

# 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

**FEB 13** — The Mayor of London **confirms** planning applications for new residential buildings over 30m in London must have two staircases

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

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

**JUL 24** — The Government **confirms** its intention to mandate second staircases in new residential buildings above 18m

**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 Higher-Risk Buildings and other 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 the **Cladding Safety Scheme** 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 14** — **Transitional arrangements** for the registration of experienced Building Inspectors in England are announced

**MAR 29** — Approved Document B is **updated**, 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

Registers for **Building Control Approvers** and **Building Inspectors** go live

**Operational Standards Rules** for Building Control Bodies come into force

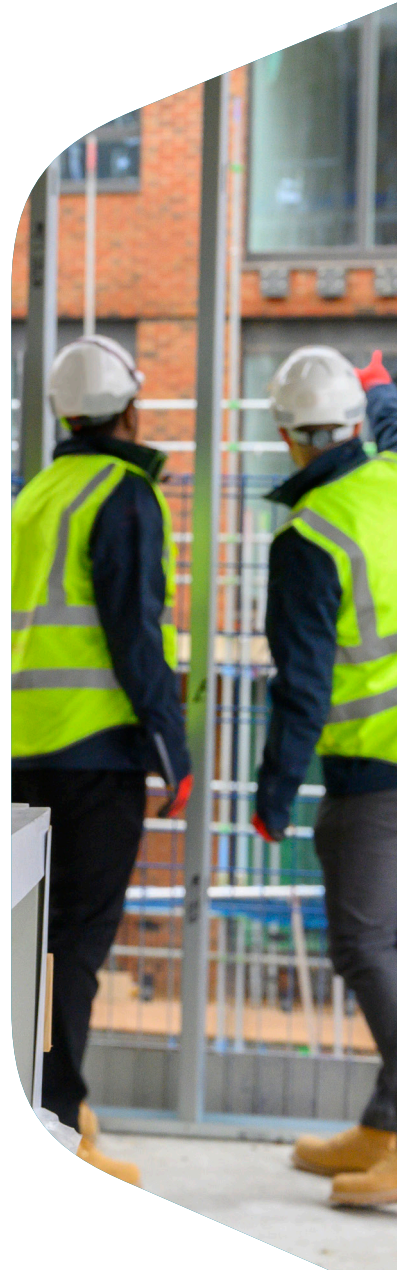
**Professional Conduct Rules** for Registered Building Control Approvers (RBCAs) and **Code of Conduct** for Registered Building Inspectors (RBIs) come into force

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

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

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

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



## 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



Courtesy of Berkeley Group