

Building Regulations Legislation Update

What information needs to be provided when you submit your Building Regulations application on or after 1 October 2023?

In addition to the application form, site plan, plans and other information provided for us to fulfil our Building Control service, all Building Control Bodies will require additional information. This will include:

Upon Appointment

You must:

- Confirm that the Building is not classed as a Higher-Risk Building
- The height of the top storey of the building
- The construction phase start date – this is the date at which works start on site. This should now include site set up, demolition or enabling works
- Building Regulations “Commencement” or meaningful start – This is the date at which the works achieve a suitable criteria to implement the Building Regulations application as “commenced”.
- Dutyholder notification
 - For Domestic projects or customers, the lead designer or contractor submitting the application must provide a Dutyholder notification to the Building Control Body
 - For commercial projects or customers, the client shall provide a signed Dutyholder notification. This should include the current and any previous Building Control Principal Designer(s) for the works.

Upon Pre-completion

In addition to the usual commissioning and pre-completion information, all Building Control Bodies will require a “Compliance Declaration”.

This may be one or several documents, but each Dutyholder should provide a compliance statement for their responsible work.

- **Client Compliance Declaration**
- **Principal Designer Compliance Declaration**
- **Principal Contractor Compliance Declaration.**

Note: All compliance declarations should be signed by each person listed above and include the following information;

- Name, address and contact details of each Dutyholder
- A statement by the client confirming that works are complete and that to the best of the clients knowledge “the works comply with the applicable requirements of the Building Regulations”
- A statement by each Principal Contractor (or sole contractor) confirming the dates of their appointment and that they have fulfilled their duties as a Principal Contractor under Part 2A (Dutyholders and competence) of the Building Regulations etc. (Amendment) (England) Regulations 2023
- A statement by each Principal Designer (or sole or lead designer) confirming the dates of their appointment and that they have fulfilled their duties as a Principal Designer under Part 2A (Dutyholders and competence) of the Building Regulations etc. (Amendment) (England) Regulations 2023.