

The Building Safety Act for High Risk & Non-High Risk Buildings




This cheat sheet gives an overview of the duties of the Client, Principal Designer and Principal Contractor in relation to the design and construction programme.

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	Design 	Construct 	Occupy 	
<p>→ HRBs</p> <p>Building over 18m in height and/or 7 or more storeys, containing 2 or more residences; or hospitals and care homes over 18m in height and/or 7 or more storeys (Gateways 2 and 3 only).</p> <p>Building Safety Regulator</p> <p>Gateway process mandatory. Potentially extends programme length with less risk to duty holders.</p>	<p>GATEWAY 2 Cannot start work until design approved</p>	<p>GATEWAY 3 Completion certificate</p>	<p>Client registers building to occupy</p>	<p>HRB/Non-HRB common inputs and outputs</p> <ul style="list-style-type: none"> ✓ Principal Designer and Principal Contractor competent to plan, manage and monitor design and construction of building to ensure the duty to comply with is met ✓ Early engagement and ongoing communication between all duty holders ✓ Compliant design ✓ Compliant construction ✓ Information management to allow safe and effective management of building in occupation ✓ Duty to manage building in occupation
	<p>RIBA Stage 0 to 4</p> <p>Principal Designer (PD) and Principal Contractor (PC) must be appointed prior to Gateway 2 application, and they must submit a complete, compliant design to the Building Safety Regulator along with:</p> <ul style="list-style-type: none"> • Competence declaration • Building regulations compliance statement • Fire and emergency file • Construction control plan • Change control plan • Mandatory occurrence reporting plan • Partial completion strategy 	<p>RIBA Stage 5/6</p> <p>Declaration of compliance provided by all construction phase principal duty holders including client provision of Golden Thread including updated fire and emergency File, construction control plan and change control plan.</p>	<p>RIBA Stage 6/7</p> <p>Client has duty to have Building Safety Plan in place prior to occupation.</p>	
<p>→ Non-HRBs</p> <p>All buildings controlled by the Building Regulations that are not HRBs.</p> <p>Building Control Approver of choice</p> <p>Gateway process not applicable. Design & Build contract can be used. Potentially shorter programme time with greater risk for duty holders.</p>	<p>RIBA Stage 0 to 4</p>			
	<p>Risk</p> <p>The overlap of RIBA Stage 4 and 5 present additional risks to principal duty holders in fulfilling their duties.</p> <p>The PD and PC should have appropriate processes and evidence of planning, managing and monitoring design and construction.</p> <p>The prescribed documents below provide a good guide to the evidence/documentation duty holders need to indicate they have fulfilled their duty:</p> <ul style="list-style-type: none"> • Competence of all designers and contractors employed • Building regulations compliance statement • Fire and emergency file • Construction control plan • Change control plan • Partial completion strategy 	<p>RIBA Stage 5/6</p> <p>Declaration of compliance by all construction phase principal duty holders including client.</p> <p>Provision of information required under the building regulations.</p> <p>Regulation 38 Fire Safety Information.</p> <p>F Information on Ventilation System.</p> <p>L Operation and Maintenance Instructions.</p> <p>All Commissioning Certificates Part B, E, F, G, H, J, L.</p>	<p>RIBA Stage 6/7</p> <p>Client fulfils duty in managing the building if under the RRO through Fire Risk Assessment.</p>	