

A SIMPLE GUIDE TO THE BUILDING SAFETY ACT

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The UK & Ireland's number 1 supplier of cladding panels, building boards and fabrication services



ABOUT THIS GUIDE

The Building Safety Act was given Royal Assent in April 2022. Published in the wake of the Hackitt Enquiry, the new legislation is intended to herald a shift in the way that buildings are designed, constructed and maintained in the UK.

This overview provides a quick guide to the main changes contained within the Act. Given the fast moving nature of the legislation, we strongly recommend that those affected by the new safety regime read the Act themselves and take professional advice to ensure they are complying fully with current or planned laws.

BUILDING SAFETY ACT 2022

This document is a major update on its predecessor, the Building Safety Act 1984. The 2022 Act has created the Build Safety Regular (BSR), which is part of the HSE, to oversee the safety of high-rise buildings in the UK.

BUILDING SAFETY REGULATOR (BSR)

This important new role has three main functions:



KEY CHANGES

01



Oversee safety in all buildings

02



Encourage the industry to improve its competencies

03



Implement the new regulatory framework for high-rise buildings

SOME IMPORTANT DEFINITIONS

HIGH-RISE BUILDINGS

Any residential or mixed-use building that is 18m or higher – or comprises at least seven storeys – is classed as a high-rise building. This also includes hospitals and care settings.



ACCOUNTABLE PERSON

Under the new Act ALL occupied higher risk buildings must have an Accountable Person, registered with the BSR, to ensure the fire and structural safety risks of that building are properly managed.



BUILDING SAFETY MANAGER

This is the 'boots on the ground' person responsible for a building's safety. In practice, their role is to support the Accountable Person.



THE GOLDEN THREAD

The Golden Thread is a key part of the new legislation that is designed to create greater visibility and accountability when it comes to building safety. The building owner is responsible for this document which must be up to date, accurate, secure and available to anyone who needs it.



DUTY HOLDERS

Anyone who procures, plans, manages or undertakes building work of any kind is now known as a Duty Holder under the new Act. Duty Holders include architects and contractors and installers.



THE CLIENT

This is the body or person who has ordered the work to be carried out – usually the developer or building owner. Under the Act, they need to ensure that all appointed contractors and designers on a project are competent.



PRINCIPAL CONTRACTOR

This is the person appointed to be in control of the whole project during the construction phase.



PRINCIPAL DESIGNER

Similar to the role of the Principal Contractor, the Principal Designer is the person responsible to be in control of ALL design work on a project.



THE BUILDING SAFETY ACT IN PRACTICE

This guide provides just a short overview of the key principles of the new Act. Over the next few months and years we will see lots of new guidance and clarification on building safety laws. This will inevitably have implications for contractors, suppliers and cladding manufacturers in the areas of training, demonstrating competence and ensuring best practice across the complete cladding supply chain.

WE'RE HERE TO HELP

Vivalda is the UK's largest distributor of high performance rainscreen cladding, stocking the broadest range of façade products including Equitone, Rockpanel, Valcan, Cedral, Swisspearl, Trespa and Viroc.

We specialise in offsite manufacturing and fabrication of high-performance façade systems, minimising waste and radically improving the efficiencies of construction supply chains. We work closely with architects, specifiers, contractors and installers to ensure the right façade system is specified and delivered on time to site, cut to size and ready to be installed immediately.

Our strategically located regional branches can provide you with free, impartial advice on cladding, building boards, framing systems and ancillary façade products.

We'd be delighted to work with you on your next façade project. Contact us via email: sales@vivalda.co.uk

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