

New Building Regulation Changes From 1 October 2023

FROM 1 OCTOBER 2023, THERE ARE NEW ROLES AND RESPONSIBILITIES OF 'DUTY HOLDERS' – NOT JUST FOR BOTH LARGE AND SMALL BUILDING PROJECTS.

Please see details listed below:-

CLIENTS – Domestic Clients (The homeowner and not part of any business)

Main duties, what they must do

- Where there is more than one person working on different aspects of the project, a Domestic Client should appoint a Principal Designer to be in control of design work and a Principle Contractor to be in control of the building work.
- If a Domestic Client does not appoint either a Principal Designer or Principal Contractor, then the designer in control of the design phase of the project is the Principal Designer and the contractor in control of the construction phase of the project is the Principal Contractor.
- Must provide building information that they have, or it would be reasonable for them to obtain, from the designers and contractors working on the project.
- Must co-operate with anyone working on or in relation to the project to the extent necessary to enable them to comply with their duties or functions.

CLIENTS – Larger Commercial (Organisations or individuals for whom a construction project is carried out that is done as part of a business)

Main duties, what they must do

- Make suitable arrangements for planning, managing and monitoring a project, including the allocation of sufficient time and resource to deliver compliance with Building Regulations. In practice, this means appointing the right people, with the right competencies (skills, knowledge, experience and behaviours) for the work and ensuring those they appoint have systems in place to ensure compliance with Building Regulations.
- Where there are several firms working on different aspects of the project, the Client will need to appoint a principal Designer to be in control of design work and a Principal Contractor to be in control of the building work.
- Provide building information to every designer and contractor on the project and have arrangements to ensure information is provided to designers and contractors to make them aware that the project includes any existing or proposed higher-risk building work.
- Co-operate and share information with other relevant duty holders.

PRINCIPAL DESIGNERS (A Designer appointed by the Client in projects. They can be an organisation or an individual with sufficient knowledge, experience, and ability to carry out the role)

Main duties, what they must do

- Plan, manage and monitor the design work during the design phase.
- 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.
- 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.

PRINCIPAL CONTRACTORS (A contractor appointed by the Client to co-ordinate the construction phase of a project)

Main duties, what they must do

- Plan, manage and monitor the building work during the construction phase.
- Co-operate with the Client, the Principal Designer, and other designers and contractors to the extent necessary to ensure that the work complies with all relevant requirements of the Building Regulations.
- Ensure that they, and all those working on the project, co-operate, communicate and co-ordinate their work with the Client, the Principal Designer, and other designers and contractors.
- Liaise with the Principal Designer and share information relevant to the building work. Assist the Client in providing information to others.

CHANGE OF DUTY HOLDER

Information must be provided to Building Control following changes to the appointment to duty holder roles. It can be completed by a third party but must be signed by the client