

# BUILDING SAFETY REFORMS POST BSA IMPLEMENTATION

MEETING DUTYHOLDER REQUIREMENTS THROUGH DESIGN QUALITY,  
MANAGEMENT AND CONTROL OF INFORMATION

12.11.2024

# INTRODUCTION TO RLB



# ABOUT RLB



4,600

employees worldwide

1,500

UK & Europe employees

140

global offices

100%

employee owned

14

UK offices

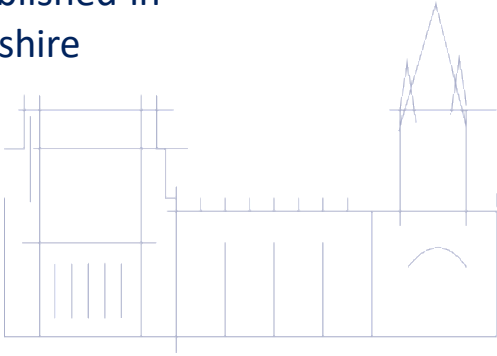
- Belfast
- Birmingham
- Bristol
- Cambridge
- Cardiff
- Edinburgh
- Leeds
- Liverpool
- London
- Newcastle
- Manchester
- Sheffield
- Thames Valley
- Warrington



# RLB IN YORKSHIRE

## 1969

established in  
Yorkshire



## 160+

staff across RLB offices in  
Sheffield, Leeds & Newcastle

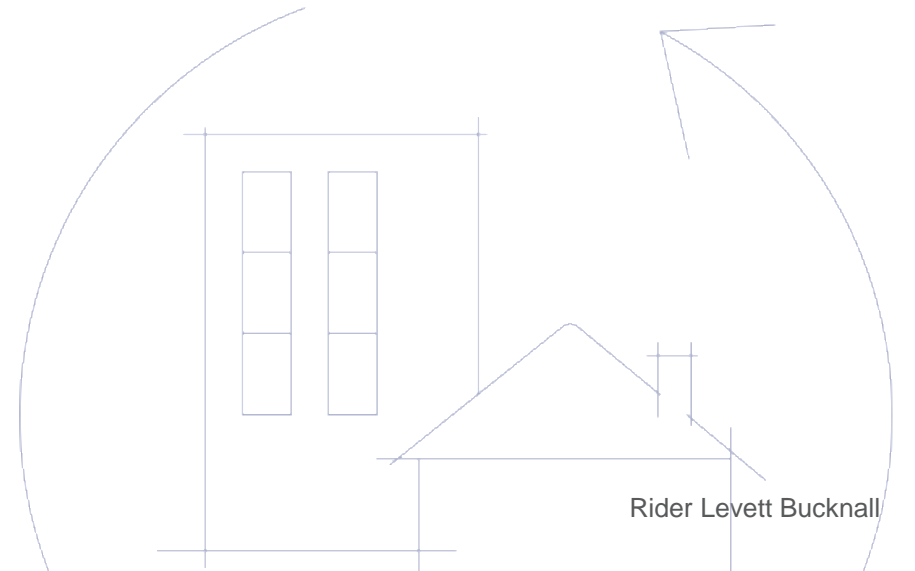
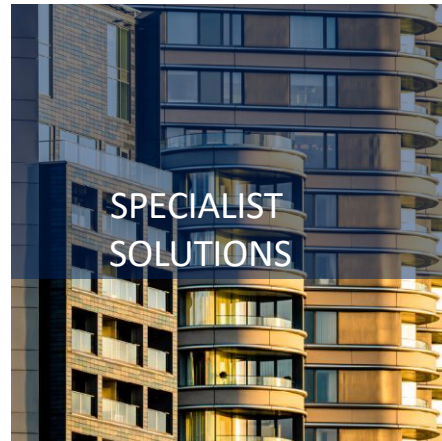


## 2024

new offices & continued  
investment



# OUR SERVICES



## Speaker



**JASON FOSTER BSc (Hons) PG Cert MSc I Eng C Build E MCABE MRICS AIFireE**  
**PARTNER BUILDING REGULATION COMPLIANCE**

- 35 Years Building Control and Regulatory Experience
- Chartered Building Control Surveyor and Building Engineer registered with the Engineering Council for work on HRB's
- Registered with BSR as a Class 3G/3H and Class 4 Registered Building Inspector
- Operated across projects within the Private and Public sector including those considered complex and higher risk
- Supports RLB Health and Safety teams in delivery of Building Regulation Principal Designer and Advisory Services

# KEY TAKEAWAYS

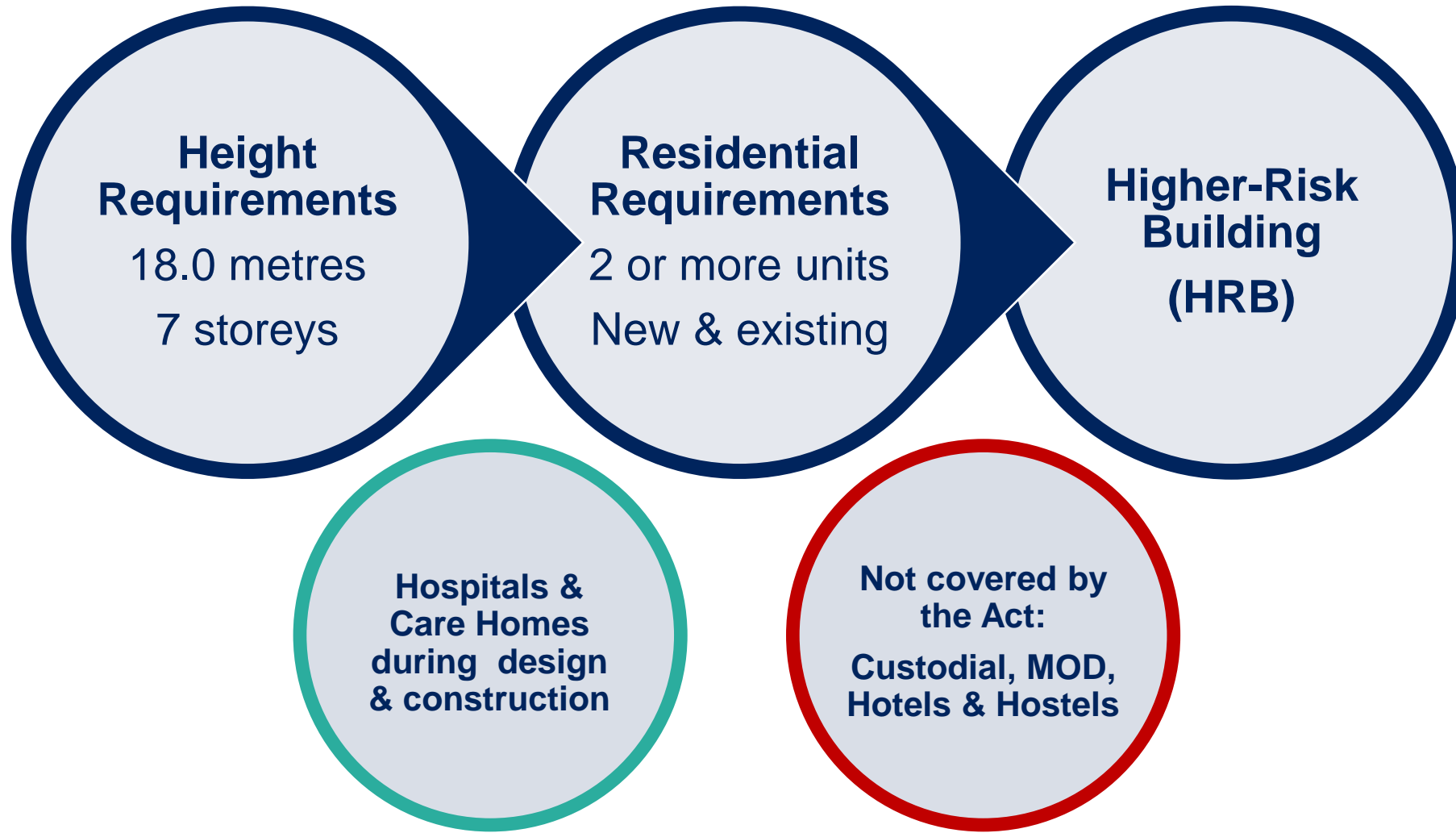
1. Recap of BSA Design and Construction
2. Building Control and What to Expect
3. Golden Thread and the Common Data Environment
4. Quality of Information
5. Summary



# BSA Recap

# BUILDING SAFETY ACT 2022 SUMMARY

The Higher-risk Building [New Build, Change of Use and Refurbishment]:



# BUILDING CONTROL REGIME

## PLANNING GATEWAY ONE

[around 12 weeks]

At the point of planning application

Fire statement to be prepared and issued along with planning application



## GATEWAY TWO

[between 8 - 12 weeks (existing / new)]

Prior to the commencement of construction

### **HOLD POINT**

Construction must not commence until the BSR has given approval



## GATEWAY THREE

[around 8 weeks]

Prior to occupation of the building.

### **HOLD POINT**

New builds must be registered BEFORE the building is occupied. A certification process will follow.

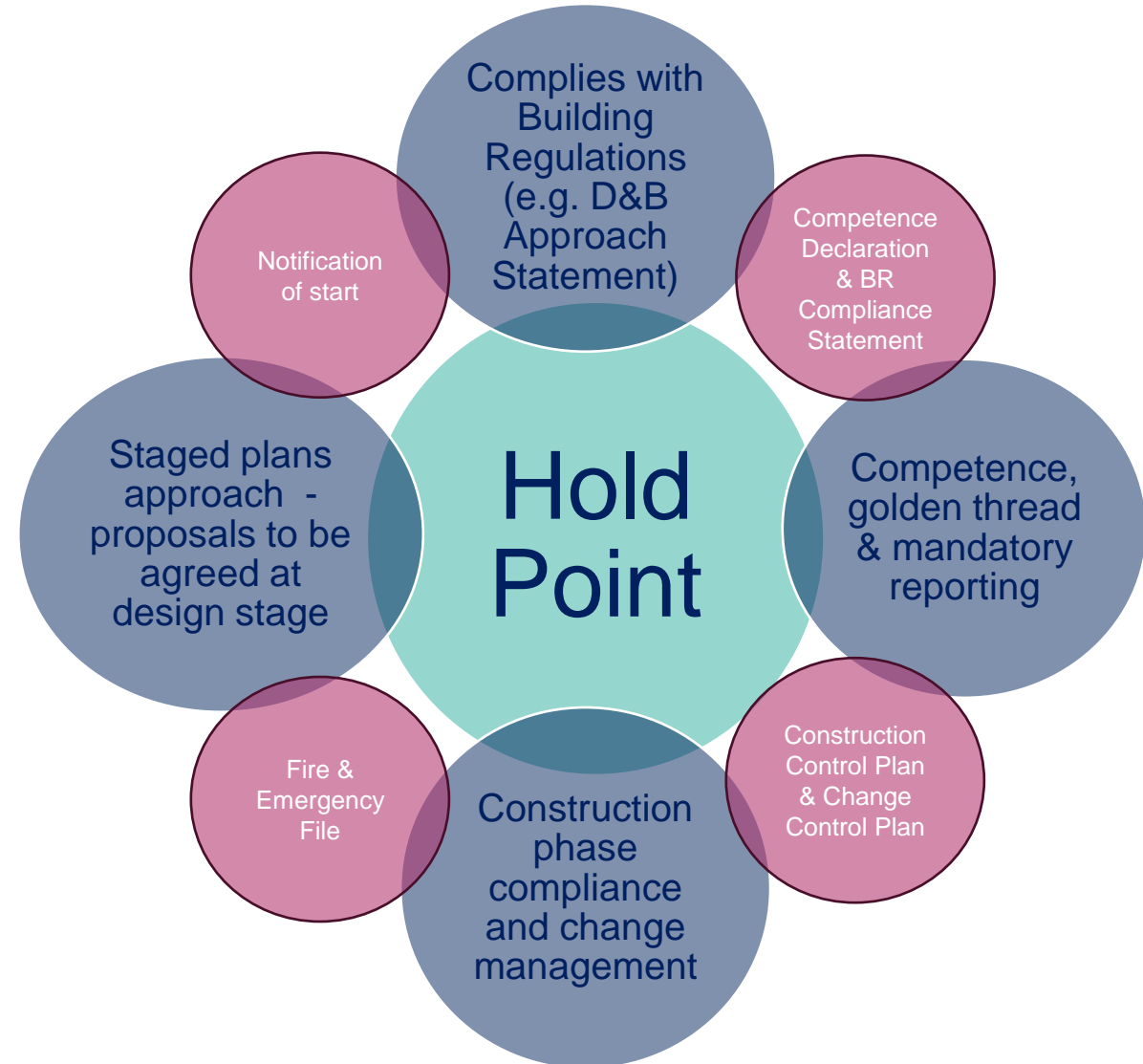


Changes to the approved design / materials [during construction] to be approved by the BSR **before** installation. Between 10 days – 6 weeks depending on the extent of the proposed changes.

# BUILDING CONTROL APPLICATION – GW2

Replaces the building control deposit of plans stage, before building work starts, for higher-risk buildings.

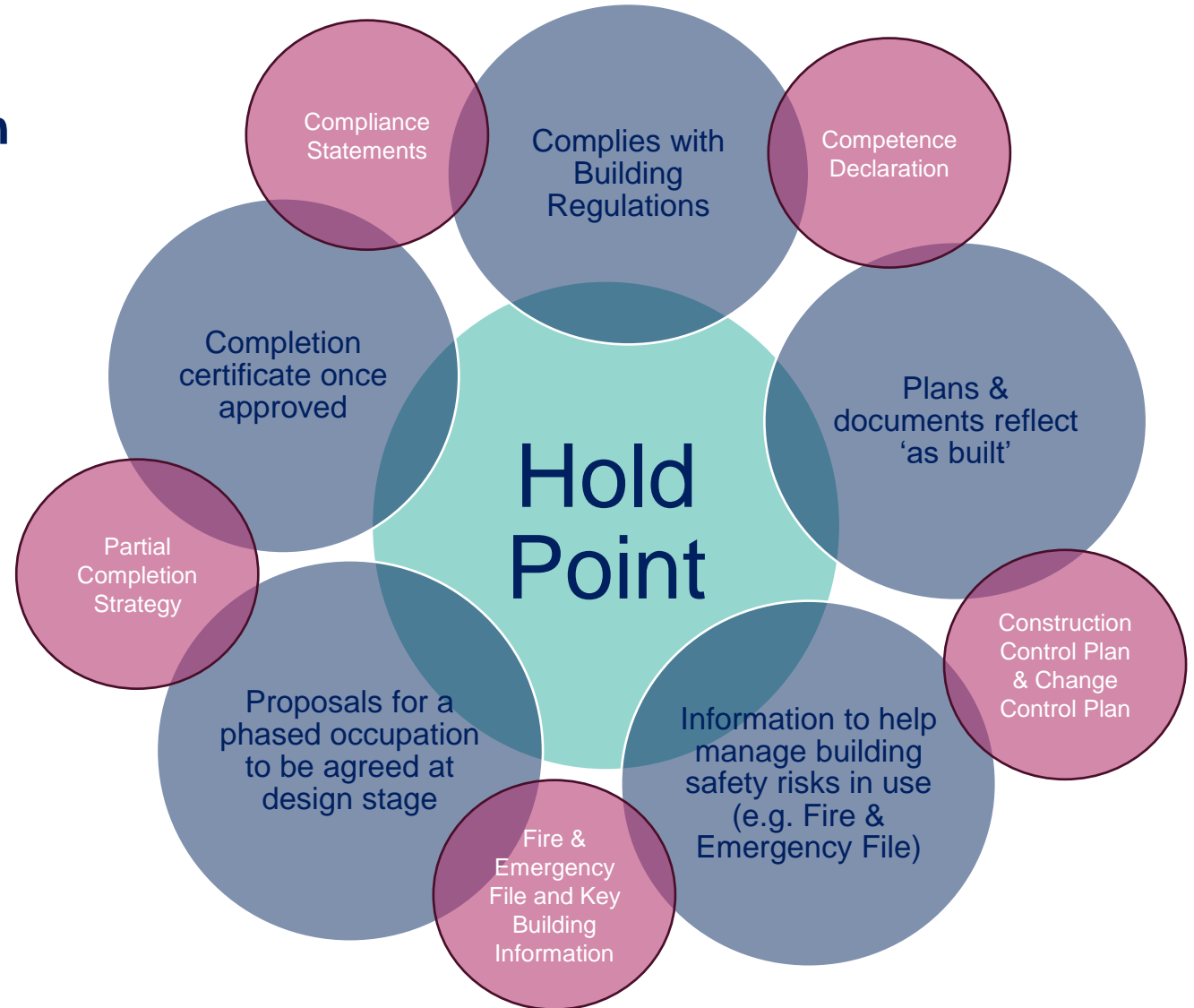
**BSR will have strong enforcement tools where building work commences without first obtaining building control approval.**



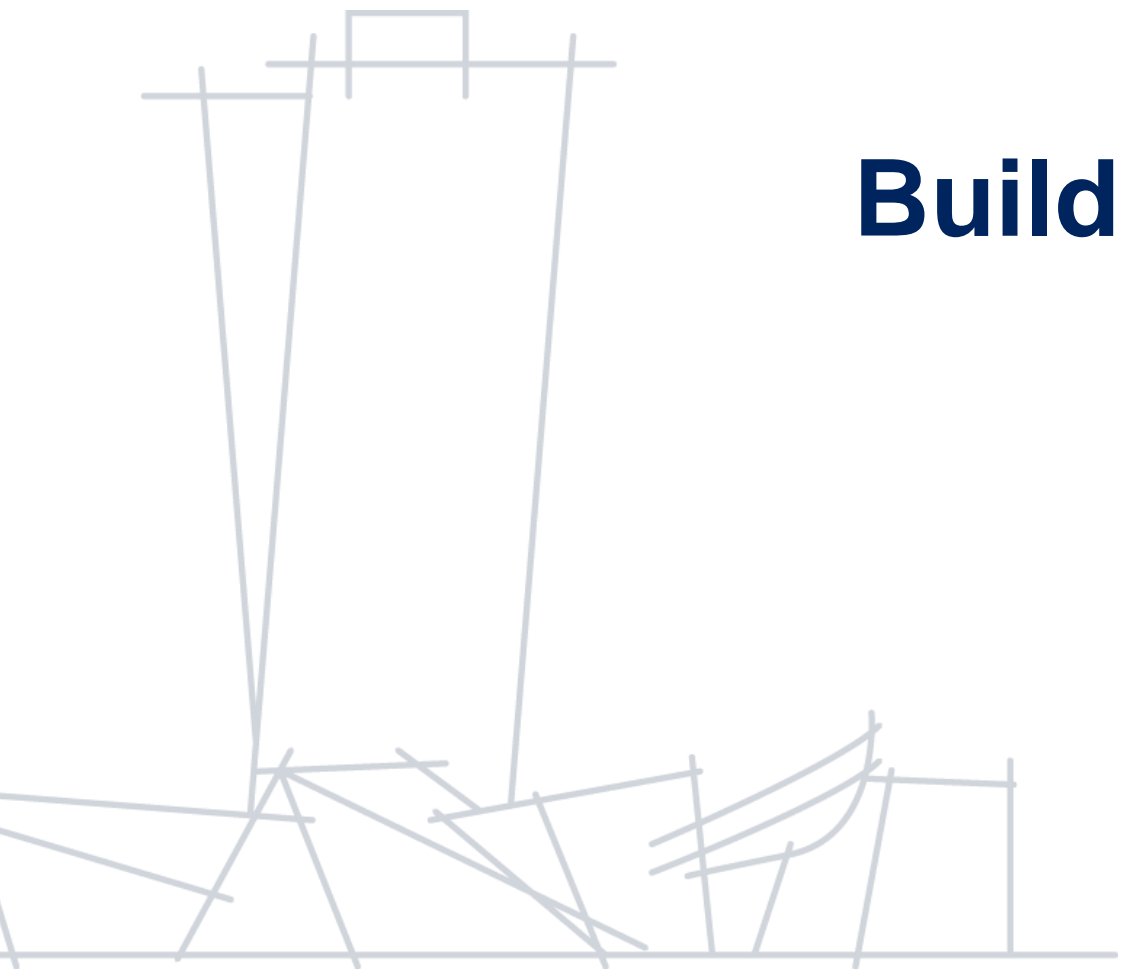
# GATEWAY 3

**Will occur at the current completion/final certificate stage when relevant building work is complete.**

**The Building Safety Regulator will have strong enforcement powers to deal with breaches of building regulations.**



# Building Control



# BUILDING CONTROL

## 3 Types of Building Control

### Building Safety Regulator (BSR)

- Regulates Higher Risk Buildings
- Regulates buildings covered by a Regulators Notice
- Statutory Consultee for Planning Approval of HRB's
- Utilises Multi Disciplinary Teams in discharging duties through Gateways 2 and 3
- Regulatory Authority for oversight of Building Control profession



# BUILDING CONTROL

## 3 Types of Building Control

### Registered Building Control Approvers

- Private Sector Building Control formerly Approved Inspectors
- Required to meet Code of Conduct and Operational Standards Rules
- Require Registered Building Inspectors to support them in discharging restricted activities and functions
- No longer permitted by law to provide advice on projects other than to confirm a solution would or would not meet requirements



# BUILDING CONTROL

## 3 Types of Building Control

### Local Authorities

- Public Sector Building Control
- Required to meet Code of Conduct and Operational Standards Rules
- Require Registered Building Inspectors to support them in discharging restricted activities and functions
- No longer permitted by law to provide advice other than to confirm a solution would or would not meet requirements
- Statutory functions such as Dangerous Structures, Demolitions, Safety at Sports Grounds



## Dutyholders

Dutyholders in Design and Construction should evidence compliance by;

- Identifying risks and management arrangements
- Evidence the standards and guidance informing design and construction
- Evidence how dutyholders have assessed appropriateness of the solution in meeting the relevant requirements
- Provision of design data and supporting evidence including compliance statements, fire and emergency files, change control and construction control to manage or eliminate risk from the design



An abstract line drawing of a building structure, consisting of various vertical and horizontal lines that suggest a complex architectural form. The drawing is light gray and occupies the left side of the slide.

# Common Data Environment

# THE GOLDEN THREAD

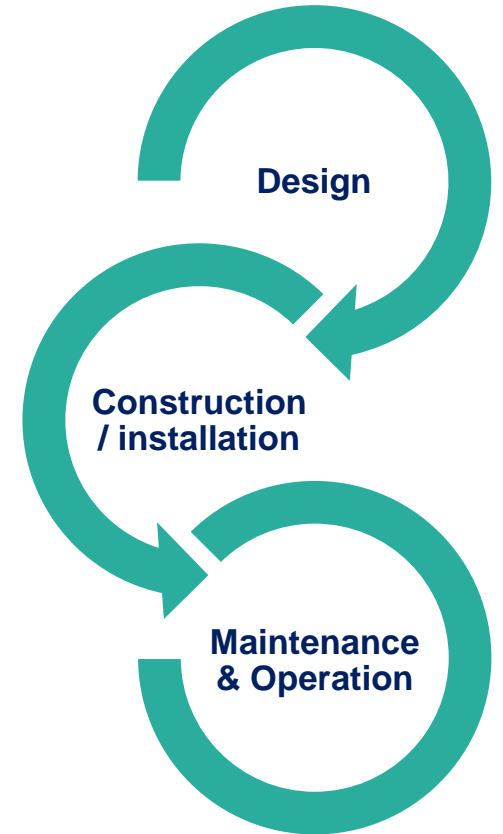
- Kept digitally
- Secure from unauthorised access
- Available when required
- Presented in a user friendly manner
- Single source of truth
- Adopt criteria for Common Data Environment methodology
- Compliant with GDPR



# THE GOLDEN THREAD AND DATA ENVIRONMENT

## Common Data Environments (CDE)

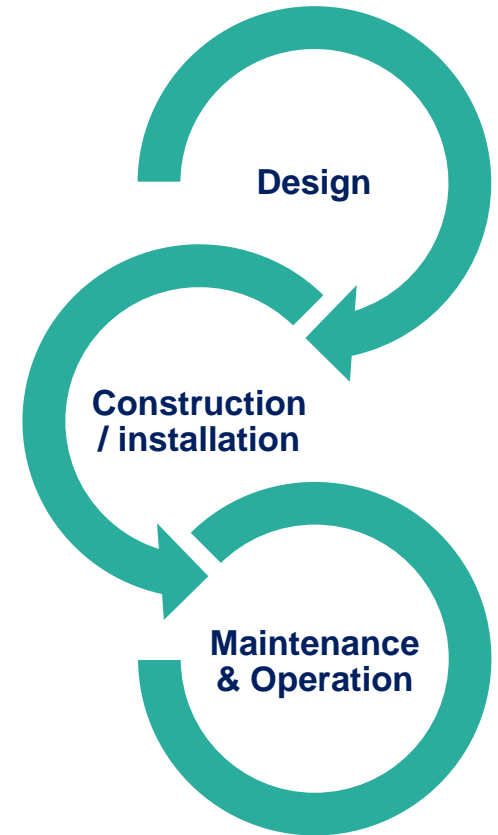
- Single platform or group of integrated solutions to provide a central repository for the collection, management and dissemination of project and asset information through a managed process
- Facilitates the creation, collaboration and management of asset information through international standards such as ISO 19650
- Meet requirements of the golden thread by reviewing and approving information at key stages to demonstrate compliance requirements have been met



# THE GOLDEN THREAD

## CDE Basic Principles for Compliance

- Client duty to manage the 'Golden Thread' and define project requirements, standards and milestones to meet The Building Regulations 2010
- Produce information collaboratively and manage between the team
- Ensure secure data storage within the CDE with access for collaboration
- Review and approve information at each relevant stage. (Essential for Gateway 2 submission and production of Building Regulation Compliance Statement)
- Must consider change control requirements to ensure compliant build along with the consideration of ongoing operation and maintenance of the asset
- Meet client requirements for handover of information to secure the completion certificate at Gateway 3 and meet regulatory requirements such as Regulation 38 and Regulatory Reform Fire Safety Order



An abstract line drawing of a building structure, featuring a tall, narrow central tower with a flat top, and several other vertical elements of varying heights and widths, all connected by a network of lines at the base.

# Quality of Information

# INFORMATION QUALITY

## BSR and Building Control Requirements

Construction News “ more than half of submitted applications for higher risk buildings lack the basic information showing they meet requirements”

Fire Protection Association FOI request revealed as of 16<sup>th</sup> September, the BSR had received 808 applications for building control approval and over 40% of these had been invalidated or rejected as they were either incomplete or failed to demonstrate full compliance with Building Regulations



# INFORMATION QUALITY

## BSR and Building Control Requirements

- Incomplete or unclear information will either be invalidated or lead to delays in assessment.
- A new application will be required where application is invalidated leading to delays and additional cost



## BSR and Building Control Requirements

- Applicants to provide quality, detailed building control applications
- Applications should clearly and comprehensively demonstrate compliance with Building Regulation requirements
- Identify every aspect of the HRB or building work that requires compliance with Building Regulations with key emphasis on safety critical aspects such as structural and fire safety
- Clarify which standards, codes and guidance adopted and explanatory notes confirming why the solution was adopted
- Justify the compliance by providing a narrative such as a philosophy of design as seen in structural submissions



## BSR and Building Control Requirements

Application information should include;

- Stage 4 design information with compliance statements covering each aspect of the relevant requirements
- Use tracking documents to clearly identify status of compliance against each relevant requirement
- Ensure prescribed documentation is robust and meets the requirements for ensuring adequate change control management
- Competence statements and evidence of organisational capability is comprehensive and adopts the recommendations provided by BS 8670 2024 and accompanying PAS 8671 and 8672 documents



# Summary

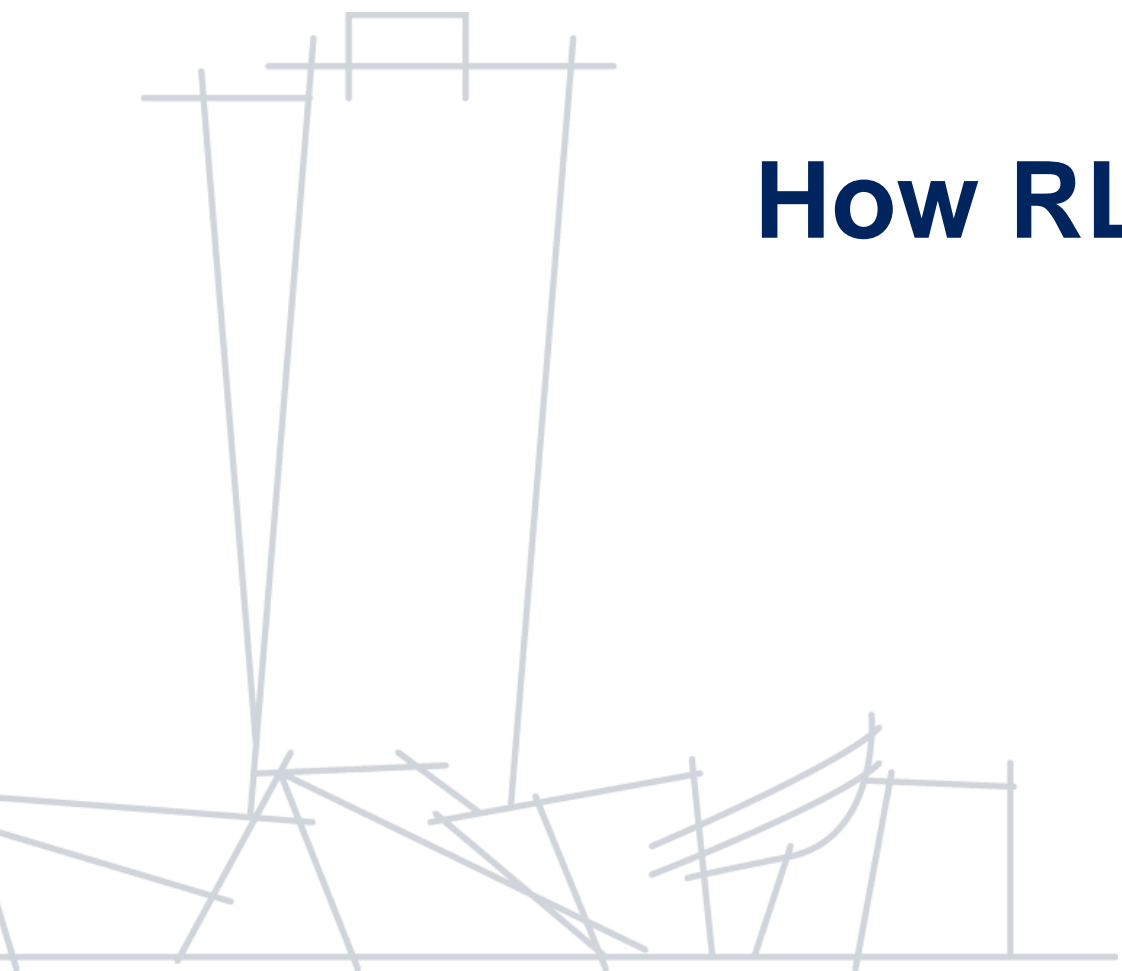


## Summary

- Building Control no longer supporting with Design advice
- Applications need to be comprehensive with detailed design data supported by compliance statements showing a clear philosophy
- A common data environment needs to be established from the outset that can be managed through design and construction and into occupation
- Prescribed documentation needs to address key issues associated with competence, compliance, change control and reporting.
- Client to ensure PD and PC have organisational capability to fulfil their duties through to completion and meet competence in line with BS 8670 PAS 8671 and 8672 etc
- PD to be appointed early in the design stage to meet regulatory requirements and to provide a Gap Analysis to avoid abortive submissions and delays to the programme



# How RLB can Assist



# RLB BSA SUPPORT SERVICES



