SPACE

The Building Safety Bill
Handbook

Contents

On the 20th of July 2020, the government issued the first draft of the Building Safety Bill. The Bill responds to the independent review of building regulations and fire safety carried out by Dame Judith Hackitt following the Grenfell Tower disaster. Dame Judith's report made over 50 recommendations which were accepted by the government and subsequently informed the Bill.

This brief document explains the requirements building owners and operators will need to consider when the Bill becomes law.

The newly created Building Safety Regulator has three functions:

- Implementing the new, more stringent regulatory regime for higher risk buildings.

- Overseeing the safety and performance of all buildings.

- Assisting and encouraging competence among the built environment industry and those registered.

The regulator will maintain committees to advise on building functions including:

- Building Advisory Committee.

- Committee on industry competence

- Residents panel

Higher Risk Buildings

Higher Risk building are defined as:

- Two or more dwellings
- Two or more rooms for residential purpose
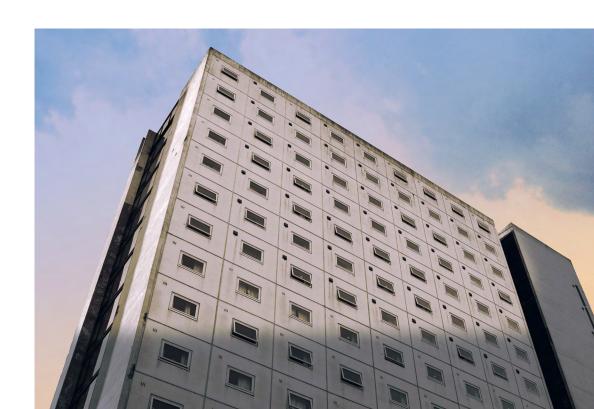- Student accommodation

Where:

- The height is 18 metres or more above ground level ignoring any storey which is a rooftop plant and machine area or any storey consisting exclusively of plant and machinery

Or:

- The building contains more than six storeys ignoring any storey

And:

- Room for residential purposes means a room other than in a dwelling which is used by one or more persons to live and sleep but excluding a room in:

- A residential care home

- Secure residential institution, such as a prison detention centre

- Temporary accommodation e.g. hotel, hostel, guest house, hospital, hospice.

The Accountable Person

The accountable person is the duty-holder during occupation and is responsible for registering the building and applying for a Building Assurance Certificate.

Once a building is registered, the accountable person must also apply to the Building Safety Regulator for a Building Assurance Certificate.

The Building Safety Regulator will issue a Building Assurance Certificate if it is satisfied that the accountable person complies with meeting the statutory obligations placed on them.

Existing buildings that are already occupied will also need to be registered. The existing buildings that are unoccupied with introducing the new regime will have to be registered at the point the building is occupied.

The accountable person must appoint a Building Safety Manager who must have the organisational capability and relevant skills knowledge experience and behaviours.

The accountable person must develop a strong partnership between residents and the Building Safety Manager.

These obligations cover engagement and participation, complaints handling, information provision, and the residents' role in keeping the building safe.

Building Assurance Certificate

The Accountable Person must apply to the Building Safety Regulator to confirm it is satisfied that the accountable person is complying with meeting the statutory obligations placed on them.

Building Safety Manager

The Accountable Person appoints the Building Safety Manager to ensure compliance with the structures set out in the Bill, including:

- Managing the building following the safety case report for the building and ensuring that the requirements of the building assurance certificate are complied with

- Cooperating with the managing agents of the building about safety measures and works

- Complying with all directions given and statutory notices issued by the Building Safety Regulator

- Cooperating with occupiers or owners of the building

The Safety Case Report

This document goes to the Building Safety Regulator to make the claim of an argument for residents' safety.

It is essentially the response to the exam question "Can you identify the building safety risks in your building and show me how you manage these on an ongoing basis as far as you can so that it is safe?"

The safety case report summarises all the critical components of the safety case with references to supporting documentation.

It is supported by the broader safety case which refers to the totality of the building safety information and includes all the evidence that supports how these building safety risks are being managed and contained within the Golden Thread of Information.

Gateways

Three key stages in the building development where the duty holder must demonstrate that they are managing building safety risks appropriately before the relevant regulator permits them to continue to the next stage of development:

- Gateway 1: Planning granted

- Gateway 2: Construction work beginning

- Gateway 3: Completion and Final Certificate

Golden Thread

Twinview

The Bill includes provisions that will help create a Golden Thread of Information.

The intention of the Bill is that the right people have the right information at the right time to ensure buildings are safe and building safety risks are managed throughout the building life cycle.

This information will be held digitally and will ensure that the original design intent and any subsequent changes to the building are captured, preserved, and used to support safety improvements.

For new builds, the duty-holders must start to collect this information during the design and construction process. Once construction is complete, the information must be handed over to the accountable person.

Most buildings do not have up to date plans or operation and main technology information. If information is available, it is typically out of date or incomplete.

The Building Safety Bill required that the Accountable Person maintains a Golden Thread of Information. Twinview hosts plans, models and data on a single platform that is browser-based and accessed from anywhere on any device.

The platform allows data to be kept up to date during operation to ensure a Golden Thread of Information is maintained.

For further information or to book a demo email **info@twinview.com**