THE BUILDING SAFETY REGIME FOR A NEW HIGHER-RISK BUILDING (HRB)

CLC Construction Leadership Council

Process Phases

Planning → **Gateway 1 Planning (PGO) — LOCAL PLANNING AUTHORITY (LPA)** → **Design** → **Gateway 2 Building Control — BUILDING SAFETY REGULATOR (BSR)** → **Construction** → **Gateway 3 Building Control Completion — BSR** → **Occupation**

Flow annotations
- Planning Consent (green)
- Rejected (red)
- Invalidated (red)
- Validated (green)
- Approval or Approval with Requirements (green)

Main process boxes

- **Concept design / Optimisation / Scheme developed**
- **Submit PG0 Application to LPA**
- **Land use planning matters related to Fire Safety**
  - BSR as Statutory Consultee and provide formal /supplementary advice
  - Advice published on LPA Register for Public Record
- **Designs fully developed to meet the Functional Requirements of the Building Regulations**
- **Submit Building Control Application to BSR** — Approval with Requirements available for use
- **Building Control Application Validation**
- **Building Control Application Determination**
- **Statutory Consultation as part of the assessment process**
- **Serve notice to BSR before starting on site** (At least 5 working days before work commences)
- **Second notice to BSR within 5 working days after work on HRB has Commenced**
- **Construction of HRB** (BSR/MDT will carry out planned inspections)
- **Application for completion certificate**

Supporting notes
- **BSR offers a non-statutory pre-application service for PGO**
- **Contact the BSR before submitting a single building staged application or applications for a multi-building development**
- **Approval with Requirements** - any outstanding design elements to be submitted to the BSR for approval
- **Change control to be submitted to the BSR for approval**
- **Accompanying Documents become Agreed Documents**

Accompanying Planning Documents for Gateway 1
- Full Planning Application — Fire Statement
- Qualitative Design Review (Preference document but not a requirement at planning stage)

Accompanying Documents for Building Control Approval
- Drawings and Plans
- Competence Declaration
- Construction Control Plan
- Change Control Plan
- Mandatory Occurrence Reporting Plan
- Building Regulations Compliance Statement
- Fire and Emergency File
- Staged Work Statement/Partial Completion Strategy (if relevant)
- Client Authorisation Statement (if relevant)

Other Recommended Documents
- CLC 04 – Application Information Schedule
- CLC 05 – Application Project Brief
- CLC 06 – Application Folder Structure and Contents Schedule
- CLC 08 – Application Strategy

Additional CLC Guidance
- CLC 02 – Sufficient Level of Design
- CLC 03 – Building Control Approval with Requirements
- CLC 06 – Application Document Management and Submission
- Build UK – Validation of Applications for Building Control Approval

BUILDING CONTROL APPROVAL PROCESS
- Application Received
- Application Validated
- MDT Resource Required
- MDT Resource Confirmed
- MDT Initial Meeting
- Sewage Statutory Consultation Issued
- Application Assured to Point of Provisional Decision
- Fire Statutory Consultation Issued
- Decision Made and Issued

GOLDEN THREAD OF INFORMATION