

CLIENT INFO SHEET #2

INTRODUCTION

This fact sheet offers an overview of the building safety case and report requirements.

RESOURCES

HSE Safety Case Reports
HSE Strategic Plan

DISCLAIMER

This fact sheet summarizes our understanding of the matter as of the publication date and is not intended as advice. Information accurate as of 17.01.2024.

IMPORTANT DATES



Submission of the safety case and report will commence in **April 2024**. The Regulator plans to request these documents in phases, aiming to cover all registered buildings within 5 years.

OBLIGATIONS

The Building Safety Act of 2022 (BSA) mandates the Principal Accountable Person (PAP) to prepare a safety case and report for buildings either 18 meters tall or higher, or with seven or more stories and at least two residential units. These documents must include:

- (a) An assessment of potential building safety risks.
- (b) A brief outline of measures taken to mitigate identified risks.

Under the BSA, building safety risks are defined as the risk of fire spread or structural failure, encompassing all forms of combustion such as smoke, fumes, and heat.

The building safety case comprises a set of documents demonstrating the building's suitability for occupation. It must be updated if there are changes in assessed risks or if new mitigation measures are introduced. Documents typically included in the safety case are the fire risk assessment, maintenance records of fire systems, structural surveys, and disaster recovery plans.

This narrative document describes the safety measures implemented in a building to ensure its suitability for occupancy. It must justify why the building is safe, citing evidence from the safety case. Factors supporting safety may include limited combustible materials in external walls, among others.

The PAP must provide the safety case and report to the Building Safety Regulator within 28 days of their request.

The requirement for a safety case and report applies to buildings with two or more residential units that are either 18 meters tall or higher, or have seven or more stories, whichever threshold is met first.