

From design to completion

A Building Control Perspective

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A Building Control Perspective

- ❑ High level overview of the proposals
- ❑ Highlight issues and challenges to
building control industry

Section 1 – Everything else except L & P



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- Moratorium for small businesses
- Transitional Provisions
- The Wales issue
- Revisions by amendment slip
- Advisory Issues

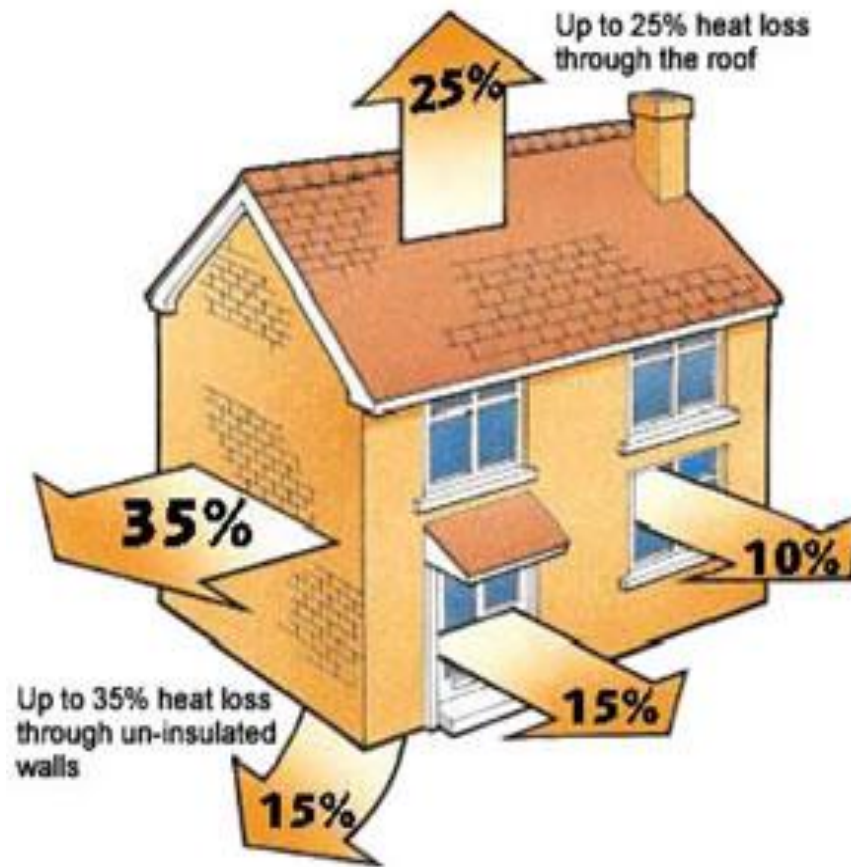
Section 1 – Everything else except L & P

- Radon Maps
- Security
- Eurocodes
- Disproportionate Collapse
- Ceiling and Wall linings

Section 1 – Everything else except L & P

- Consolidated Approved Documents
- New style Approved Document K
- Regulation 7
- Access Statements

Section 2 – Part L



Section 2 – Part L

- ❑ NHBC still exploring the technicalities of the proposals
 - ❑ Likely to support some form of step towards zero carbon
- ❑ Impact of PAS or similar
 - ❑ Exemption from confidence factors
 - ❑ Own system
 - ❑ BC to decide if equivalent of PAS!!!!!!

Section 2 – Part L

- Consequential Improvements

 - Experience of larger buildings

- Needs to be delivered at no up front cost

 - Difficulty in arranging for different trades to complete

 - Enforcing

Section 3 – Part P



Section 3 – Part P

- ❑ Question how removing work from being notified will bring about more compliance
- ❑ Option for DIY's to have work tested by Competent Person
 - ❑ Qualifications for competent tester!!!
- ❑ The third way

Section 4 – Improving the system



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What is not in the changes!!!!

- Welcome the clarifications
- Get on with doing the job

Section 4 – Improving the system

Approved Inspector Regulations

- Decreasing paperwork and checking
- Combine BR 2010 and B (AI etc) R 2010

Completion Certificates

- Brings Local Authority into line with Approved Inspectors
- Clarification of wording

Section 4 – Improving the system

- Statutory Notifications

- Removal of Layers

 - Local Acts

 - Warranty Link Rule

Section 4 – Improving the system

Enforcement

- Sanctions

- Timescales and fines

- Allowing LA to enforce whilst Approved Inspector continues

Section 4 – Improving the system

Competent Persons

- Has worked for distinct areas of work
- Some complications
- Need to ensure that for distinct areas of work which have minimum impact on other areas of regulations

Section 4 – Improving the system

Third Party Certification Scheme

- BC still responsible for signing off work
- Regulations still require BC to satisfy themselves that work complies

Section 4 – Improving the system

Appointed Persons

- Don't we already have this
 - Voluntary
 - Will industry support the additional cost
 - Not sure where the savings come from

Summary

Technical Areas

- Tidying up exercise
- Steps towards Zero Carbon

The System

- Improving the system
- Additional layers?



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