

Project Managers: What you need to know

Who will be the Building Safety Principal Designer?

The Principal Designer under the Building Safety Act will in the majority of cases be the Principal Designer as defined under the CDM Regulations 2015. You should review your standard tender documents and scope of services to ensure the Building Safety Act duties are included.

Building Regulations Approval

For buildings in scope the Client is no longer able to select their own Building Control body, be it the Local Authority or an Approved Inspector. The Building Safety Regulator will act as the Building Control body for the project.

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



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.

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

For most buildings in scope the identity of the Accountable Person will be clear. 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

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.