

Building Maintenance Compliance

Do you understand your responsibility?

SFG20

DRIVING FACILITIES EXCELLENCE





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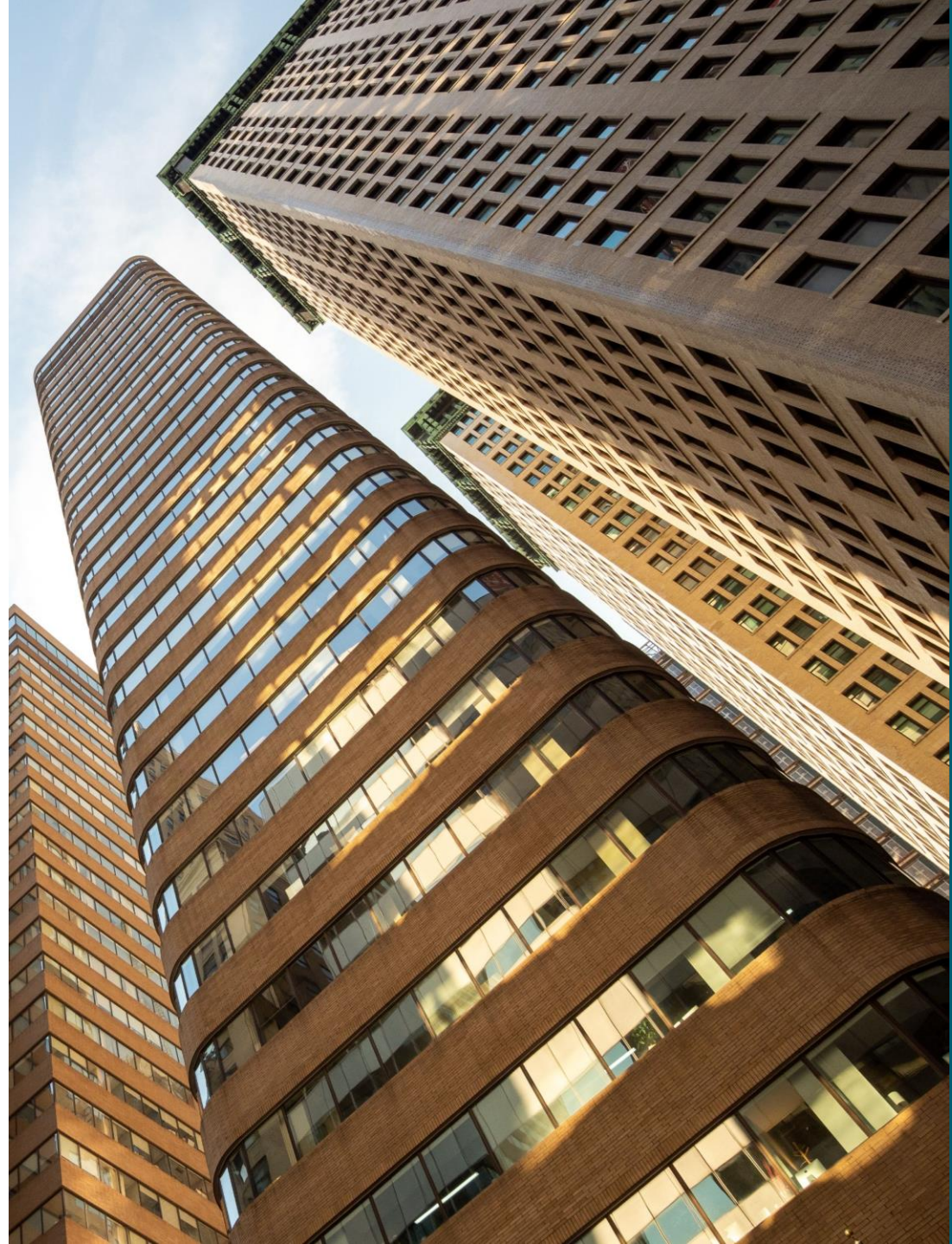
Introducing



Building Safety Act



Preventing the next
Grenfell Tower incident



3 Responsibilities of Duty Holders



1. Ensure
compliance

2. Be
competent

3. Cooperate,
coordinate &
communicate

Introducing

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DRIVING FACILITIES EXCELLENCE

Building Maintenance Compliance Responsibilities



Building owner



Property Manager



Service provider/
Contractor



The term statutory denotes anything required by primary legislation such as Acts of Parliament and secondary legislation such as Statutory Instruments (including Regulations).

When working to achieve statutory compliance, primary and secondary legislation often focuses on general outcomes rather than prescribing specific activities. The specific activities required to meet statutory compliance may, therefore, be included in government guidance and Approved Codes of Practice (ACoPs) published by agencies such as the Health and Safety Executive (HSE), or other industry standards and/or guidance (BSI standards, publications by trade associations and professional bodies, etc).






In the absence of a traceable reference to legislation, following industry standards and/or guidance may assist in discharging duties under the statutory requirements.

For example: In relation to electrical installations, The Health and Safety at Work etc. Act 1974 led to the Electricity at Work Regulations 1989. This, in turn, is supported by the HSE issued guidance note HSR25 which also references British Standard 7671, which is supported by an on-site guide.

- Primary Legislation – e.g. Health and Safety at Work etc. Act 1974
- Secondary Legislation – e.g. Electricity at Work Regulations 1989
- Approved Code of Practice – e.g. HSE Guidance HSR25 The Electricity at Work Regulations 1989
- Industry Standard – e.g. BS 7671:2018 Requirements for Electrical Installations, IET Wiring Regulations 18th Edition.”
- Industry guidance – On-site guide to BS 7671

There may be more than one way of discharging duties. To achieve statutory compliance, remedial actions may need to be identified and completed. Applying a documented process will greatly assist in evidencing these decisions.



Compliance is in the spotlight



Building Safety Act 2022

Electricity at Work Regulations 1989

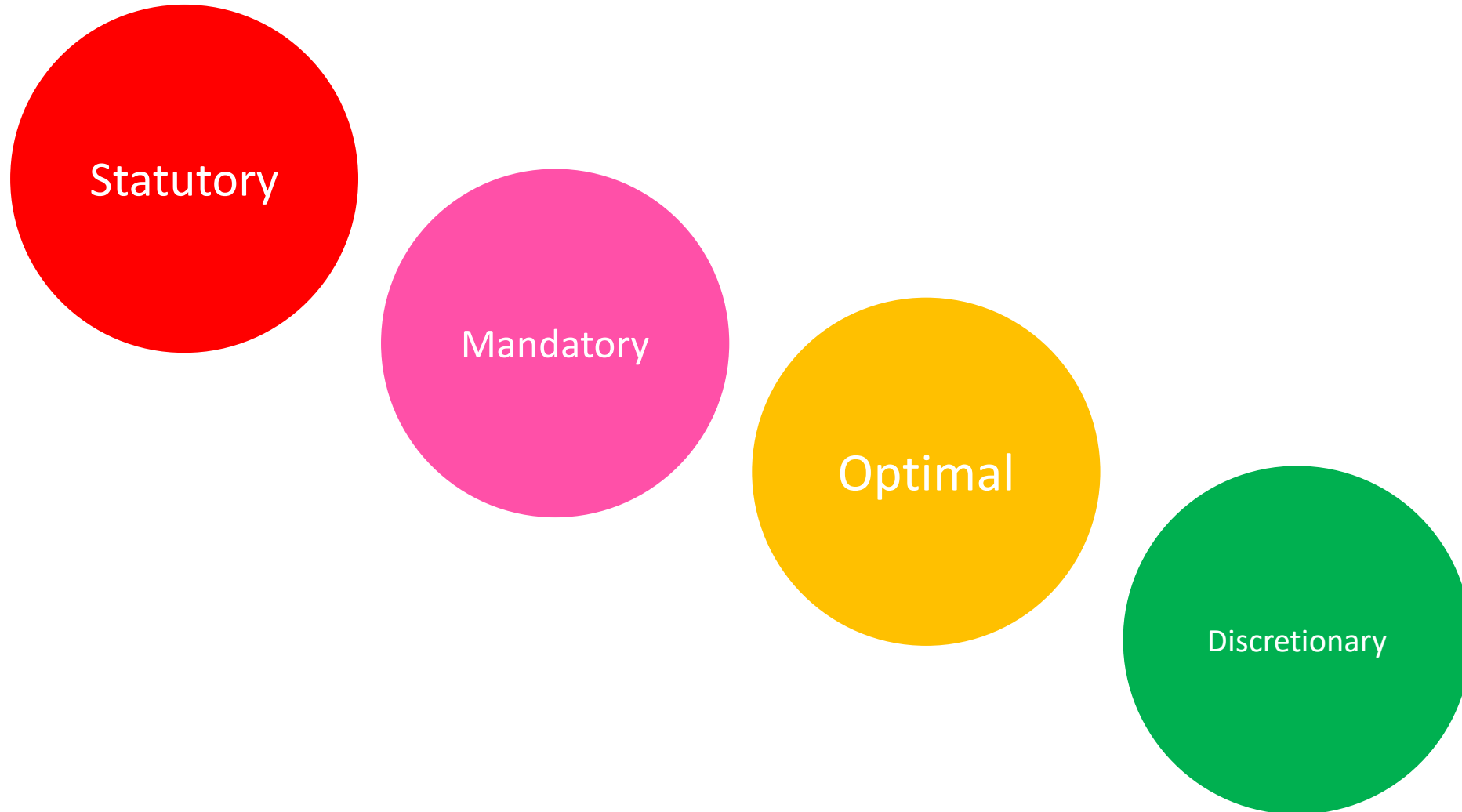
Workplace (Health, Safety and Welfare) Regulations 1992

The Provision and Use of Work Equipment Regulations 1998

Regulatory Reform (Fire Safety) Order 2005

Health and Safety at Work Act 1974

Statutory vs non-statutory tasks



Consequences of non-compliance



Loss of sales



Increased insurance
premiums



Fines & potential
prison sentences

The industry must adapt...



There is nowhere to hide

Download your e-guide

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