

KEY TERMS

Term	Definition
Building Life Cycle	The stages buildings or other structures undergo during their lifetime from strategic definition to demolition.
RIBA Plan of Work	A guidance plan that organises the process of briefing, designing, delivering, maintaining, operating and using a building into eight stages.
Procurement	The process of purchasing goods or services. Construction works are usually purchased via a system of tendering or bidding for the work.
Infrastructures	The basic facilities, services and installations needed for the functioning of a community or society.
Cavity Wall	A wall formed with an inner structural skin and an outer skin, or leaf, both in masonry, separated by a cavity.
Portal Frame	Typically, a single storey, clear span frame with double, shallow, pitched rafters supported by columns, on base plates on pad foundations.
Skeleton Frame	A system of columns and connecting beams that support the internal floors and external walls and carries all loads to the foundations.
Structural Insulated Panels (SIPs)	Prefabricated composite panels with insulation sandwiched between structural facings.
Architect	Professional responsible for designing the layout and aesthetics of buildings, and the development of the technical aspects of their construction.
Town Planner	Professional responsible for balancing the demands on land for housing, business, transport and leisure, with the needs of people and society.
Civil Engineer	Professional responsible for the design and management of infrastructure projects such as roads, bridges and sports stadiums.
Structural Engineer	A civil engineer who specialises in the design and detailing of the structural elements of buildings and civil engineering projects.
Chartered Surveyor	A building/land surveyor that is a professional responsible for the measurement and assessment of the condition of a built asset/land intended for development.



Term	Definition
Quantity Surveyor	Professional responsible for the management of the cost and budget of a building project from inception to completion.
Building Services Engineer	Professional responsible for the design and specification of service installations.
Project Manager	Professional responsible for overseeing all aspects of a building project, including work programmes and the procurement of labour and materials.
Site Manager	Responsible for organising work on site, making sure that it is completed safely, to standard, on time and to budget.
Modular Construction	Buildings constructed using prefabricated modular parts such as wall panels, frames, doors and external cladding.
Small and Medium Enterprises (SMEs)	Enterprises with fewer than 250 employees, which covers over 90% of UK businesses, including most UK construction contractors and consultants.
Construction Industry Training Board (CITB)	A public body and charity funded by the construction industry, intended to ensure that there is an adequate supply of trained and qualified people at all levels within the industry, with a main focus on apprenticeships and careers development.
International Organisation for Standardisation (ISO)	Organisation responsible for publishing international standards ('the best way of doing something'), including ISO standards for Quality Environmental and Energy Management and Health and Safety.
Building Regulations	Building regulations are minimum standards for design, construction and alterations to buildings that are developed by the government. The regulations are supported by approved documents that set out detailed practical guidance on compliance with the regulations.
Volumetric Construction	Buildings constructed using large numbers of repeating modules, such as factory-built hotel rooms, delivered fully finished internally, including fittings and furnishings.
Site Investigation	Investigation of subsoil properties and ground conditions to determine whether the site is suitable, the type and depth of foundations required and the extent of any ground improvements necessary. The investigation will involve desk-based research and on-site testing of ground conditions.

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Foundations	Structural elements that transfer building loads to the layers of subsoil or rock that have sufficient bearing capacity and settlement characteristics to support them.
Pile Foundations	Deep foundations formed by long, columnar elements, made from steel or reinforced concrete, used to transfer loads from superstructures, through unsuitable subsoil onto stronger soil or rock at depth.
Retaining Wall	Vertical structures designed to retain or hold back material on one side, preventing it from collapsing.
Lintel	A structural member used to span an opening in a wall, usually over a window or door.
Cladding	The covering of a frame structure that performs the non-structural functions of an external wall.
Building Information Modelling (BIM)	The intelligent 3D model-based system for the collaborative design and management of buildings.
Refurbishment	The process of improvement by cleaning, decorating, repairing and of making a building more energy efficient and sustainable.
Permitted Development	Changes of use and alterations to existing properties, including small extensions, that do not require approval from the local planning authority.
Utilities	Infrastructure services supplied to public consumers that include electricity, gas, water, communication services and a drainage system for the removal of sewage.
Combined Drainage	A system where each drain handles both foul water and surface water.
Separate Drainage	A system where foul water and storm water are handled by different drains.
Sustainable Urban Drainage Systems (SUDS)	Systems, based on a range of techniques, for managing the drainage of surface water in urban areas intended to avoid pollution and reduce flooding.