

BUILDING SAFETY ACT 2022: WHY IT MATTERS.

SEVERE PENALTIES FOR NON-COMPLIANCE

BREACHING DUTIES CAN RESULT IN UNLIMITED FINES AND UP TO TWO YEARS' IMPRISONMENT. INDIVIDUALS AND DIRECTORS (NOT JUST COMPANIES) CAN BE HELD PERSONALLY LIABLE.

EXPANDED LIABILITY FRAMEWORK

THE ACT EXTENDS RETROSPECTIVE CLAIMS AND ENABLES COURTS TO ASSIGN SHARED OR JOINT LIABILITY ACROSS CORPORATE STRUCTURES — MEANING EVEN SUBCONTRACTORS CAN BE HELD ACCOUNTABLE.

DUTY OF COMPETENCE AND COOPERATION

CONTRACTORS AND DUTYHOLDERS MUST DEMONSTRATE APPROPRIATE SKILLS, RECORD-KEEPING, AND COOPERATION WITH THE BSR. INCOMPETENCE OR POOR DOCUMENTATION INCREASES LEGAL EXPOSURE.

WHY APPROVED FIXINGS AND FORMAL WARRANTY MATTERS.

NO AUTOMATIC WARRANTY — Submission & Approval Required.



YOU MUST SUBMIT THE WARRANTY QUESTIONNAIRE, UNDERGO PRE-INSTALL REVIEW, AND RECEIVE FORMAL CLEARANCE BEFORE WORK BEGINS.

UNSUPPORTED FIXINGS = VOID WARRANTY

EVEN A SMALL SUBSTITUTION MEANS NO WARRANTY, FULL LIABILITY, AND LIKELY EXCLUSION FROM COMPLIANCE RECORDS. MEANING YOUR PROJECT MAY FAIL AUDIT OR CERTIFIER CHECKS.

LIABILITY EXTENDS TO INDIVIDUALS

UNDER PART 6 OF THE ACT, COMPANY DIRECTORS, PROJECT LEADS, AND INSTALLERS CAN BE INDIVIDUALLY PROSECUTED, FACING JAIL OR UNLIMITED FINES FOR SAFETY BREACHES OR FALSIFYING DOCUMENTATION.

KEY CONSEQUENCES FOR GETTING IT WRONG.

FINANCIAL EXPOSURE =
UNLIMITED FINES + POTENTIAL JAIL TIME



REPUTATION DAMAGE =
CLIENTS, INSURERS, OR AUDIT
BODIES MAY REFUSE CERTIFICATION

PROJECT STOPPAGE RISK =
FAILURE TO REGISTER OR
DOCUMENT UNDERMINES BUILDING
SAFETY REGULATOR REQUIREMENTS



RECOMMENDED ACTIONS

SUBMIT THE ENTERPRISE WARRANTY QUESTIONNAIRE EARLY—INCLUDE FULL PROJECT DETAILS AND PRODUCT USAGE.

GET PRE-APPROVAL AND WRITTEN CONFIRMATION BEFORE INSTALLATION.

MAINTAIN A CLEAR AUDIT TRAIL OF MATERIALS, PURCHASE RECORDS, INSTALLATION TIMINGS, AND COMPLIANCE CHECKS.

ETAIN DOCUMENTATION—SAFETY CERTIFICATES, APPROVALS—FOR HANDOVER AND ANY FUTURE REGULATORY SCRUTINY.



