



FEDERATION OF
**MASTER
BUILDERS**

A guide to the Building Safety Act for homeowners

If you're planning building work, the Building Safety Act 2022 places important responsibilities on you as the client. This guide sets out what you need to know to support a safe, compliant and well-managed project.

What is the Building Safety Act?

The Building Safety Act 2022 aims to improve the way that buildings are designed, built and managed, to ensure safety throughout their lifecycle. It introduces new responsibilities for clients, designers, and contractors.

Visit www.gov.uk/guidance/the-building-safety-act for full information.

New duty holder roles & responsibilities

Under the Act, duty holders include the client (you), all designers and all contractors. It also introduces two new roles the principal designer and principal contractor. Everyone has defined responsibilities:

Client: Appoint competent duty holders, allocate sufficient time and resources.

Designer: Anyone involved in the design of your project must be competent and ensure their design work meets relevant regulations.

Principal Designer: Plan, manage and monitor the design phase to ensure all designers work comply with regulations.

Contractor: Any person doing work on the project must be competent and ensure their construction work meets relevant regulations.

Principal Contractor: Plan, manage and monitor the work to ensure the construction phase complies with regulations.

Client responsibilities

Clients, including domestic clients having work done on their own home, or a family member's home, are in control of the project, and this comes with responsibilities.

- You must allocate sufficient time and resources for the work to be carried out safely, so that it complies with Building Regulations.
- This means that clients cannot legally cut corners by requiring the work to be done to an unreasonable time scale, or with an insufficient budget.
- You must appoint **principal designers** and **principal contractors**. You must cooperate with everyone who works on the project and provide reasonable information about surveys or known work that has been carried out, so that everyone can comply with their duties.
- It is also the client's responsibility to arrange and organise Building Control sign off, which you should talk to your building contractor about.

Visit www.labcfrontdoor.co.uk for FAQs about building regulations.

Appointing an FMB member as your principal contractor

- All FMB builders when they are acting as a **principal contractor** on your project, have extensive responsibilities to comply with. They must plan, manage, and monitor the work to make sure it is carried out safely in compliance with the regulations.
- They must also coordinate subcontractors, manage health and safety on site, and maintain clear communications with you and others involved in the project.
- They also cannot take on work they are not competent to carry out, or that they believe will not be compliant with the Building Regulations.
- Some FMB members undertake design and build work and will have expertise within their business to do so. In this case they can take on both the **principal designer** and **principal contractor** duty holder roles.
- For FMB members who do not offer a design and build service, they will require a **principal designer** to have been appointed to carry out the design work. They will ask for completed plans which enable them to carry out work that complies with the building regulations. These may need to be more detailed than the plans submitted to achieve planning consent and building regulations approval.
- If any changes are needed during the course of the project, they (or you) may need to refer back to the **principal designer** to amend the designs. This may incur additional costs.
- On completion of the work the client, principal designer and principal contractor will have to complete a compliance declaration that they have fulfilled their roles.



Client checklist – Have you fulfilled your duties?

- ☐ I have appointed a principal designer (architect/designer)
- ☐ I have appointed a principal contractor (builder/contractor)
- ☐ I have provided enough time and resources for the project
- ☐ I understand that I have legal duties under the Building Safety Act 2022.

To find quality, vetted building contractors in your area please visit **fmb.org.uk**