

25th

ANNUAL FIRE SAFETY CONFERENCE

23 & 24 February 2023
Armagh City Hotel

“The changing face of fire safety”

Marking **50** years of the Building Regulations in
Northern Ireland

www.buildingcontrol-ni.com

Fire Safety Conference 2023 – 24th February

The Building Control Profession

Sandra Ashcroft – Competence Workstream Lead, BSR



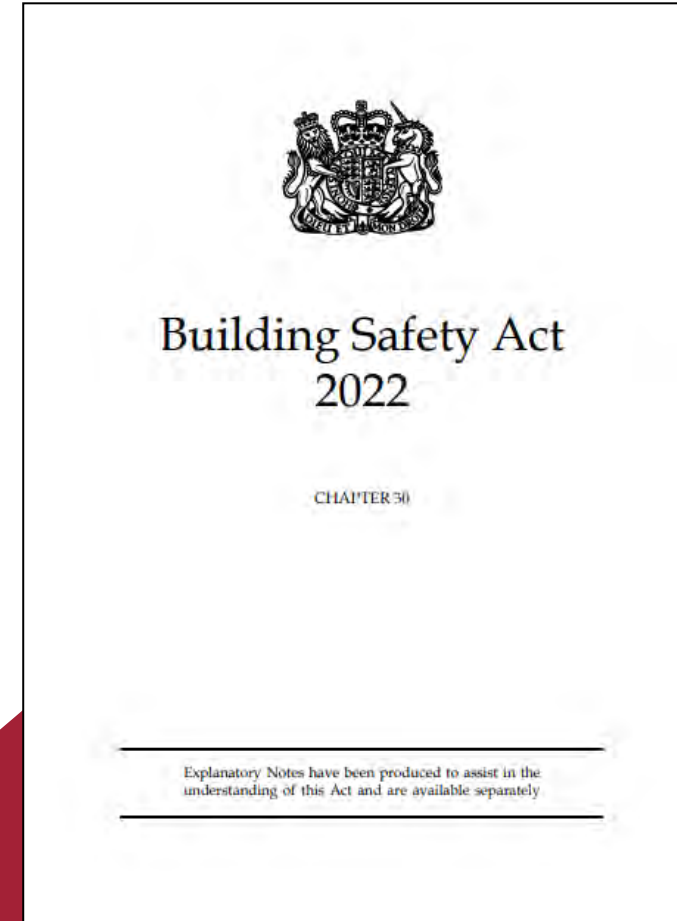
The Building Control Profession will cover all buildings

Building
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Building Safety Act 2022 – Section 42

- Implements recommendations of Dame Judith Hackitt's report to unify the profession
- Key changes:
 - a new regulated building control profession
 - BSR oversight of building control activities and performance
 - Individual building inspectors to be registered
 - BSR to be BCB for the HRB regime



Building Control

- Roles across the building control profession under the Building Safety Act:
 - A. Building Control Authority – BSR and LAs
 - B. Registered Building Control Approver – private sector organisations (currently known as AIs)
 - C. Registered Building Inspector – individuals in both the public and private sector
 - D. Leadership of the profession



Regulated Building Control Profession

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Individuals

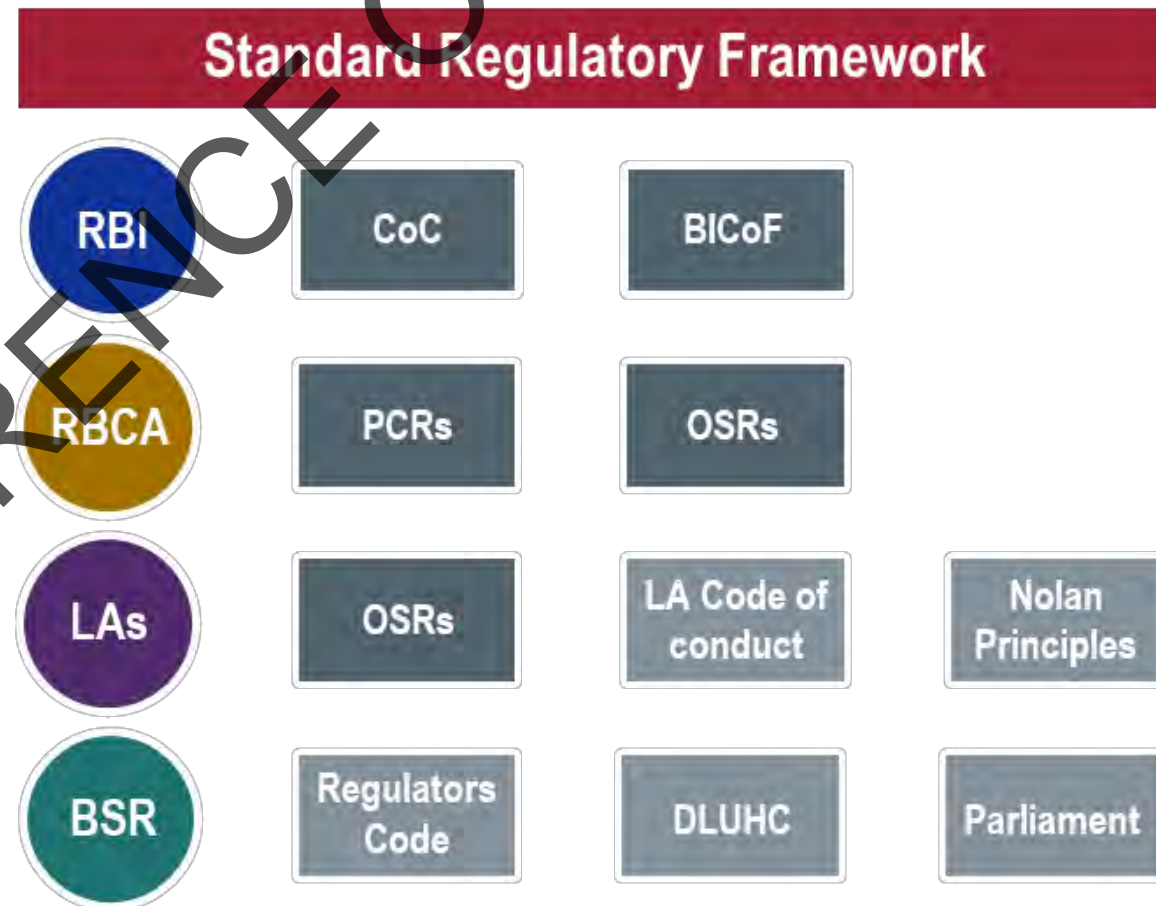
- registered building inspector (RBI)
- private / public sector building control professionals
- unified and regulated building control profession
- Code of Conduct (CoC)
- Building inspector competence framework (BICoF)

Private sector

- registered building control approver (RBCA)
- private sector building control body
- Professional Conduct Rules (PCRs)
- Operational Standards Rules (OSRs)

Public sector

- local authority (LA)
- public sector building control body
- Operational Standards Rules



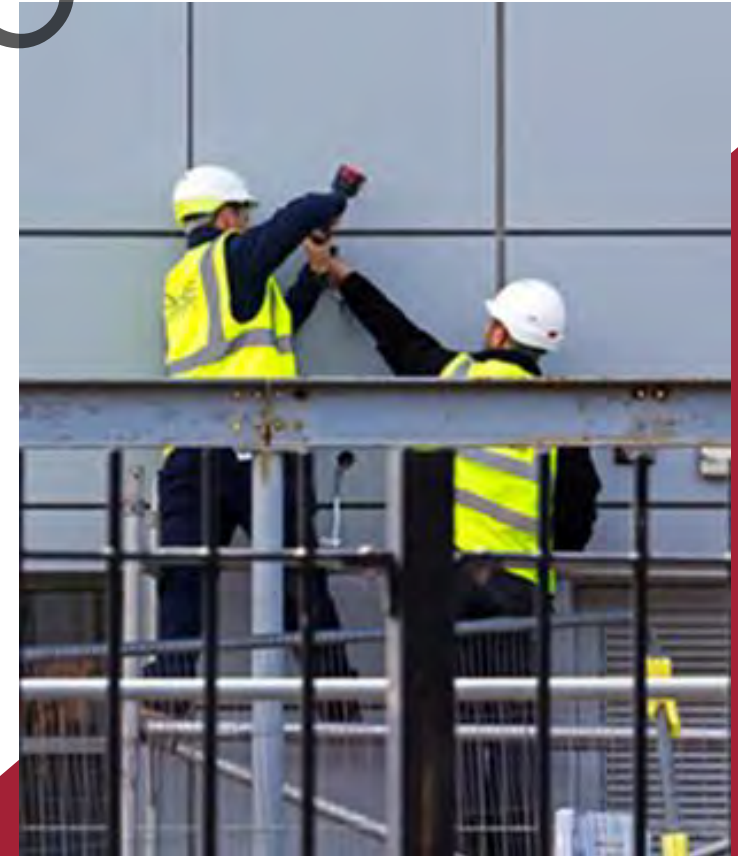
Oversight of the profession

- All building control professionals will be subject to oversight
 - a. Operational Standards Rules**
 - b. Reportable data & Key Performance Indicators**
 - c. Registration criteria
 - d. Professional Conduct Rules
 - e. Code of Conduct
 - f. Competence framework and assessment
 - g. Reviews, appeals, investigations and enforcement



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Registration for RBCAs and RBIs

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- Registration of Building Control Approvers (RBCAs)
- Registration of Building Inspectors (RBIs)
 - Personal information
 - Evidence of competence
 - CPD
 - Declaration
- Periodic re-registration
- Fees



Overview of Professional Conduct Rules and Code of conduct

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Developed by:

- Mapping against **14** professional codes
- With Building Control expertise and cross governmental oversight
- **2** consultations
- Stakeholder engagement sessions
- **1** Research study with actual Building Inspectors completed by an external provider
- The **first** Code of Conduct and Professional Conduct Rules specifically for building control colleagues.



Professional Conduct Rules

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Standard 1: Complying with legal, regulatory and professional obligations

1.3 You should comply with industry standards and consider best practice where appropriate.

1.4 You must maintain professional independence and impartiality in the conduct of work activities.

1.5 You must not act in a manner that is likely to bring the building control profession into disrepute.

1.6 You must take appropriate steps to ensure that activities undertaken by individuals under your supervision comply with relevant legal and regulatory requirements.



Code of Conduct

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Standard 4: Standard of Service

4.2 In the conduct of your work, you must:

1. apply effective governance arrangements;
2. be accountable for your decisions;
3. be accountable for the duties and tasks you delegate to persons in your organisation or contracted by your organisation included within governance arrangements; and
4. be accountable for work undertaken under your supervision.

4.3 You must ensure that there are appropriate measures in place to actively manage, quality assure and supervise work activities.

4.4 You must make sure persons undertaking work on your behalf understand:

- their assigned roles;
- their responsibilities; and
- any restrictions that apply to them.



Building Inspector Competence Framework

- Four possible roles:
 - Class 1 Building Inspector – Associate/Assistant
 - Class 2 Building Inspector - Standard
 - Class 3 Building Inspector – Complex/HRB
 - Class 4 Building Control - Manager



Class 2 Building Inspector (Standard)

Profile

Class 2 building inspectors check that building work achieves compliance with the Building Act 1984 (as amended), Building Regulations 2010 (as amended) and other applicable, allied legislation, standards and guidance. They do this through undertaking evaluations of plans and other documents and by undertaking inspections.

In order to carry out the restricted activities described in secondary legislation, and to advise building control bodies who are undertaking restricted functions, an individual must be a Class 2, 3 or 4 Building Inspector

Activities and Functions

- Evaluate plans, drawings, specifications (etc.) to assess legal compliance and liaise with the applicant/agent
- Review amended schemes and advise whether Building Regulations approval should be given or the plans rejected
- Undertake inspections
- Advise on the issuing of final/completion certificates, after taking all reasonable steps, to ensure that the relevant requirements of the Building Regulations have been complied with
- Identify contraventions and take appropriate action to ensure compliance, including enforcement action and/or reversion to the LA in the case of Class 2 building inspector working for an RBCA.
- Liaise with clients, contractors, members of the public and statutory consultees
- Advise building control bodies exercising restricted functions, as defined in legislation

Accountabilities

- Identify, determine and take action to secure compliance
- Provide competent advice to building control bodies and dutyholders
- Act within and maintain own competence, supporting others to do same
- Identify and report conflicts of interest for appropriate action to be taken
- Undertake all work in compliance with the Code of Conduct

Indicative skills

- Problem solving and decision making
- Record keeping and report writing
- Analysis of information
- IT-proficiency
- Communicating, influencing and interpersonal skills
- Ethical and non-discriminatory behaviour

Indicative examples of knowledge/qualifications

- Level 6 academic qualification or equivalent professional/vocational training
- Building control processes
- Regulations & legislation
- Approved documents, best practice and guidance
- Fire/life safety
- Health and safety
- Design and construction
- Change management
- Commitment to the Code of Conduct

Indicative levels of experience

- Assessing compliance against the Building Act 1984 (as amended), Building Regulations 2010 (as amended) and other applicable, allied legislation, standards and guidance
- Previous experience of working on the building types they will be working on
- Inspections
- Plan checking
- Developing and implementing inspection schedules
- Assessing safety and risk
- Taking action to ensure compliance, including enforcement action and/or reversion to the LA in the case of a Class 2 Building Inspector working for an RBCA

Indicative behaviours

- Working together
- Adaptable and resilient
- Leadership and seeing the bigger picture
- Willing to develop knowledge and skills and a commitment to continuing professional development (CPD)
- Making effective decisions
- Communicating and influencing
- Acting with integrity, respect and in compliance with the Code of Conduct

The BCoF competence subject area framework



Competence levels

1. Awareness

A basic knowledge of the subject and how it relates to their role.

2. Appreciation

A general background knowledge of the subject area, combined with an appreciation of intent. May require the specialist input of others to assess compliance.

3. Understanding

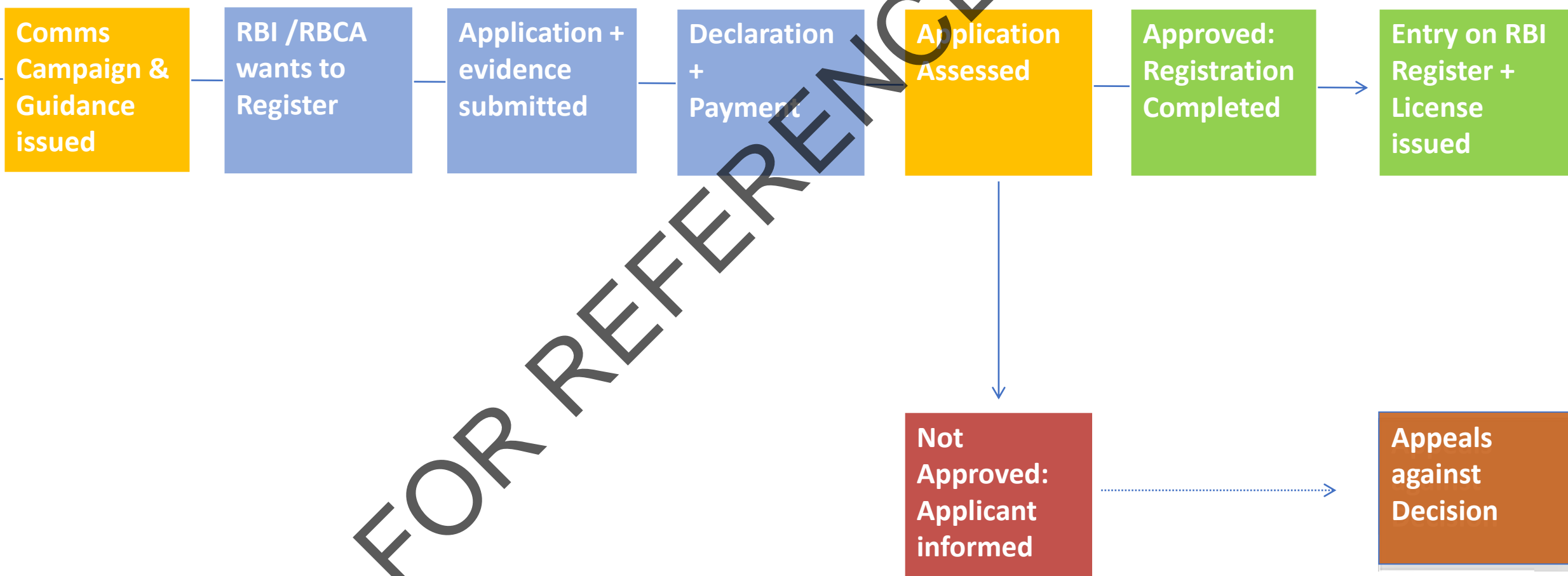
Sufficient knowledge of the complexities involved in order to make independent decisions and assessments regarding compliance of typical building work, including utilising input from other specialists.

4. Comprehensive

Sufficiently detailed knowledge and skills to make decisions on complex issues relating to design and construction and the ability to commission and interrogate specialist assistance where necessary.

Technical competence **T** Delivery competence **D** Management competence **M**

Visual of end to end journey: Registration



Appointment of Persons, Industry Competence and Dutyholders (APICD) Regulations

- Mirror CDM (Client, Principal Designer, Designers, Principal Contractor, Contractor roles)
- Two parts - Competence and Duties
- Duties – co-ordinate, co-operate, plan, manage and monitor
- Apply to **ALL buildings** not just HRBs



Regulation of APICD

- Expect to “Track back” from poor practice
- industry frameworks will be “benchmark standard” competence
- Emphasis on dutyholders to demonstrate compliance with APICD
 - Arrangements to monitor and manage meeting the building regulations and competence



Next Steps

- Publicly available drafts:
 - PCR <https://consultations.hse.gov.uk/bsr/conduct-rules-registered-building-control-approver/>
 - CoC <https://consultations.hse.gov.uk/bsr/code-of-conduct-for-registered-building-inspectors/>
 - BICOF
<https://consultations.hse.gov.uk/bsr/building-safety-reforms/>
- BICoF – consultation October 2022, closed in December 2022.
- CoC and PCR – consultations went live in January 2023, closed on 17th February.
- Registers open – October 2023
- Requirement in law to use a registered Building Inspector – April 2024



Questions

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