

CLIENT FACT SHEET 2 BUILDING SAFETY CASE

INTRODUCTION

The purpose of this fact sheet is to give an overview of the building safety case and building safety case report.

ORIGINS

[Building Safety Act 2022](#)

FURTHER INFORMATION

[Rendall & Rittner Broadcast Video](#)

[HSE Safety Case Reports](#)

[HSE Strategic Plan](#)

DISCLAIMER

This fact sheet is intended as a summary of our understanding of this matter as at the time of publication and does not constitute advice.

Information correct as at 17.01.2024

REQUIREMENTS

The Building Safety Act 2022 (BSA) requires the Principal Accountable Person (PAP) to prepare a safety case and report for all buildings 18m or over and/or seven storeys with at least two residential dwellings. It must contain:

- (a) An assessment of the building safety risks
- (b) A brief description of any steps taken to mitigate the building safety risks identified.

The BSA defines a building safety risk as the spread of fire or structural failure. The spread of fire includes all forms of spread, including forms of combustion such as smoke, fumes, and heat.

The building safety case is a series of documents that evidences that the building is safe for occupancy. It will need to be revised if there is a change to the assessment of the building safety risks, or new measures for mitigation are introduced to control them.

Documents that are expected to be contained within the safety case include, but not limited to, the fire risk assessment, maintenance of fire systems, structural surveys, and disaster recovery plans.

Building Safety Case Report

The building safety case report is a narrative document that provides a description of the measures a building has implemented to make it safe to occupy.

It will need to determine why a building is safe to occupy and evidenced by the building safety case. It will need to detail the reasons why there is no realistic likelihood of fire spread, such as the limited combustible materials contained within the external wall. The safety case will be the evidence supporting the safety case report.

The PAP will have 28 days to provide the safety case and safety case report to the Building Safety Regulator upon their request.

BUILDINGS IN SCOPE

The requirement for a building safety case and building safety case report is for all buildings with two residential dwellings are 18m or above, or that have seven storeys or more, whichever threshold is met first.

KEY DATES

The submission of the building safety case and building safety case report will start in April 2024. The Regulator has confirmed they will be requesting these in tranches, expecting to visit all registered buildings within five years.