



ALEXANDER BONHILL

Building Safety Regulator

Key Building Information

WHAT YOU NEED TO KNOW

It is a legal requirement under the Building Safety Act 2022 for all **high-rise residential** buildings 18 metres tall or higher, or at least 7 storeys tall, with **two or more residential units** to be registered with the Building Safety Regulator by **1 October 2023**.

The **Principal Accountable Person (PAP)** for each building, or someone authorised by them, is required to complete the registration process. The registration process opened on 12 April 2023.

As part of the registration process, the PAP or someone authorised by them, will be required to provide **key building information**. This is information about the building's structure and fire safety. All reasonable steps must be taken to find out this information.

The PAP must be able to demonstrate that they understand the building(s) that they are accountable for. Obtaining the key building information will assist the PAP to understand and assess the building's risks as part of the fire safety strategy.

The key building information should be available in the latest fire risk assessment and it may also be necessary to refer to the External Wall Survey (EWS).

The information required is for the structure as it is now. Information on planned changes and improvements is not required at this stage.



WHAT INFORMATION IS REQUIRED?

FIRE AND SMOKE CONTROLS

- ◆ Evacuation strategy for **residential areas only** – this can be phased, progressive horizontal, simultaneous, stay put, or temporary simultaneous.
- ◆ Fire and smoke controls within residential units – this should include smoke and heat detectors, sprinklers or misting equipment.
- ◆ Fire and smoke controls in communal areas – fire alarms, dry risers, smoke vents, smoke detectors, sprinkler or misting equipment including the location of this equipment.
- ◆ Is the building equipped with any of these types of lifts?
 - **Evacuation Lifts** – specifically designed for evacuation purposes with additional electrical, structural and fire protection. Used to evacuate persons with disabilities or extra needs.
 - **Firefighters Lift** – have protections, controls and signals specifically for firefighters.
 - **Fire-fighting Lifts** – similar to firefighters lifts but less stringently protected.
 - **Modernised lifts for fire service use** – normally available for use by residents but with additional protections and controls.
 - **Fireman's Lifts** – older lifts manufactured and installed before current standards and with no specific protections or controls.

FIRE DOORS

Certified fire door resistance i.e. 30-, 60- or 90-minutes fire resistance, for both residential unit front doors and doors in communal areas such as those between corridors and staircases. Also information regarding notional fire doors where the fire resistance is not known.



ENERGY SUPPLIES, STORAGE AND GENERATION

- Types of energy storage for the building such as lithium ion or hydrogen batteries.
- Any energy generated on site. This could include solar panels, biomass boilers, or air/ground-sourced heat pumps.
- Types of energy supplies i.e. main gas and electricity, district heating or oil.

TYPES OF STRUCTURE

The structure of the building. It could be any of the following types:

- Composite steel and concrete
- Concrete large panel system – 1960s
- Concrete large panel system – 1970 onwards
- Lightweight metal structure, like aluminium
- Modular – concrete
- Other concrete
- Masonry
- Modular – steel
- Steel frame
- Modular – other metal
- Modular – timber
- Timber
- None of these

ROOF

The type of roof that is on the building:

- Flat, pitched, or a mix of both.
- If the roof has a layer of insulation on top of or below the roof structure, or none.
- What material covers the largest surface area of the roof?

STAIRCASES

Staircases must be counted:

- All staircases on the inside and outside, including those that serve the basement.
- The staircases inside the building that serve all floors from ground level to the top floor.



EXTERNAL WALLS

- The materials that are visible on the outside walls and the surface area that they cover (start by calculating the surface area, then calculate the surface area of glass including glass doors to balconies, then estimate the percentages of remaining materials).
- The existence of any aluminium composite material (ACM) or high-pressure laminate (HPL) cladding. Does it meet the fire classification A2-s1, d0 or better (as defined by BS EN 13501-1), and passed a large-scale fire test to BS 8414?
- The type of insulation in the outside walls and the percentage.
- Details of any features on the outside walls and roof. On the roof this could include telephone masts, roof lights or communal recreational areas. On the outside walls, this could include balconies, advertising hoardings or staircases. What two materials are most used in each feature (this does not apply to advertising hoardings, communal recreation areas, or phone masts).
- Details of any machinery on the roof or within a structure on the roof or in an outbuilding i.e. for energy or heat generation, etc.

BUILDING USE

- The primary use of the building i.e. the area that takes up most floor space above ground level.
- Provide details of any secondary and other uses of the building.
- Floors below ground level, how many, and what they are used for.
- If the building has been converted, the primary use of the building in the past i.e. factory converted into residential use. The date that this change of use took place.
- Descriptions of building use include:
 - Assembly and recreation i.e. any place of assembly, entertainment or recreation such as a theatre, public library, gym, etc.
 - Any type of office, bank or building society, police or fire station
 - Residential dwellings, such as flats or maisonettes
 - Residential institution, include prisons, hospitals or boarding schools; they could also be care, residential or nursing homes
 - Any other residential use, like a hotel, boarding house, halls of residence or hostel
 - Shop and commercial – any retail business, such as a shop, restaurant or hairdresser
 - Any other non-residential use, such as a car park, storage, machinery room or factory



BUILDING WORKS SINCE THE ORIGINAL BUILD

Details of building works that have affected all or part of the building, the most recent work and when it was completed:

- Asbestos removal and remediation on multiple floors
- Adding balconies
- Changes in the number of residential units, number or location of staircases
- Changes to windows
- Complete rewiring of buildings or floors
- Adding floors including the type of structure of these floors
- Removing floors
- Reinforcement works to large panel system structure.
- Work connected to external walls, like replacing cavity barriers, insulation or cladding. The structure of the building. It could be any of the following types:

Details about the installation, replacement or removal of:

- Active or passive fire systems
- Emergency or other lighting
- Cold water systems in multiple residential units
- Heating or hot water systems in multiple residential units
- Gas supply to the building

CONNECTIONS

Details of any connections:

- Between structures within the building – if there's more than one structure in the building i.e. link corridors, etc.
- To other high-rise residential buildings i.e. a basement car park, etc.
- To other buildings

FURTHER TOPIC RESOURCES

Further information is available as follows:

The Government's website - www.gov.uk/guidance/the-building-safety-act

The Chartered Institute of Building - www.ciob.org/industry/policy-research/resources/Building-Safety-Act-Advice-and-Guidance

Health and Safety Executive - www.hse.gov.uk/building-safety/index.htm