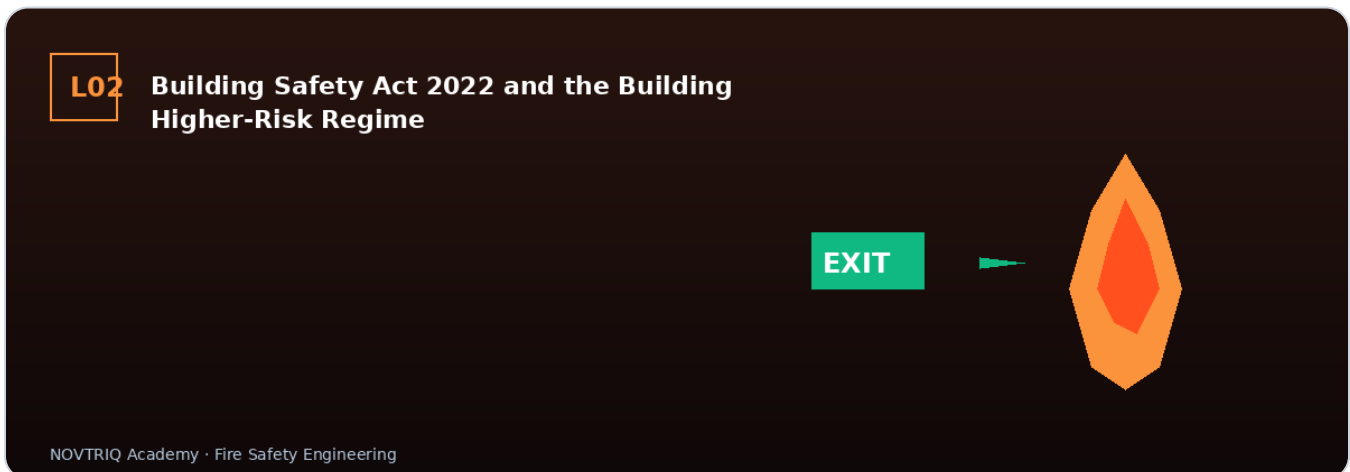


PRO · LOCKED

FIRE SAFETY ENGINEERING

Building Safety Act 2022 and the Higher-Risk Building Regime

Building Safety Act 2022 and the Higher-Risk Building regime.



NOVTRIQ Academy · **Fire Safety Engineering** Lesson 2 of 10

Grenfell Tower (June 2017) led to the Hackitt Review, then the Building Safety Act 2022 (BSA 2022) — the most consequential UK building safety legislation in decades.

This lesson covers the Higher-Risk Building (HRB) regime, dutyholder accountability, gateways, and the Building Safety Regulator (BSR).

Learning objectives

Remember	Key concepts.
Understand	How the system / framework works.
Understand	Standards landscape.

1 • Higher-Risk Building definition

Residential buildings $\geq 18\text{m}$ or 7+ storeys with 2+ residential dwellings. Captures tall residential blocks. Care homes and hospitals also captured. Excludes offices, schools, hotels (separate regulation).

2 • Three Gateways

Gateway 1 (planning): fire safety considerations. Gateway 2 (pre-construction): design submissions to BSR for approval. Gateway 3 (completion): as-built validation. Each gateway must be passed; failure halts the project.

3 • Dutyholders

Client, principal designer, principal contractor, accountable person (occupation phase). Each has personal accountability. Senior managers can face individual sanctions.

4 • Building Safety Regulator (BSR)

HSE-hosted, dedicated to HRBs. Approves Gateway 2/3 submissions. Investigates non-compliance. Maintains the Building Safety Charter.

5 • What this looks like on a real project

UK Gateway 2 backlog

BSR Gateway 2 reviews initially took 12+ weeks; backlog grew through 2024. By 2026 turnaround improved but still material on programme. Plan early submissions.

EU Member-state divergence

No EU-equivalent of BSA 2022. Member states reform fire safety codes individually post-Grenfell. France and Germany strengthening; some still catching up.

UAE Civil Defence Permit Authority

Dubai Civil Defence + UAE Federal Civil Defence — permit-stage approval for fire safety design. Long-established gate-keeping role analogous to BSR.

6 • Why this matters

BSA 2022 created the Higher-Risk Building regime, dutyholder roles, and Gateways 1–3 that can stop a project mid-build. You can now identify HRBs, understand the dutyholder obligations, and recognise the Gateway points before they trip. That awareness keeps projects (and reputations) intact.

Quiz

Your score

0 / 5

1. UK Higher-Risk Building threshold:

- a) Any residential
- b) $\geq 18\text{m}$ / 7 storeys with 2+ dwellings
- c) $\geq 30\text{m}$
- d) Commercial only

2. Number of Gateways under BSA 2022:

a) 1

b) 3

c) 5

d) 10

3. Building Safety Regulator is hosted by:

a) Local authority

b) HSE (Health and Safety Executive)

c) Cabinet Office

d) Civil Service

4. Dutyholder personal accountability:

a) Limited to companies

b) Extends to senior individuals

c) None

d) Tenants only

5. Accountable Person role applies during:

a) Design only

b) Occupation phase of HRB

c) Demolition only

d) Tendering

Answers (for print): 1b · 2b · 3b · 4b · 5b

Resources

PRIMARY SOURCES

- Building Safety Act 2022.
- Higher-Risk Buildings (Procedural Provisions) (England) Regulations.
- Building Regulations etc. (Amendment) (England) Regulations 2023.

STANDARDS AND GUIDANCE

- Approved Document Part B.
- BS 9999.
- PAS 8670 — competence of dutyholders.

INDEPENDENT COMMENTARY

- HSE / BSR guidance.
- Hackitt Review final report.

← PREVIOUS LESSON

Fire Safety Fundamentals — Risk,
Compartmentation and Escape

NEXT LESSON →

**Approved Document Part B and BS
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