



6720-046/546 Level 3 Constructing the Build Environment (Construction)

Version 1.1 – December 2017

Sample Questions Mark Scheme

1

State **two** techniques used for approximate estimating. (2 marks)

Answer

One mark **each** for any **two** of the following:

- functional unit method
- superficial method
- approximate quantities
- elemental cost planning

Test Spec Reference: 306.2.1 AO1

2

Identify **two** different types of proactive maintenance regime for a residential property. (2 marks)

Answer

Any **two** for **one** mark each.

- Planning (1).
- Preventative (1).
- Programmed (1).

Test Spec Reference: 313.2.1 AO1

3

Explain how the requirements of the Party Wall etc Act are satisfied on a residential conversion project. (6 marks)

Answer

Marks as shown, up to a maximum of **six** marks.

The Party Wall etc Act protects all party walls (1) structures (1) and boundaries (1). If the works on or close to any of these a Party Wall award will be required (1). No work that will impact on the structural stability of an adjacent wall, structure or boundary can be undertaken without notice being served (1). The notice is served by the building owner (1) on the adjoining owner (1) typically by a surveyor. The surveyor for both parties will agree the scope of works, the impact on the wall and issue a Party Wall Award (1). The works can then commence. On completion of the works, the wall/boundary/structure is inspected again and provided there are no issues the works are signed off (1).

Test Spec Reference: 313.3.2 AO2

4

Identify the relevant Approved Documents that deals specifically with: (3 marks)

- sanitation, hot water safety and water efficiency
- toxic substances
- structure.

Answer

- Approved Document G (1)
- Approved Document D (1)
- Approved Document A (1)

5

A company has purchased a disused, listed, Victorian cotton mill that was constructed in 1845. The company intends to convert the mill into flats. The company want the design to be energy efficient and are keen to promote the interest of disabled people.

The dimensions of the mill are 100 m x 40 m and 28 m high, each storey has a floor-to-floor height of 4 m. On each floor, 20% of the available space is required for staircases, corridors and circulation space. Each of the proposed flats is to have a floor area of 80 m². The approximate cost of the conversion cost of each flat is £2000 per square metre.

Discuss the alterations that need to be made to this property.

This should include a consideration of approximate estimating for this work and the approved documents which need to be applied when making a building regulation application.

(12 marks)

Indicative Content

Internal partitions, suspended ceilings, window replacement, new floors, internal insulation, roof improvement and insulation, illumination, heating and ventilation, modern services, drainage, cold water, access improvements, fire detection and protection; approximate estimating by area, volume and element, building regulation compliance with Approved Documents L and M (Access).

Band 1 (0-4 marks)

The candidates identifies a limited number of alterations that need to be made in basic level of detail associated with the proposed works.

The candidate attempts to suggest an estimating proposal and makes limited reference to the building regulation application.

Band 2 (5-8 marks)

The candidates describes a wide range of alterations that need to be made in an acceptable level of detail associated with the proposed works.

The candidate suggests a suitable estimating proposal and makes reference to the building regulation application in association to the scenario.

Band 3 (9-12 marks)

The candidates discusses a comprehensive range of alterations that need to be made with in-depth detail that is associated with the proposed works.

The candidate suggests a suitable estimating proposal and makes appropriate reference to the building regulation application in association to the scenario.