

Building Safety Act 2022

Principal Designer New Roles and Responsibilities:

The challenge is no bigger than ensuring that the building, the systems you operate under, and your records of these actions are in order. For this to be done it has been documented that it is appropriate to identify your COMPETENCY. In order to achieve this, a change in culture is required and if this is not already implemented it is necessary for your actions and processes to be documented and recorded.

Dutyholder

A dutyholder can be an organisation or an individual. A dutyholder can carry out the role of more than one dutyholder, provided they have the skills, knowledge, experience and, if an organisation, the organisational capability necessary to carry out those roles.

New dutyholder roles have been introduced into building regulations. All those who have a stake in a project (i.e. the client, the designers and the contractors) hold duties to have arrangements and systems in place to plan, manage and monitor both the design work and the building work to ensure compliance with building regulations.

1. The duty to ensure compliance remains with, those who procure the building work, those who have key roles in the design and construction process, and those who are responsible for ensuring that building work is designed and built to be compliant with building regulations. The dutyholders will be required to cooperate with other dutyholders, coordinate their work, and, communicate and provide information to other dutyholders.
2. Dutyholders need to ensure they, and those they appoint, are competent (i.e. have the necessary, skills, knowledge, experience and behaviours) or if they are an organisation, the organisational capability, to carry out the design work and building work they are engaged to do and only undertake work within the limits of that competence.
3. Clients should carefully consider how their proposed building work will comply with both the procedural and functional building

regulations' requirements. They will be required to explain assumptions about the management and maintenance of the building once in use, as well as the behaviours and characteristics of residents or other users. This approach is to support an industry culture change by moving away from building regulations compliance as a 'tick box' exercise, towards a greater understanding, and, confidence in how to demonstrate compliance with regulations.

4. Principal Designers, Principal Contractors and anyone carrying out any design or building work must be competent for their roles, and organisations must have the organisational capability, competence and capacity to fulfil their obligations.

Principal Designers

A designer appointed by the client to coordinate the design and / or construction phase of a project. They can be an organisation or an individual with sufficient knowledge, experience and ability to carry out the role.

Main duties:

1. Plan, manage and monitor the design work during the design phase.
2. Take all reasonable steps to ensure the design work carried out by them and anyone under their control is planned, managed and monitored so that the design is such that, if built, it would comply with all relevant requirements of the building regulations.
3. Ensure that they, and all those working on the project, co-operate, communicate and co-ordinate their work with the client, the Principal Contractor, and other designers and contractors.
4. Liaise with the Principal Contractor and share information relevant to the building work.
5. Assist the client in providing information to others.

Designers competency:

PAS 8671: Built environment – Framework for competence of individual principal designers and designated individuals working under the Organisation Principal Designer – Specification, to give its full title, sets out the competence requirements of individuals carrying out or managing the

function of Principal Designer as set out in relevant building regulations. This PAS is aligned to BSI Flex 8670.

This PAS specifies the principal designer's areas of competence as:

1. Legal framework and compliance
2. Design coordination and integration
3. Design risk management
4. Design project management
5. Design team facilitation and orchestration
6. Information creation and maintenance, including the golden thread of information
7. Communication and cooperation
8. Appropriate behaviour

Thoughts and Actions (Designers):

Designers Self Assessment		<input checked="" type="checkbox"/> Tick
1	A declaration that the works were designed in order to comply with the current Building Regulations in force (See below).	
2	Has the designer considered improvements in building standards, health, and the safety of people in and about the building and all the works activities, this must be for during, and after completion of the works.	
3	Has the client been made fully aware by the designer of what tasks are to be undertaken in order to complete the works?	
4	Has the designer experience of this work on prior projects, is their evidence?	
5	Are the qualifications of the main designer suitable for the tasks & work to be completed to the point of operation of the completed building?	

Designers Self Assessment		<input checked="" type="checkbox"/> Tick
6	Are all the correct design documents in place prior to undertaking all work?	
7	Has enough time been apportioned to complete all the design tasks?	
8	Was prior planning of the full scheme undertaken?	
9	Is there a contract between the procurer of the works and the designer?	
10	Are all of the correct sub consultants involved for the job to be undertaken?	
11	Were these consultants approached in timely manner?	
12	Does the designer reply to correspondence if required?	
13	Ideas offered by the designer/s regarding construction issues and dilemmas of design.	
14	Attitude of designers regarding building related issues / technical queries and / or requests for information?	
15	Attitude of designers regarding other than building related issues?	
16	Does the designer have previous knowledge of the Principal Contractors performance?	
17	Were the PC approached in timely manner?	

RISK Analysis		
0 - 2 6 = Low	7 - 12 = Medium	13 - 17 = High

Risk Profile

Consider actions that are not fulfilled by the designer:

1. Does not turn up for agreed designer / site meeting / visits.
2. Sub consultants are not appointed.
3. Does not answer phone calls / reply to emails / reply to texts / supply plans or construction details of work that are requested.

What level and type of guidance is required to be provided to the designer?

Guidance	Frequency	Impact
Complex	Often	High
Complex	Sometimes	High
Complex	Rare	Low
Minor	Often	Medium
Minor	Sometimes	Low
Minor	Rare	Low

Summary of the Golden Thread

The golden thread in construction is both the information that allows you to understand a building and the steps needed to keep both the building and people safe, now and in the future.

Full definition of the Golden Thread Guidance

1. The golden thread will hold the information that those responsible for the building require to:
 - Show that the building was compliant with applicable building regulations during its construction and provide evidence of meeting the requirements of the new building control route throughout the design and construction and refurbishment of a building,
 - Identify, understand, manage and mitigate building safety risks in order to prevent or reduce the severity of the consequences of fire spread or structural collapse throughout the life cycle of a building

2. The information stored in the golden thread will be reviewed and managed so that the information retained, at all times, achieves these purposes.
3. The golden thread covers both the information and documents and the information management processes (or steps) used to support building safety.
4. The golden thread information should be stored as structured digital information. It will be stored, managed, maintained and retained in line with the golden thread principles (see below). The government will specify digital standards which will provide guidance on how the principles can be met.
5. The golden thread information management approach will apply through design, construction, occupation, refurbishment and ongoing management of buildings. It supports the wider changes in the regime to promote a culture of building safety.
6. Building safety should be taken to include the fire and structural safety of a building and the safety of all the people in or in the vicinity of a building (including emergency responders).
7. Many people will need to access the golden thread to update and share golden thread information throughout a building's lifecycle, including but not limited to building managers, architects, contractors and many others. Information from the golden thread will also need to be shared by the Accountable Person with other relevant people including residents and emergency responders.

The Golden Thread Principles

1. **Accurate and Trusted:** The Dutyholder / Accountable Person / Building Safety Managers and other relevant persons (e.g. contractors) must be able to use the golden thread to maintain and manage building safety and ensure compliance with building regulations. The Regulator should also be able to use this information as part of their work to assess the compliance with building regulations, the safety of the building and the operator's safety case report, including supportive evidence, and to hold people to account. The golden thread will be a source of evidence to show how building safety risks are understood and how they are being managed on an ongoing basis. The golden thread must be accurate and trusted so that relevant people use it.

The information produced will therefore have to be accurate, structured, and verified, requiring a clear change control process that sets out how and when information is updated and who should update and check the information.

2. Residents feeling secure in their homes: residents will be provided information from the golden thread – so that they have accurate and trusted information about their home. This will also support residents in holding Accountable Persons and Building Safety Managers to account for building safety. A properly maintained golden thread should support Accountable Persons in providing residents the assurance that their building is being managed safely.
3. Culture change: the golden thread will support culture change within the industry as it will require increased competence and capability, different working practices, updated processes and a focus on information management and control. The golden thread should be considered an enabler for better and more collaborative working.
4. Single source of truth: the golden thread will bring all information together in a single place meaning there is always a 'single source of truth'. It will record changes (i.e. updates, additions or deletions to information, data, documents and plans), including the reason for change, evaluation of change, date of change, and the decision-making process. This will reduce the duplication of information (email updates and multiple documents) and help drive improved accountability, responsibility and a new working culture. Persons responsible for a building are encouraged to use common data environments to ensure there is controlled access to a single source of truth.
5. Secure: the golden thread must be secure, with sufficient protocols in place to protect personal information and control access to maintain the security of the building or residents. It should also comply with current GDPR legislation where required.
6. Accountable: the golden thread will record changes (i.e. updates, additions or deletions to information, data, documents and plans), when these changes were made, and by who. This will help drive improved accountability. The new regime is setting out clear duties for dutyholders and Accountable Person for maintaining the golden thread information to meet the required standards. Therefore, there is

accountability at every level – from the Client/Accountable Person to those designing, building or maintaining a building.

7. Understandable/consistent: the golden thread needs to support the user in their task of managing building safety and compliance with building regulations. The information in the golden thread must be clear, understandable and focused on the needs of the user. It should be presented in a way that can be understood, and used by, users. To support this, dutyholders/Accountable person should where possible make sure the golden thread uses standard methods, processes and consistent terminology so that those working with multiple buildings can more easily understand and use the information consistently and effectively.
8. Simple to access (accessible): the golden thread needs to support the user in their task of managing building safety and therefore the information in the golden thread must be accessible so that people can easily find the right information at the right time. This means that the information needs to be stored in a structured way (like a library) so people can easily find, update and extract the right information. To support this the government will set out guidance on how people can apply digital standards to ensure their golden thread meets these principles.
9. Longevity/durability and shareability of information: the golden thread information needs to be formatted in a way that can be easily handed over and maintained over the entire lifetime of a building. In practical terms, this is likely to mean that it needs to align with the rules around open data and the principles of interoperability – so that information can be handed over in the future and still be accessed. Information should be able to be shared and accessed by contractors who use different software and if the building is sold the golden thread information must be accessible to the new owner. This does not mean everything about a building and its history needs to be kept, the golden thread must be reviewed to ensure that the information within it is still relevant and useful.
10. Relevant/proportionate: preserving the golden thread does not mean everything about a building and its history needs to be kept and updated from inception to disposal. The objective of the golden thread is building safety and therefore if information is no longer relevant to building safety it does not need to be kept. The golden

thread, the changes to it and processes related to it must be reviewed periodically to ensure that the information comprising it remains relevant and useful.

Designers Mandatory Declaration:

1. **"The Principal Designer confirms that it has fulfilled its duties as a Principal Designer under Part 2A (duty holders and competence) of the Building Regulations etc. (Amendment) (England) Regulations 2023."**
2. **Designers (Builders Work) Mandatory Declaration: "The Designer confirms that it has fulfilled its duties as a Principal Designer under Part 2A (duty holders and competence) of the Building Regulations etc. (Amendment) (England) Regulations 2023."**
3. **Designers (Mechanical & Electrical) Mandatory Declaration: "The Principal Designer confirms that it has fulfilled its duties as a Principal Designer under Part 2A (duty holders and competence) of the Building Regulations etc. (Amendment) (England) Regulations 2023."**
4. **Designers (Structural) Mandatory Declaration: "The Designer confirms that it has fulfilled its duties as a Principal Designer under Part 2A (duty holders and competence) of the Building Regulations etc. (Amendment) (England) Regulations 2023."**
5. **Designers (Fire Safety Engineer) Mandatory Declaration: "The Principal Designer confirms that it has fulfilled its duties as a Principal Designer under Part 2A (duty holders and competence) of the Building Regulations etc. (Amendment) (England) Regulations 2023." In addition to the strategy and CFD model we confirm that a review of the CFD modelling data to ensure that the input and output files are correct has been completed and has been suitably reviewed. I / We declare that the works were fully intended to be constructed in order to comply with the current Building Regulations in force.**