

CLIENT FACT SHEET I BUILDING REGISTRATION

INTRODUCTION

The purpose of this fact sheet is to give an overview of the building safety case and building safety case report.

ORIGINS

[Building Safety Act 2022](#)

[Key Building Information](#)

FURTHER INFORMATION

[Rendall & Rittner Broadcast Video](#)

DISCLAIMER

This fact sheet is intended as a summary of our understanding of this matter as at the time of publication and does not constitute advice.

Information correct as at 17.01.2024

REQUIREMENTS

The Building Safety Act 2022 (The Act) places an obligation on the Principal Accountable Person (PAP) to register their higher-risk building (HRB) with the Building Safety Regulator (BSR).

HRBs are those buildings 18m and over and/or seven stories or more, whichever threshold is met first.

Registration is in two stages; the first stage requests a building summary. The information required to complete the first stage includes name of the building, address, number of floors and residential units, when the building was constructed and details, including contact details of the PAP and Accountable Person(s) associated with the building.

The second stage is key building information required to be submitted within 28 days of stage 1 registration.

Key building information is required for registration which encompasses.

- Details of ancillary buildings (structures or sections attached to the HRB)
- Details of the principal use of the building, ancillary buildings, outbuildings, and any storeys below ground of the HRB
- Details of other uses of the building and other listed above, known as the subordinate use.
- Details of any change of principal use of the higher-risk building since its construction
- Details of materials regarding the external wall, insulation of the external wall and roof, including if it is pitched, flat or has both
- Details of the fixtures on an external wall, including the materials of which it is composed and the type (a fixture is any items that is attached but does not form part of the structure of the building e.g. balcony)
- Details of the structure including the main material used and the type of structural design the building has
- The number of storeys below ground level of the HRB
- The number of staircases the HRB has, and how many serve (as part of the same flight of stairs) every floor in the building from ground floor up .
- Details of the type of energy supply and storage of the HRB
- A description of the type of evacuation strategy in place for the HRB
- A list of the fire and smoke control equipment within the HRB and where they are located (except for equipment for residents own use)

KEY DATES

Registration of occupied buildings was required by 30th September 2023. Unoccupied buildings must register once a completion certificate is received, before occupation of any residents.