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), simple notification process for residential buildings, construction inspection fines, compulsory liability insurances…
- 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: 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 7-8: Student's optional presentations of the first task and discussion

- Presentations of the studies made about the application of construction law and contracting in the student's own countries (optional oral presentations for 10-15 students)
- Discussion comparing the different tools and methods applied in the field of construction law and contracting in the different countries.

Week 9: Autumn holiday

Week 10: 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 cathegories; 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 11: 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 ratio, height of buildings, green areas and site development with location of buildings on site;
- Urban plans, local regulations and construction zones.

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 and building regulations 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.

## Task description

**Task 1:**

To make a study (4-5 pages) about the application of construction law, contracting or building regulations in the student's own countries. In this study any topic can be addressed related to the subject of the semester. There is an option to make a short oral presentation of selected topics in the class (max 10 minutes for 10-15 students).

**Task 2:**

Presenting the building regulations related to a selected project on an real site

Students have to select an existing (real) site in their home town or in another selected settlement and present the building regulations that an architect should concern and keep in case of planning a building on that site! (the example can be a site already built in or an empty site with a planned project, in all cases the related regulations should be presented and the existing or planned building can be serve as an example for the application of the presented regulations.) The presented rules and regulations should be classified according their status in the hierarchy of law (e.g. central, regional local regulations), the organization (type of documents) and the formulation (functional, prescriptive, performance-based regulation).

The presentations should focus on the following topics:

- Site context (zone, districts, fitting in context…)
- Location of building on the plot (installation area, distances from plot border…)
- Density (built-in ratio, floor space ratio, building height, distances of buildings
- Green area
- Functional requirements
- Architectural, aesthetical requirements
- Comfort and essential requirements (light, acoustics, energy, ventilation, indoor air quality…)