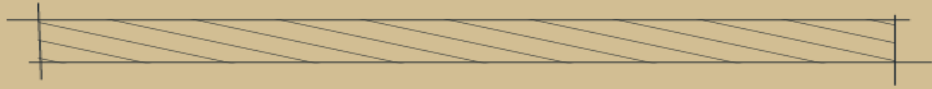




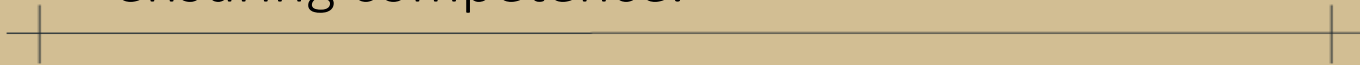
Building Control: Monitoring Projects and Making Interventions to Secure High Levels of Safety and Quality

March 2022



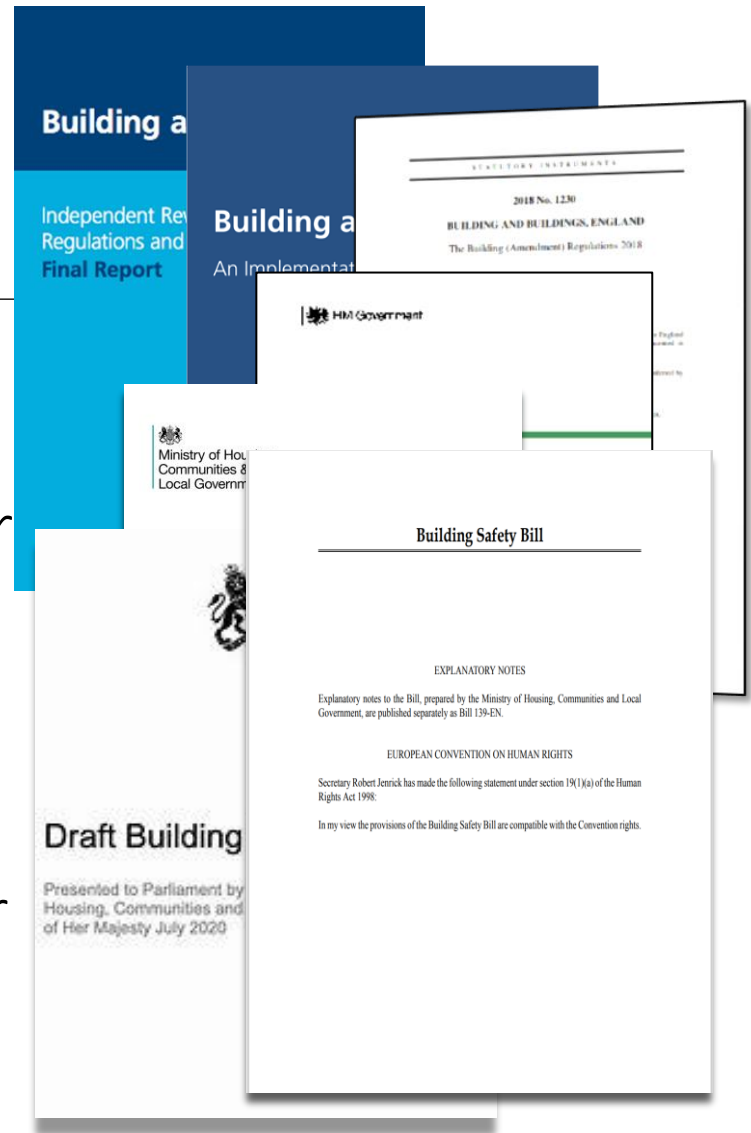
Martin Taylor LABC

- Member of post Grenfell **expert panels**
- Member of the **working groups** established as part of Dame Judith Hackitt's Review of Building Regulations and Fire Safety
- Currently a member of the **Joint Regulators Group** – expert group advising Government on the implementation of Building a Safer Future
- Member of the further **working groups** that report into JRG trialling new regime with Early Adopter Contractors
- Cover: Where we are currently (BC), Working together (MDT), Registration and ensuring competence.



Where are we now?

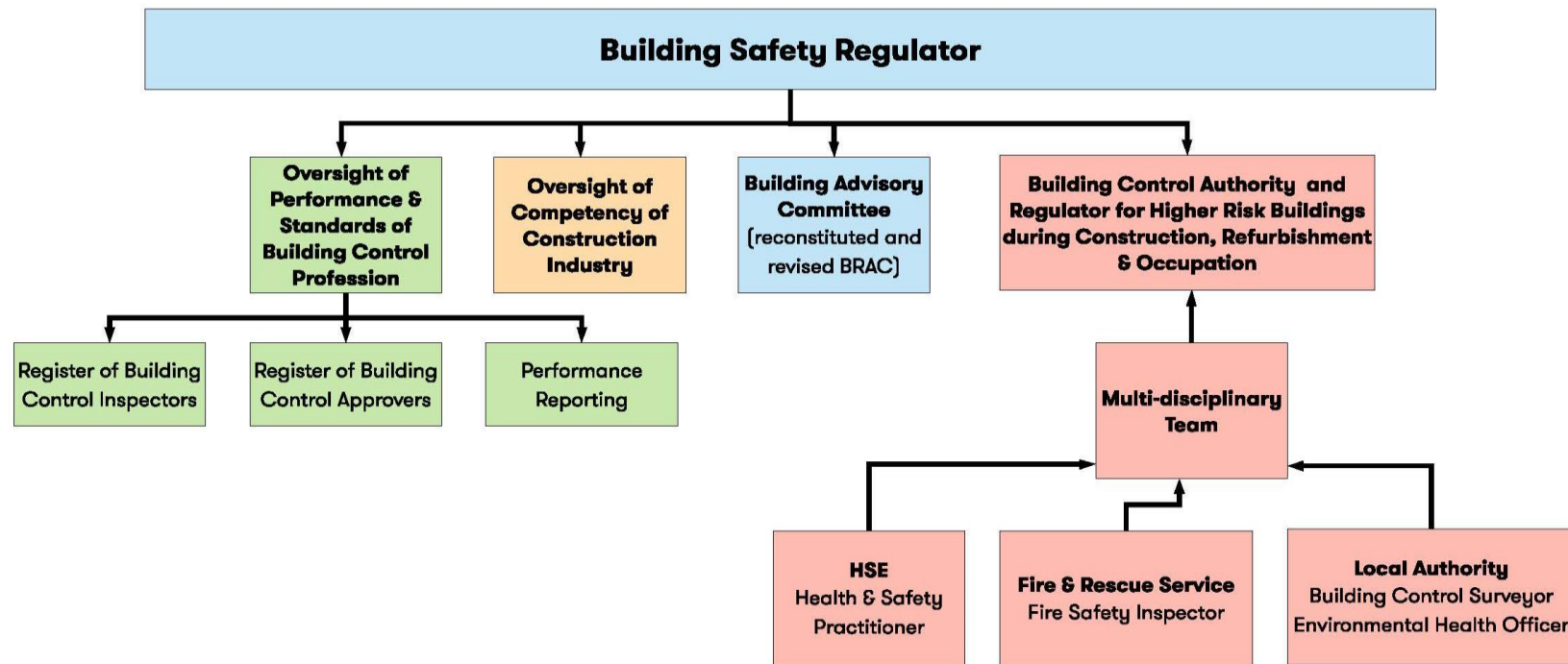
- Independent Review of Building Regulations and Fire Safety, Ongoing changes to legislation and guidance (ADB & Reg 7).
 - Limited combustibility of external walls and threshold for sprinklers from 30m to 11m
 - Manual, new format ADs and updated/new suite of ADs F,L ,O and S.
- 20th July 2020 draft Building Safety Bill published
- Pre-legislative scrutiny of the draft Building Safety Bill call for evidence concluded 14th September - published their response 24th November.
- 1st Reading of Building Safety Bill 5th July 2021
- 2nd Reading 21st July 2021
- Continuing passage Lords Report Stage



Higher Risk - Scope

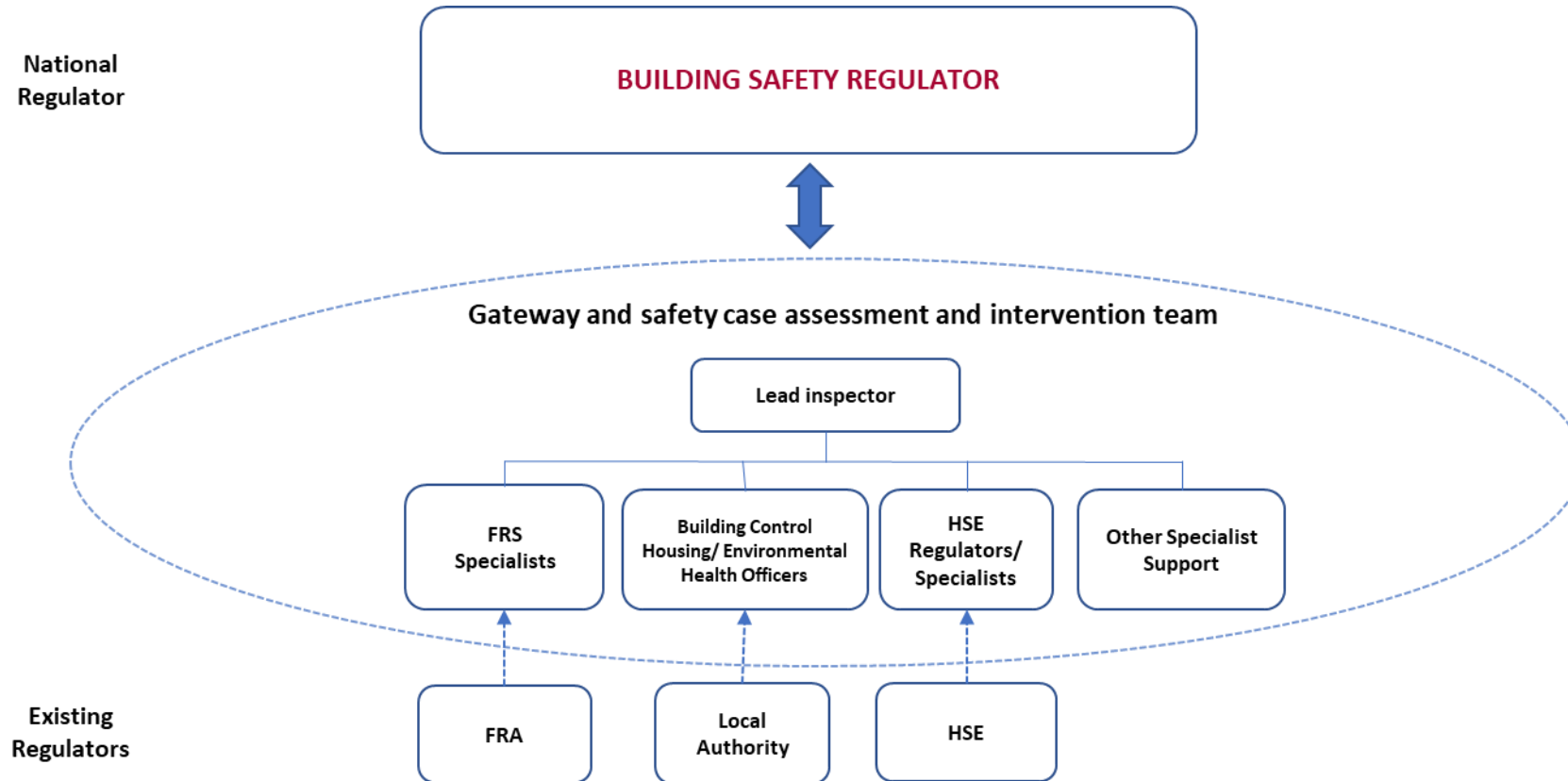
- Higher Risk Building
- At least 18m in height or has at least 7 storeys.
- Contains at least 2 residential units (design/construction and ongoing control through occupation).
- It also applies to care homes and hospitals meeting the same height threshold during design and construction only.
- BSR via Secretary of State **can vary Scope as required.**
- BSR will become the BCB for in scope buildings (design/construction and in occupation).

Wider Role of BSR



Proposed Building Safety Regime

Proposed BSR Model – Regulation of Higher Risk



Multi Disciplinary Teams – new responsibility

Building Control Surveyors will have a role in MDTs working on behalf of the Building Safety Regulator on:

- Design and Construction of new build in-scope buildings
- Design and construction of refurbishments and other work on in-scope buildings
- Assessments of occupied in-scope buildings (NEW)

Multi Disciplinary Teams – new responsibility

The primary people involved in MDTs alongside the BSR will be: Fire and Rescue Authorities and Local Authority Building Control.

The MDT may draw in expertise from other parts of HSE, Environmental Health Departments and other authorities if required, for example technical specialists (e.g., structural, and other engineers).

Multi Disciplinary Teams – design & construction phases of new and refurbished HRBs

- The expected start date for the BC function is October 23.
- Assumption of 400 new builds per annum
- Assumption 100 major refurbishments per year projected.
- The 400 new builds have then been apportioned across assumed categories of simple, moderate and complex on a 20:60:20 split.

Multi Disciplinary Teams – design & construction phases of new and refurbished HRBs

- Similar to current activity, including assessing full design documentation and completed works for compliance with the Building Regulations (including on-site inspections during construction).
- Additions: MDT discussions; design approval; completion approval; verbal and written advice into MDT report.
- Local authority building control. Approved inspectors to be used where no LABC available or where specific competence required

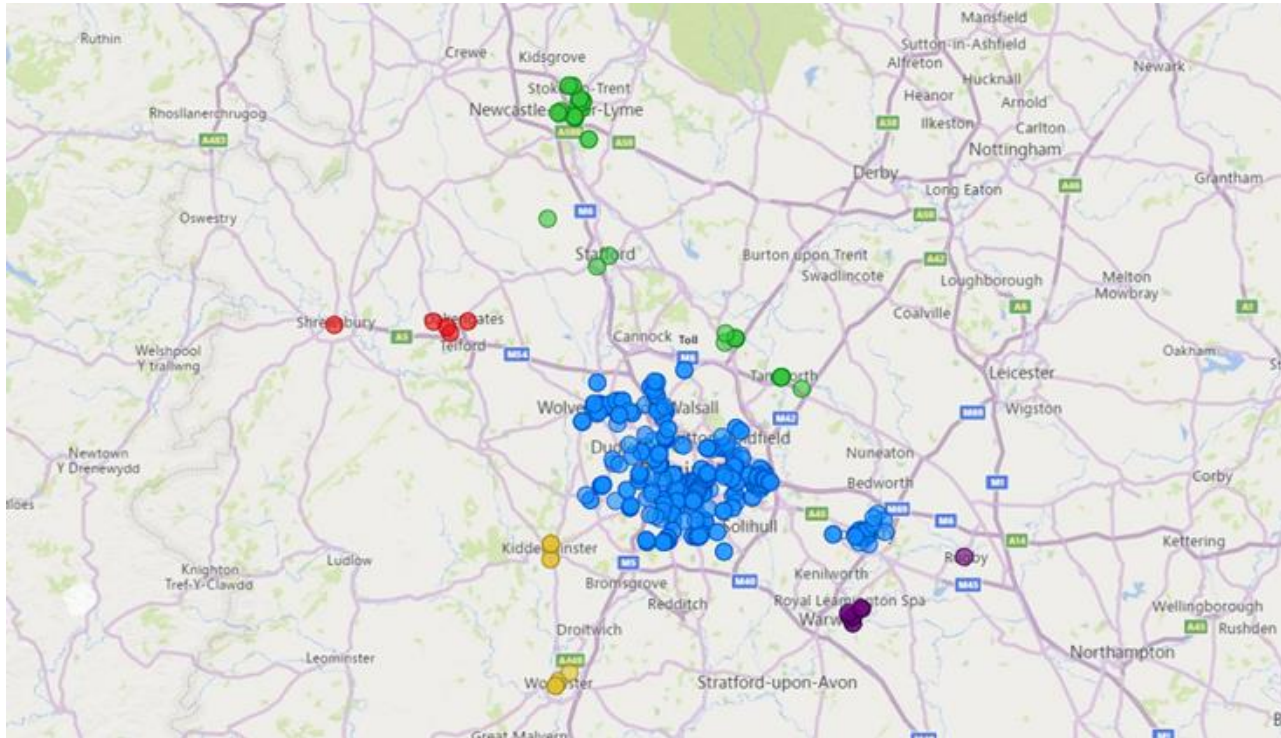
Multi Disciplinary Teams – occupation phase (existing HRBs)

- New role
- In MDT, provide guidance (verbal and written) on the Building Regulations standards that should have been achieved at the time the building (or building change) was designed/constructed.
- May also be asked to provide an assessment on matters related to structural safety where have relevant competence.
- Local authority building control. Approved inspectors where no LABC available or where specific competence required
- Structural engineers for more complex buildings or at request of MDT, where will this be resourced.

Multi Disciplinary Teams – A Regional Approach?

- LABC and NFCC are currently working with HSE to scope a regional model of working.
- Liaison with F&RS Chiefs
- Centralised administration and support is a possibility being discussed for public service building control

Multi Disciplinary Teams – The West Mids



Registered Building Inspectors

- Plan assessments and site inspections (Restricted Activities) will only be able to be undertaken by an appropriately qualified and registered building inspector (RBI)
- To perform a Restricted Function (e.g. issuing a completion cert) the LA must obtain the advice of a suitably competent Registered Building Inspector
- Registration will be at various levels (think driving license)



The Building Safety Competence Foundation

Vision

To have confidence in those responsible for a healthy and safe built environment

Mission

To lead cultural change by instilling ethics and elevating competence and standards in those responsible for the regulation, design, construction and maintenance of our built environment.



The Building Safety Competence Foundation

ISO 17024 Scheme Committee for Building Control

The validation assessments will fall in line with the levels of RBI Registration (since they'll be a pre-requisite of registration)

- Domestic Building Control Surveyors
- General Building Control Surveyors
- Specialist Building Control Surveyors



The Building Safety Competence Foundation

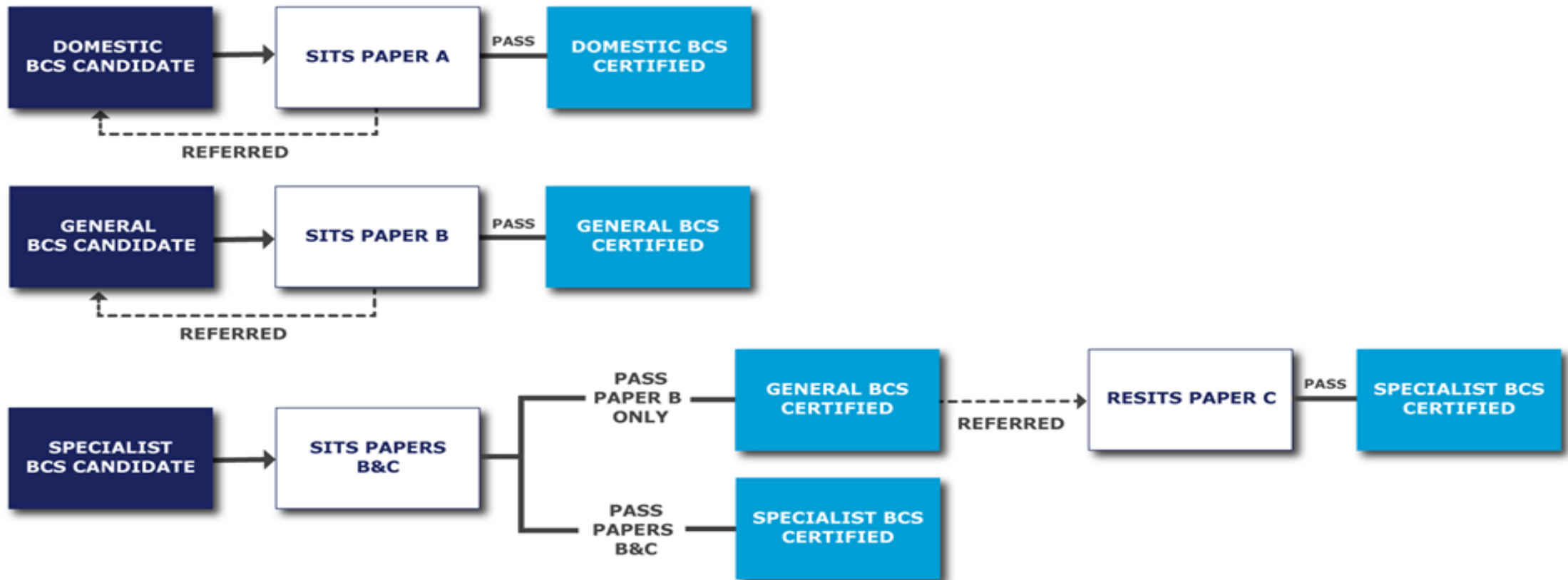


The Building Safety Competence Foundation

Validations



4 Year Certification Cycle



Thank you



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