

BUILDING SAFETY TIMELINE

2021

AUG 1 — **Planning Gateway One** comes into effect

2022

APR 28 — **Building Safety Act** becomes law

JUN 28 — New liability periods for claims under the **Defective Premises Act** come into effect

New **leaseholder protections** including **remediation orders** come into force

JUL 1 — All cards carrying the CSCS logo can be verified using **CSCS Smart Check**

DEC 1 — **Changes** to Approved Document B (Fire Safety) come into force

2023

JAN 23 — **Fire Safety (England) Regulations** come into force

JUL 21 — **Responsible Actors Scheme** is launched for eligible developers to join

SEP 4 — First construction products achieve verification with the **Code for Construction Product Information (CCPI)**

SEP 30 — Deadline for **registering** existing High-Rise Residential Buildings

OCT 1 — **Dutyholder responsibilities** come into force

The new **building control system** comes into force through new **regulations**:

- The Building Safety Regulator becomes the **Building Control Body** for new Higher-Risk Buildings
- **Gateways Two & Three** come into effect
- Registration opens for **Building Control Approvers** and **Building Inspectors**

Transitional arrangements for **existing** and **new** Higher-Risk Buildings begin

A **Golden Thread** of information is required for each Higher-Risk Building in scope of the new regime

A **Safety Case** is required for each Higher-Risk Building

A **Mandatory Occurrence Reporting** system is required for each Higher-Risk Building in scope of the new regime

New High-Rise Residential Buildings must be **registered**, including **Key Building Information (KBI)**, before they are occupied

Amendments to the Regulatory Reform (Fire Safety) Order come into force

OCT 19 — New **guidance** on the regulations defining Higher-Risk Buildings is published

DEC 6 — The Building Safety Regulator publishes its **enforcement policy**

2024

JAN 10 — Applications for certain **cladding remediation schemes** must now be supported by a Fire Risk Appraisal of External Walls (FRAEW) from an approved fire risk assessor

FEB 8 — **Online portal** enabling residents of High-Rise Residential Buildings to find out if their building is registered goes live

MAR 27 — An additional **question and answer sheet** supporting the **guidance** on changes to the building control process for HRBs is published

MAR 29 — **Amendments** to Approved Document B are published, including guidance for second staircases in new residential buildings above 18m, with transitional arrangements until 30 September 2026

APR 6 — **Transitional arrangements** for Higher-Risk Buildings and other buildings end

Operational Standards Rules for Building Control Bodies come into force

Professional Conduct Rules for Registered Building Control Approvers (RBCAs) and **Code of Conduct** for Registered Building Inspectors (RBIs) come into force

The Building Safety Regulator starts issuing **Building Assessment Certificates**

APR 8 — Registers for **Building Control Approvers** and **Building Inspectors** go live

JUL 1 — The **Common Assessment Standard**, which can be used to demonstrate organisational capability, is updated

JUL 6 — Deadline for Registered Building Inspectors to complete the relevant competence assessment

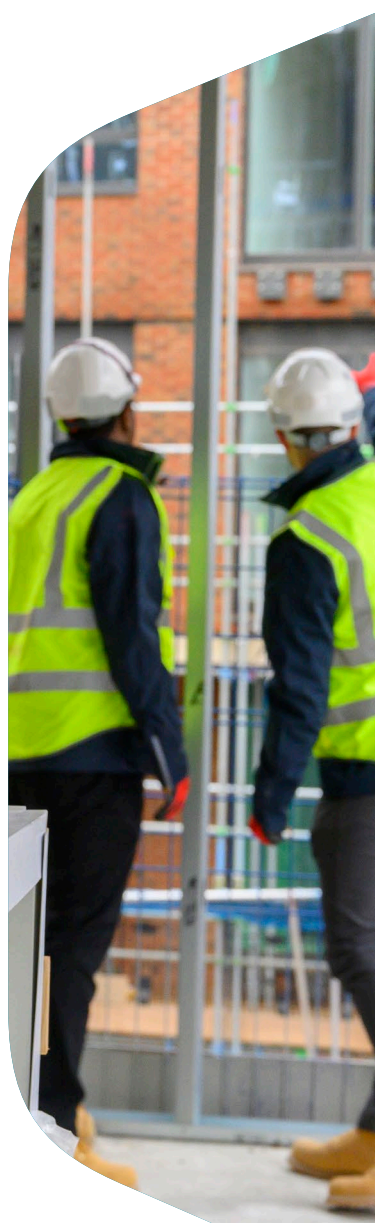
AUG 14 — The Building Safety Regulator publishes a series of **FAQs** on applying for Building Control Approval for Higher-Risk Buildings

SEP 2 — **Amendments to Approved Document B** are published, including the requirement for sprinklers in new care homes and the withdrawal of the National Classes fire testing standards

OCT 1 — **Transitional arrangements** for Building Control Approvers end

TBC — New **regulatory framework for construction products** is expected to be introduced

The **Building Safety Levy** is expected to come into force



2025

MAR 2 — Building Regulations applications for new care homes must now meet the guidance in Approved Document B including sprinklers

National classification system (BS 476) for reaction to fire and roofs is removed from Approved Document B, with products now required to meet the European Standard

2026

SEP 30 — Building Regulations applications for new residential buildings above 18m must now meet the guidance in Approved Document B including second staircases

2028

MAR 30 — Building Regulations applications for new residential buildings above 18m following the previous Approved Document B guidance must have sufficiently progressed

2029

SEP 2 — National classification system (BS 476) for fire resistance is removed from Approved Document B, with products now required to meet the European Standard

