

## RISK, are you prepared?

Following the tragic events at Grenfell Tower we have seen a rise in questions to our technical team asking how they can provide evidence that the work they have completed complies to the current Building Regulations?

This evidence should be collated in the project file at the beginning of the job (at tender stage) to ensure you have demonstrated due diligence at all stages.

The key regulations that you are likely to encounter in England are contained in Approved documents (AD):

- **AD B** Building regulation in England covering fire safety matters within and around buildings.
- **AD E** Building regulation in England for the resistance to the passage of sound and sound insulation.
- **AD K** Building regulation in England covering the buildings user's protection from falling, collision and impact in and around the building
- **AD L** Building regulation in England setting standards for the energy performance of new and existing buildings.
- **AD M** Building regulation in England to ensure that people are able to access and use buildings and their facilities.
- **AD 7** Building regulation for England setting out the standards of the building materials and skills used.

They can be download at no charge here

<https://www.gov.uk/government/collections/approved-documents>

Scottish Technical handbooks are available here

<http://www.gov.scot/Topics/Built-Environment/Building/Building-standards/publications/pubtech>

Approved documents Wales are available here

<http://gov.wales/topics/planning/buildingregs/approved-documents/?lang=en>

Technical booklets covering Building regulations in Northern Ireland are available here <http://www.buildingcontrol-ni.com/regulations/technical-booklets>

The key pieces of evidence that you should have available are:

- that the products have been tested to the relevant standards and you have certification on file from an independent UKAS test facility.
- that the products have been installed strictly in accordance with the manufacturer's instructions, (Ideally with photographic evidence during the installation stage)
- that the installation teams can demonstrate their competency to install the products, e.g. through training records
- that there has been no substitution of products from other manufacturers.
- that the performance of the products has been maintained where it interfaces with other products, including any service penetrations.

Be aware, that should your contract specify a fire rating yet when you get on site you have identified issues where this might cause failure in the event of a fire, such as the image below, then you should raise this in writing and ensure all responses are kept.



In addition, it is important that you fully comply with the specification and are aware that the contract may ask for different levels of finish or workmanship than you might be expecting.

Check that changes to layouts and material specifications in the design or VE stages comply and do not compromise the performance of other products, and don't refrain from acting when you see something that may be within your package but has been excluded; such as passive fire protection.

Ask yourself the question at every stage what evidence can I provide with certainty, should I be asked?