

# Project Managers: What you need to know

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## Building Regulations Approval

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However, you should be aware that whoever is appointed as the Principal Designer for the project also has a duty to ensure the Building Regulations are complied with.



## Gateways



### Gateway 1:

Planning

A project will not be able to proceed on to the next stage without approval from the Building Safety Regulator.

Click on the link below to review these gateways against the RIBA design stages.

[www.chpk.co.uk/Building-Safety-Bill](http://www.chpk.co.uk/Building-Safety-Bill)



### Gateway 2:

Pre Start on Site

A project cannot start on site until the Regulator is satisfied with the content of the Building Safety Case.



### Gateway 3:

Practical Completion/Occupation

Similarly, a building will not be able to be occupied unless the Regulator is satisfied with the content of the final Building Safety Case information.

## Change Control

Following works commencing on site a documented change control register must be in place for any changes to the design which may affect the safety of the building. All changes from Gateway 2 must be documented and full details as to why the change was made recorded alongside. This log must then be submitted to the Regulator for consideration at the end of the project prior to the Regulator allowing occupation.

Person will be clear. As proposed in the consultation, the Accountable Person will be the individual, partnership or corporate body with the legal right to receive funds through service charges or rent from leaseholders and tenants in the building. The Accountable Person will also be identifiable by their legal responsibility for the upkeep and maintenance of the structure and outside of the building, and the plant room and common parts within. In the case of complex building ownership models, there could be more than one Accountable Person. The Accountable Person will therefore in most cases be the freeholder or head lessee.

## Accountable Person

Prior to occupation the client must appoint a competent accountable person to work alongside a competent building safety manager.

The new Building Safety Regulator's powers to stop work, delay occupation and issue unlimited fines may cause unacceptable delays and add extra financial burden to your Clients project - contact CHPK to discuss how we can assist you ensuring that your projects are not affected by the incoming Bill.