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- 1 a) State the maximum floor area that can be served by a single ring final circuit. (1 mark)

- b) State the size of fuse or circuit breaker used to protect a final ring circuit in the UK. (1 mark)

- 2 Describe the purpose of the valves in:



Figure 1



Figure 2

- a) Figure 1 (2 marks)

- b) Figure 2. (2 marks)

- 3 Explain why an indirect hot water system would be preferred to a direct system in hard water areas. (3 marks)

- 4 Explain how a proposed extension to a building could impact on the existing gas supply. (3 marks)

- 5 Describe the purpose of the component shown in Figure 3. (2 marks)



Figure 3

- 6 a) Determine the maximum power rating of an electric cooker protected by a 30 A miniature circuit breaker on a supply voltage of 240 V. (2 marks)

- b) Determine the current taken by an immersion heater with a maximum power rating of 3.5 kW on a supply voltage of 240 V. (2 marks)

- 7 Identify **two** types of building obsolescence. (2 marks)

- 8 a) Identify one part of a roof that should be inspected in a condition survey. (1 mark)

- b) Describe a typical defect associated with it and the consequences of that defect. (2 marks)

- 9 Name **three** different pieces of non-planning legislation that could impact a conversion project. (3 marks)

- 10 Explain why a designer may choose to undertake façade retention on a conversion project. (3 marks)

- 11 Explain why a contractor might choose to undertake a temporary repair. (3 marks)



- 12 Summarise the factors to be considered when converting store rooms above a shop for conversion into a flat.

(4 marks)

- 13 Describe **two** roles that a building surveyor could undertake in a 'client-side' organisation.

(4 marks)

- 14 State **two** alternative uses for a screwdriver when undertaking a building survey, other than inserting or removing screws.

(2 marks)



15 Define the term:

a) Risk.

(1 mark)

b) Hazard.

(1 mark)

16 Differentiate between a dilapidations survey and a schedule of condition.

(6 marks)

17 Explain how a recently graduated building surveyor can achieve chartered status.

(4 marks)

18 Explain why the Building Regulations are regularly revised.

(2 marks)

19 State the areas covered by the following approved documents:

a) Approved Document P.

(1 mark)

b) Approved Document Q.

(1 mark)

c) Approved Document R.

(1 mark)

d) Approved Document 7.

(1 mark)

20 Define how the following are used in the construction and built environment sector:

a) SWMP.

(2 marks)

b) SAP.

(2 marks)

- 21 Summarise the development of building regulations following The Great Fire of London in 1666.

(4 marks)

- 22 Explain how Approved Document M1 ensures a materially altered dwelling is accessible for all potential users.

(4 marks)

- 23 Your client has acquired an old chapel on the edge of town and is looking to convert and extend it to create a new 4 bedroomed house. The chapel is constructed from solid stone with a slate covered pitched roof, on timber queen post trusses. It has single glazed metal windows (which are badly fitting) and a solid timber door. The chapel is single-storey, however there is scope for a mezzanine level along its full length. There are mains electrical services direct to the building, but no other mains services on to the site. The nearest water and drainage provision is approximately 200 metres from the site boundary.

The client wishes to be informed on the type of survey that will be required and the procedure for the survey, any issues that could arise during the conversion of the chapel, the likelihood of the methods used complying with the building regulations and how provision can be made for mains drainage and water supplies to be connected to the chapel.

- a) Differentiate between a Mortgage Valuation Survey and a RICS Level 3 survey. (3 marks)

- b) Explain how the existing electrical services provision on site can be brought up to modern building regulations standards. (3 marks)

(12 marks)

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