

### **Q: What approach does the Building Safety Regulator require from applicants when submitting their building control applications for HRB projects?**

**A:** The regulator requires applicants to provide quality, detailed building control applications that clearly and comprehensively demonstrate compliance with building regulations.

### **Q: What are BSRs tips for submitting high-quality building control applications**

**A:** Three top tips for HRB developers and people who require building control approval for submitting high-quality building control applications:

**Identify** every aspect of the HRB project that requires compliance with building regulations. This includes structural and fire safety. Ensure nothing is overlooked by compiling a comprehensive list. This list serves as the foundation for the compliance documentation

**Clarify** which standards, code, or documents your building design complies with. Explain why each standard was chosen. Also, explain how it applies to the project. This provides a clear rationale for the chosen compliance solutions

**Justify** compliance by providing a narrative. It should explain how compliance has been achieved for each identified element of the HRB. This approach allows the BSR to verify compliance easily without further interpretation

### **Q: Why is it important for applicants to submit detailed and high-quality applications?**

**A:** Incomplete or unclear applications can cause delays in the approval process. High-quality applications help the BSR make informed decisions quickly, reducing the risk of misinterpretation and ensuring all building control standards are met.

### **Q: What happens if an application lacks the required detailed information or fails to demonstrate clear compliance?**

**A:** The BSR will not proceed with such applications, leading to delays and potentially costly revisions.

### **Q: What must developers and industry professionals do to meet BSR's expectations and avoid delays?**

**A:** First, developers should clearly identify every aspect requiring compliance. They should compile a comprehensive list of all elements of the HRB that must comply with building regulations. This ensures that every aspect of the building is accounted for in the compliance documentation, and no detail is overlooked.

Developers should clarify the exact standards, codes, or documents each aspect of the HRB complies with. It's not enough to list compliance; you must explain why these standards were chosen and how they apply to the project. Developers need to show clearly why it is the appropriate solution for the specific building element.

### **Q: Why is it important to justify compliance in such detail?**

**A:** It's very important to explain in your application how compliance has been achieved for each identified aspect because BSR needs a direct line of sight between the identified aspects and the building regulations. This will ensure the BSR can easily verify compliance and the building control application will not require further interpretation by the regulator.

### **Q: Do I need less information if I'm applying for work within my individual property/flat?**

**A:** You will need to provide enough information to comprehensively demonstrate that your work will comply with the relevant building regulations and that the work will be managed properly. The simplest way to provide that information will be to use the documents that are mandatory for larger work.

### **Q: I'm an architect carrying out work in an HRB for a flat owner. Do I need to apply to the BSR for building control approval?**

**A:** If you are an architect designing the work for a resident (a domestic client) then you will need to work with the builder to decide who should make the building control approval (GW2) application. You will also need to work with the builder to make sure the application sets out enough detail to demonstrate that the building work will comply with all relevant requirements.



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**Q: Can I start the building work while I wait for BSR to respond to my application?**

**A:** No. It is an offence to start building work in an HRB before BSR have told you that you can.

**Q: If I my project includes work in a number of buildings, can I include all those jobs in one application?**

**A:** No. One application must only include the work in one building. BSR will not accept applications that cover work in multiple buildings.