

## CLIENT INFO SHEET #1

### INTRODUCTION

This fact sheet aims to provide a summary of the building safety case and the 'Building Safety Case Report'.

### RESOURCES

Key Building Safety Act 2022 Information



### DISCLAIMER

This fact sheet serves as a brief overview of our knowledge on this topic at the time of its release and should not be considered as advice.

### IMPORTANT DATES



Occupied buildings had to be registered by the **30th of September, 2023**. Buildings awaiting occupation are required to register upon receiving a completion certificate, prior to any residents moving in.

Under the Building Safety Act 2022, the Principal Accountable Person (PAP) is required to register buildings classified as higher-risk with the Building Safety Regulator (BSR).

Buildings are considered higher-risk if they are either 18 meters in height or above, or have seven or more stories, with the first criteria met taking precedence.

The registration process is divided into two phases. The initial phase involves submitting a summary of the building, which includes the building's name, address, the total number of floors and residential units, the construction date, and the contact information of the PAP and any Accountable Persons related to the property.

Within 28 days after the initial registration, the second phase requires the submission of detailed building information, such as:

- Information on any attached structures or sections, known as ancillary buildings.
- The main and any secondary uses of the building, ancillary structures, outbuildings, and subterranean levels.
- Any changes to the building's primary purpose since its construction.
- Specifics on materials used for the exterior walls and roof, noting if the roof is pitched, flat, or mixed.
- Details on exterior wall fixtures, including materials and types (a fixture is anything attached that isn't part of the structural framework, like balconies).
- Structural details, including primary materials used and the architectural design type.
- The count of underground levels.
- The number of staircases, specifying how many connect all floors in a continuous sequence from the ground floor.
- Energy supply and storage specifics.
- The evacuation strategy implemented.
- A catalog of fire and smoke control mechanisms within the building, excluding personal resident equipment.

# OBLIGATIONS