

hunters

HBF  **2025**

18 September - Austin Court, Birmingham

Building Safety Regulations and the role of Principal Designer



Building Safety Team Introduction



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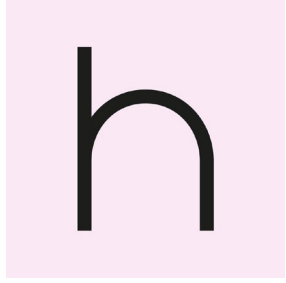


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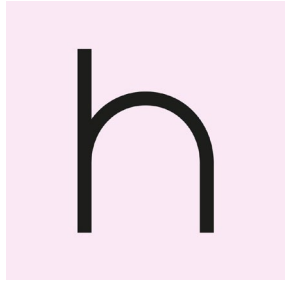
Building Consultancy

FCABE IEng Class 3 RIBI



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2. Building Regulations Duty Holders
3. Building control approval applications for design and construction of all HRB work.
4. Hunters Scope of Services for Building Regulations Principal Designer
5. Summary and day-to-day impacts and things consider
6. Next steps



Building Safety Act and Building Regulations key Principles



Building Safety Act
2022

CHAPTER 30

The Building Safety Act 2022 amended the Building Act 1984 to:

1. Introduce new duty holders (Client, PC and PD etc.)
2. Introduce new enforcement powers for building control authorities
3. Introduce the HSE as the Building Safety Regulator

The purpose of these regulations is to protect the welfare and safety of occupants and users of buildings once built / occupied.

From 1st October 2023 the new regime apply when you:

1. Plan to build a new higher-risk building (HRB)
2. Plan to build any new building
3. Create one through change of use or alteration / extension; or
4. Undertake building work to an existing HRB
5. **Carry out work to any other existing building**

Note: These requirements are in addition to CDM!





Building Regulations Duty Holders Section 6 Part 2A

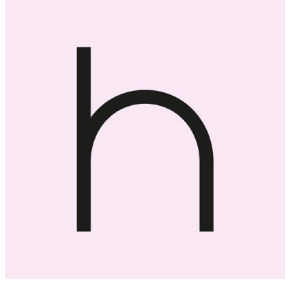


Background to duty holder roles

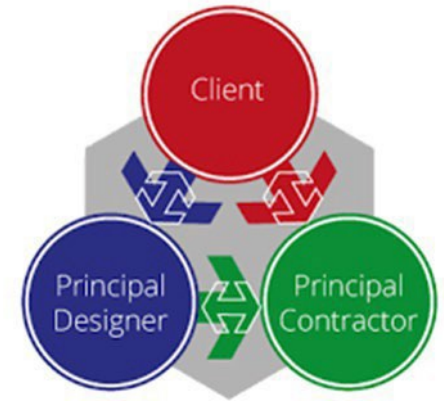
- Accountability for all involved in design, construction and lifecycle phases
- The duty holders apply to all building work (not just HRB's)
- Everyone involved must be competent for the role they undertake

Duty Holders are out in place with additional responsibilities to lead the process

- Client,
 - Principal Designer
 - Principal Contractor
-
- Reason for the new roles is to ensure compliance with relevant **all relevant requirement of Building Regulations.**



Building Regulation Duty Holders Summary: Section 6 Part 2A



Client / "the applicant"

- Make suitable arrangements for planning, managing and monitoring a project, including the allocation of sufficient time, resource and appointment competent duty holders to deliver compliance with **Building Regulations**

Principal Designer / Sole or Lead Designer

- Plan, manage and monitor the design works including compliance with relevant requirements of **Building Regulations**

Designers

- The designer must take all reasonable steps to ensure that the design if built, the building work would be in compliance with relevant requirements of **Building Regulations**

all

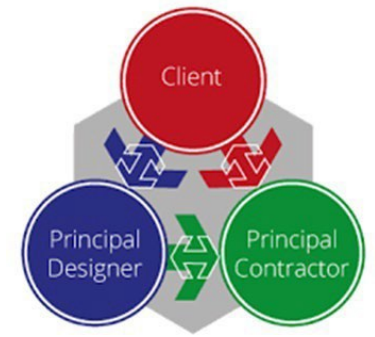
Principal Contractor

- Plan, manage and monitor the building works, including compliance with relevant requirements of **Building Regulations**

Note: These are required on all works notifiable under building regulations and are in addition to CDM!



Part 2A Chapter 2 – Appointment of Principal Designer and Principal Contractor etc



Principal Designer and Principal Contractor

11D.—(1) Where there is more than one contractor, or it is reasonably foreseeable that more than one contractor will be working on a project, the client must appoint in writing:

- (a) a designer with control over the design work as the principal designer for the purposes of these Regulations, and
- (b) a contractor with control over the building work as the principal contractor for the purposes of these Regulations.

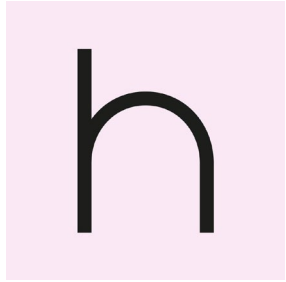
The appointments under this regulation must be made:

- (a) in relation to a project which includes higher-risk building work for which an application for building control approval must be submitted to the regulator, before that application is submitted;
- (b) in relation to any other project, before the construction phase begins.

Note:

Minor work

11P. A client is not required to comply with this Part where the building work or design work consists only of work described in Schedule 4.



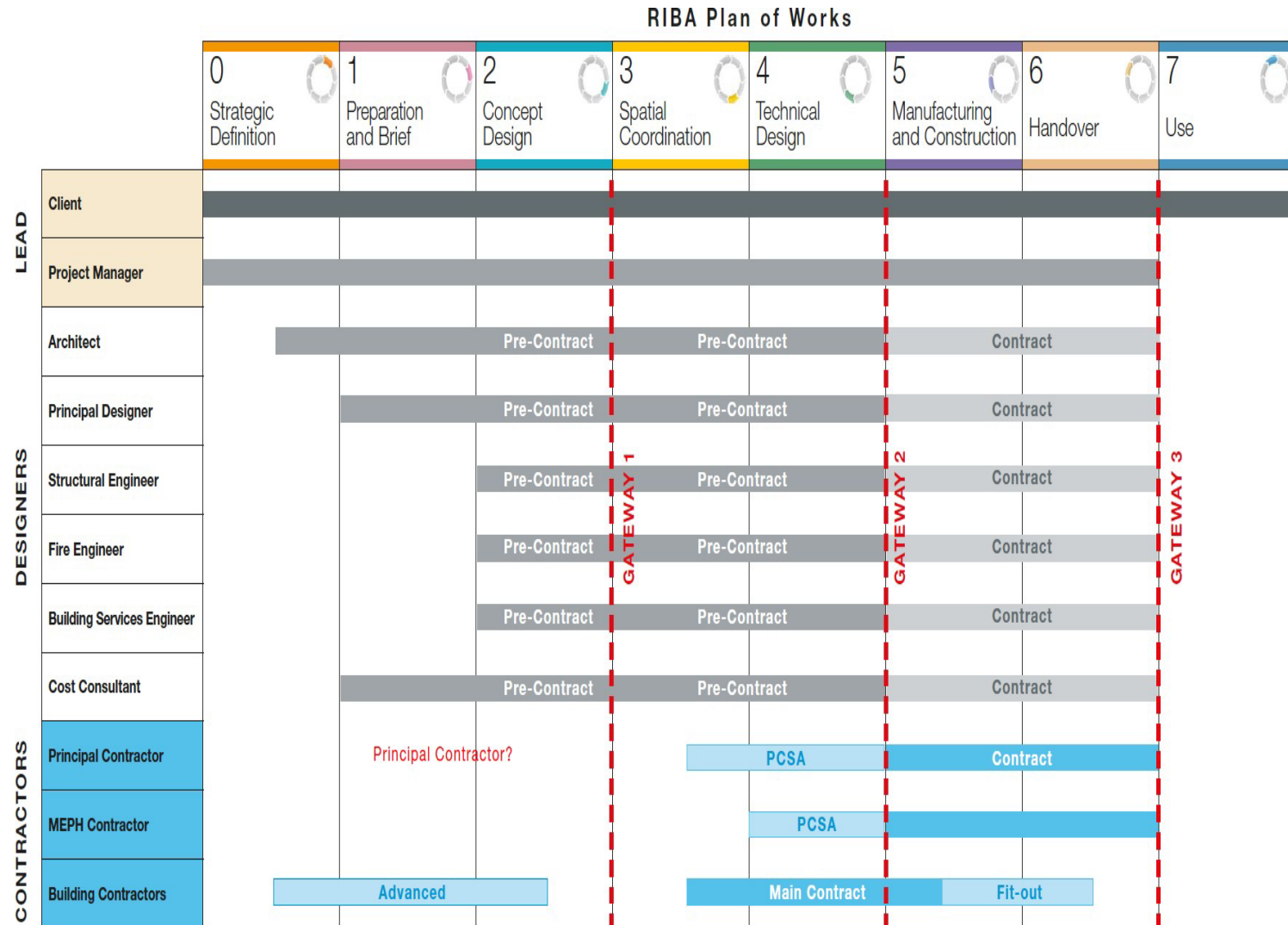
Building control approval applications for design and construction of all HRB work.

This means submitting a building control approval application to the Building Safety Regulator (BSR) to obtain approval before you can start the next stage of work;

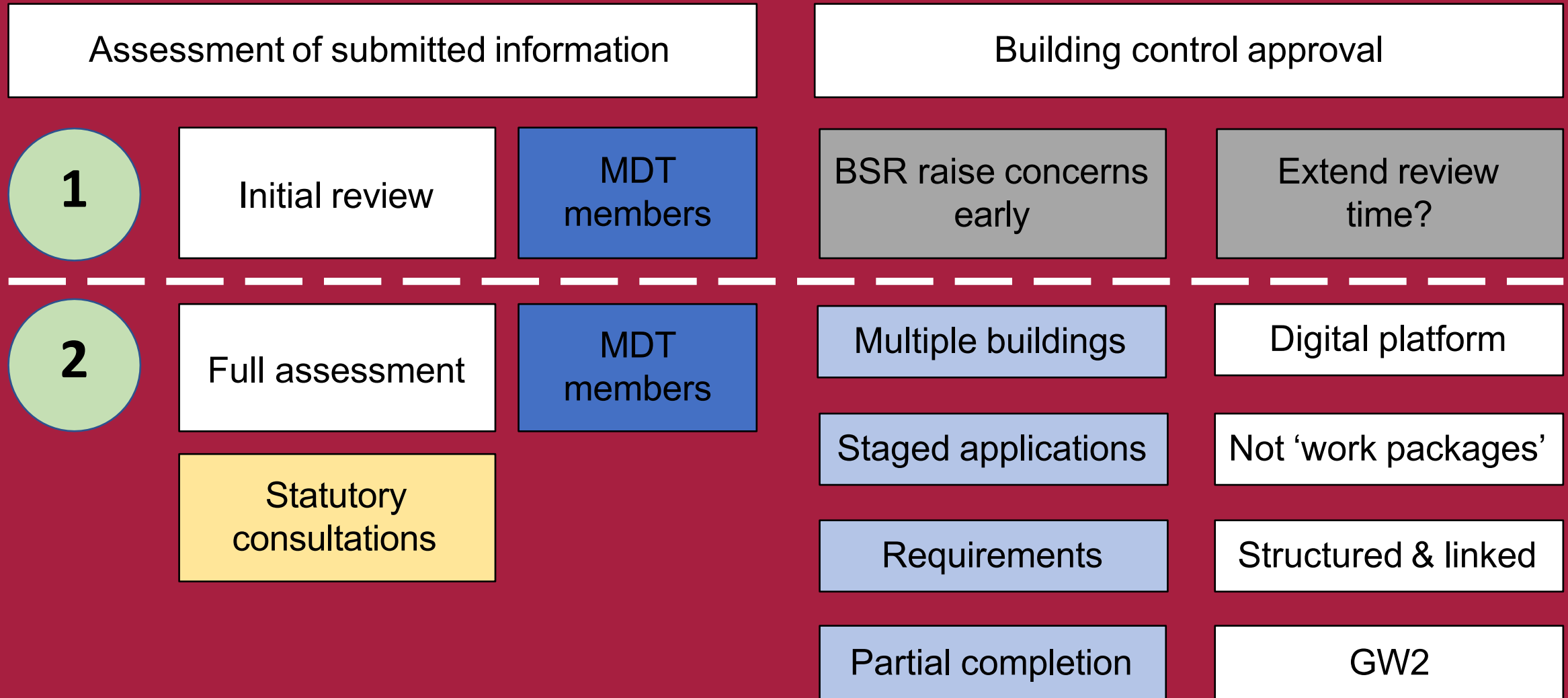
1. **Gateway 1** – Fire Statement
2. **Gateway 2** – Full Plans Application to BSR
3. **Gateway 3** – Full Plans submission to BSR

You must:

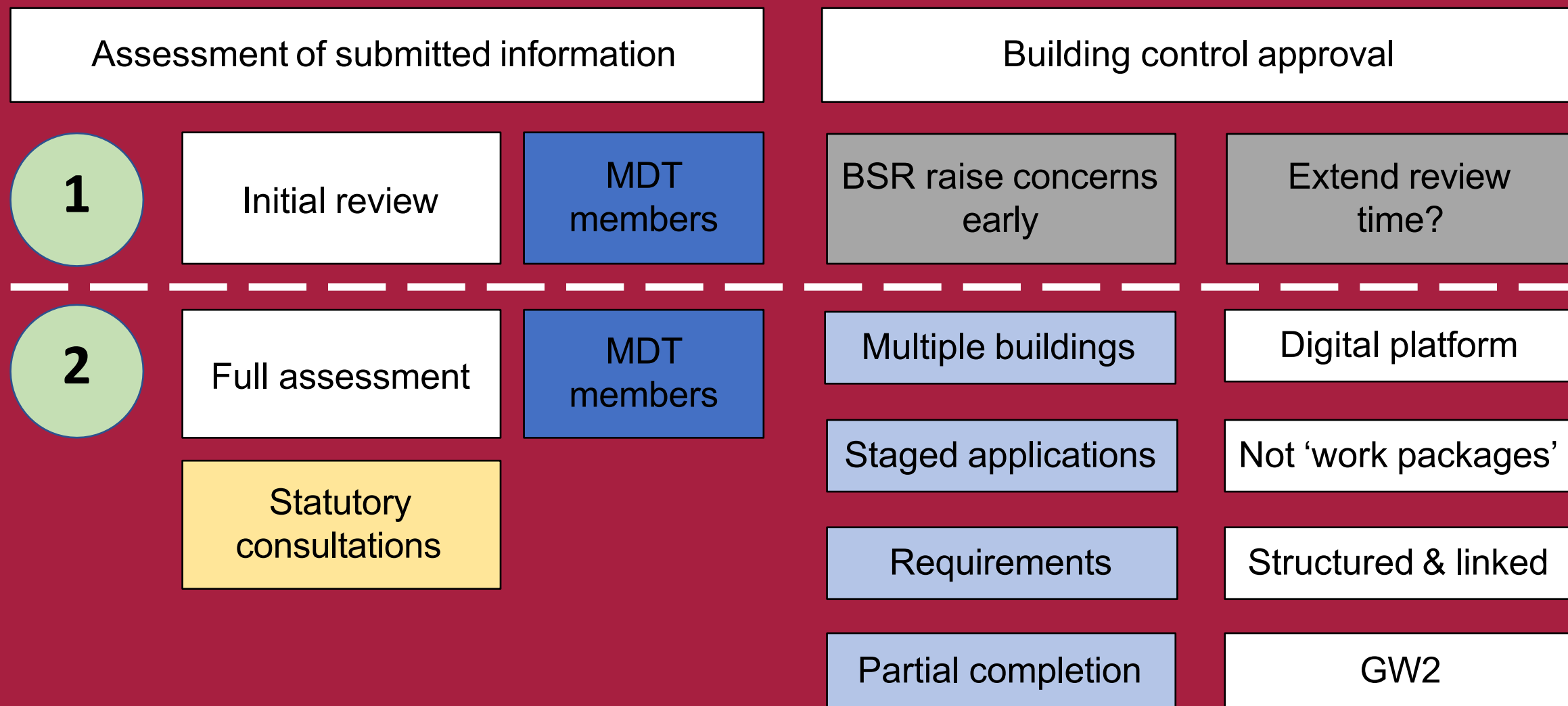
- Obtain approval when you make major changes to the proposed work (notifiable and major changes)
- Work must be accordance with those design approvals and that at the end of the project you provide evidence through a completion certificate application to demonstrate that you built what you said you would or were given approval for; and
- Work is suitably completed to meet the functional requirements of the building regulations and building is safe to occupy



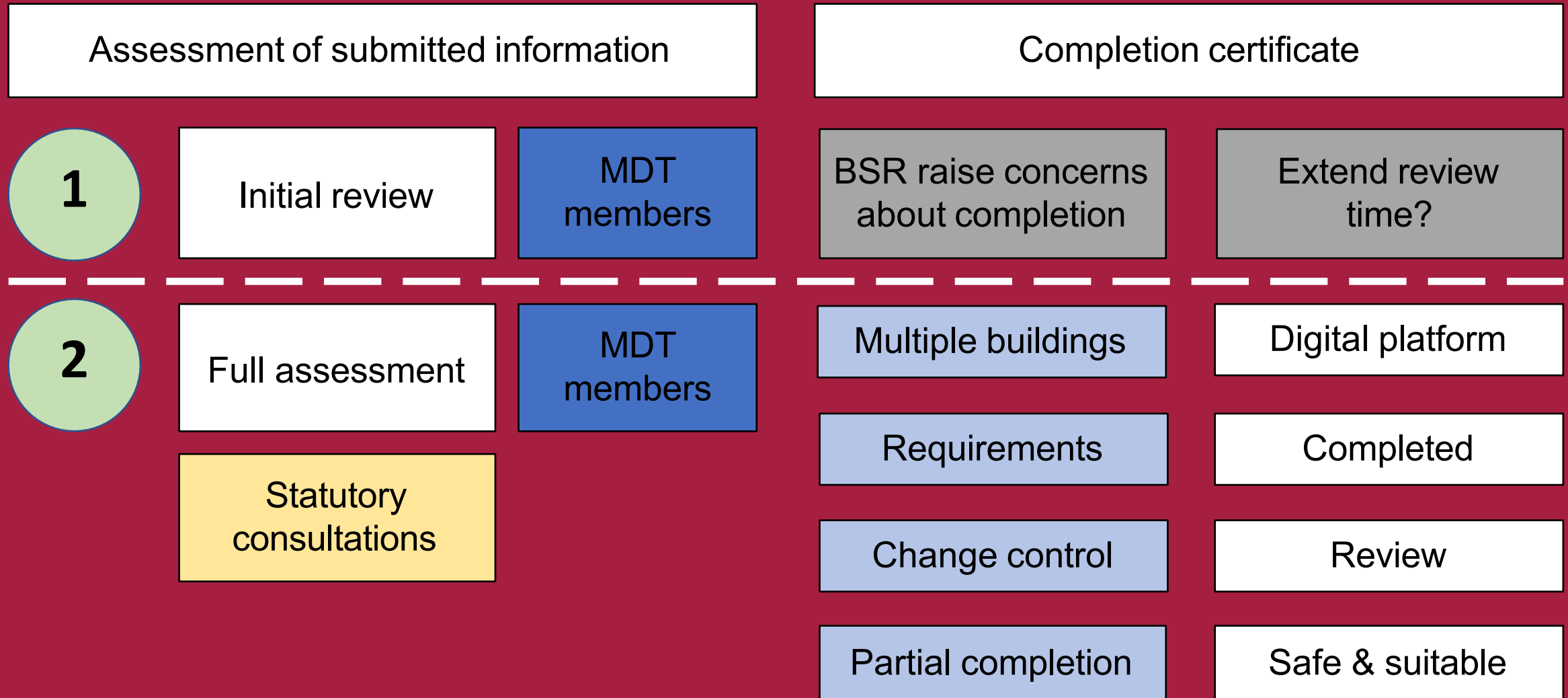
GW2 – Building control approval



GW2-3 – Change control application



GW2 – 3 – Completion certificate





Summary of Principal Designer Services in accordance with Building Safety Act and PAS 8671:

- Plan, manage and monitor the design works including compliance with relevant requirements of Building Regulations
- Ensure all designers coordinate their designs so that building work will be carried out following the designs and will comply with the Building Regulations.
- We assess compliance relevant requirements from Schedule 1 Building regulations (Parts A – T)
- Designers are responsible for their own compliance with relevant requirements – Hunters will audit to establish that there is a clear route to compliance, and this is correct prior to full plans submission to relevant Building Control Authority

BSA Building Regulations Tracker

Cover Sheet

NOTE: Project information in this sheet populates automatically from linked document "Project BIM Master Information"

<MXXX>

<Project Title>

Project Address:

0

Relevant RIBA Project Stage(s):

0

Project Start Date:

0

Cover Sheet

Project Details

Structure_ADA

Fire Safety_ADBv1-Dwellings

Fire Safety_ADBv2 ...

BSA Change Control Tracker

Cover Sheet

NOTE: Project information in this sheet populates automatically from linked document "Project BIM Master Information"

<MXXX>

<Project Title>

Project Address:

0

Relevant RIBA Project Stage(s):

0

Project Start Date:

0

Building Safety Act

Yes/No

Comments

Notes for Using This Template

Cover Sheet

Summary

Change 01

Change 02

Change 03

BSR Application Checklist

Existing HRB Checklist

Checklist as required in The Building (Higher-Risk Buildings Procedures) (England) Regulations 2

Insert only the letter "y" to confirm the required information has been included

Ref.

Requirement

Included

Document Reference

Responsibility

2

Building control approval for work to existing HRB

(a)

Client details:
- telephone number
- email address (if available)
Principal contractor (or sole contractor) details:
John Sisk & Son Ltd
1 Curo Park, Frogmore, St Albans, Hertfordshire,
AL2 2DD
01727 875551
- email address (if available)
Principal designer (or sole or lead designer)

(c)

a statement that the application is made under this regulation
where HRB work consists of work to an existing building, a description of the existing building including:
- (i) details of its current use, including the current use of each storey
- (ii) its height as determined in accordance with regulation 5 of the Higher-Risk Buildings (Prescriptive and Supplementary Provisions)

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What is the Day-to-day Impact

**Building Regulation compliance document –
Poor example**

**Building
Safety
Regulator** 



Building Regulation Compliance	Evidence
Part A Building regulations Approved Document A	<ul style="list-style-type: none">• Drawing XZY• Plan ABC• Document HIJ

↑
Identification
Required

↑
Interpretation required

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What is the Day-to-day Impact

Building Regulation compliance document - requirements

**Building
Safety
Regulator** 
HSE



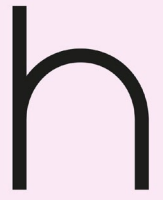
Identify - all elements that require BR compliance (granular detail)



Clarify - What standard / code / document are you complying with? Why is this the right code?



Justify - must set out a narrative to explain how compliance had been reached for every aspect that needs BR compliance. Explain how you demonstrate this!



What is the Day-to-day Impact

- High-quality applications help BSR make informed decisions quickly, reducing the risk of misinterpretation and ensure all building control standards are met.
- Applicants should clearly identify every aspect of the project that requires compliance with Building Regulations. This ensures no detail is overlooked and each aspect of the HRB is accounted for in the compliance documentation.

1

Do your homework

Read the Building Regulations, relevant guidance, familiarize with the new regime. Stay updated!

2

Early Designers' cooperation

Design coordination process from RIBA Stage 3 onwards, including CDP

3

Design First, then Build

The design for a new HRB must be complete before construction can commence. Ensure a robust GW2/3 application, and minimize changes.



Next Steps

Reforms to Building Safety Regulator to accelerate housebuilding

Reforms to the Building Safety Regulator bring new leadership, investment and process to accelerate housebuilding

- New Fast Track Process to enhance the review of newbuild applications, unblock delays and boost sector confidence
- Measures will help delivery of 1.5 million safe, high-quality homes and speed up remediation
- Reforms pave the way for the creation of a single construction regulator, as recommended by the Grenfell Tower Inquiry

Delays to building new high-rise homes will be unblocked through a new package of reforms to the Building Safety Regulator (BSR) announced today. These reforms, which include a new Fast Track Process, changes to leadership and fresh investment, aim to support the delivery of 1.5 million safe, high-quality homes and take early steps toward establishing a single construction regulator - a key recommendation from the Grenfell Tower Inquiry.

Andy Roe KFSM has been appointed as non-executive chair of a new board of the Ministry of Housing, Communities and Local Government (MHCLG) to take on the functions of the BSR as part of initial steps towards creating a single construction regulator.

Andy brings a wealth of experience in safety regulation and leadership from his previous role as Commissioner of London Fire Brigade and he will be supported by a new Chief Executive Officer for the BSR, Charlie Pugsley.



Questions...