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**CAHILL DESIGN  
CONSULTANTS**  
FIRE ENGINEERING | ACOUSTIC DESIGN

# TECHNICAL NOTE

## OVERVIEW - BUILDING SAFETY ACT 2022

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## *Introduction*

**Cahill Design Consultants Limited (CDC)** has created this technical note to outline requirements under the new Building Safety Act (BSA) 2022 which achieved Royal assent in April 2022.

The BSA names the Health and Safety Executive (HSE) as the new Building Safety Regulator (BSR). The BSR will regulate higher-risk buildings (HRB's) over 18m in height or with 7 storeys or more and having at least 2 residential units (formerly referred to as high-rise residential buildings)

Hospitals and care homes meeting similar height requirements will be regulated by the BSR during the design and construction phases of development only.

## *New Regulatory Framework*

The BSR will enforce the new regulatory framework for higher-risk buildings (aka high rise residential buildings) which includes the following:

- HSE being a statutory consultee for planning applications (Gateway 1)
- BSR becoming the building control authority for higher-risk buildings
- Decision points during design and construction (Gateway 2 and 3)
- The golden thread of building information – identified, stored, and updated throughout the building's life cycle
- Mandatory reporting of prescribed fire and structural safety occurrences to BSR

Under the BSA those responsible for occupied, higher-risk buildings (high rise residential buildings) will be required to:

- Register their building with the Building Safety Regulator (BSR)
- Perform a building safety risk assessment
- Introduce measures to manage building safety risks
- Prepare a safety case report for their building to give to BSR on request

## Timeframes

The timeline for these changes is tabulated below

DATE	CHANGE
April 2023	Registration for existing occupied higher-risk buildings (HRB) opens
October 2023	<p>Registration deadline for existing occupied buildings</p> <p>BSR becomes the new building control authority for HRB's</p> <p>Developers must apply to BSR for building control approval before commencing work on any HRB</p>
April 2024	BSR starts to call in buildings for assessment and issue Building Assessment Certificates.

For information of how to prepare for the new building safety framework for HRB's please see the HSE website: <https://www.hse.gov.uk/building-safety/how-to-prepare.htm>

## How we can help

We are proud to be an independent specialist consultancy, providing high levels of technical expertise to a wide variety of projects within the Built and Natural environment.



**Fire Engineering** Addressing the fundamentals in Fire Safety and developing intelligent design solutions for each individual project.



**CFD Modelling** Providing you with a virtual representation of your building design and mapping the fire and smoke journey throughout.



**Acoustic Design** Our experts examine every aspect of your design that affects acoustic matters and deliver expert technical advice.



**BIM & 3D Modelling** Improving the exchange of information throughout the design, construction, and commissioning phases.

Need further assistance with the regulations? Please get in touch via the contact details below.

**THIS TECHNICAL NOTE IS NOT AN EXHAUSTIVE LIST OF REQUIREMENTS UNDER THE BSA**

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**difference** to your  
project

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