

Press Office Briefing on Fire RRO

GENERAL BRIEFING ON

Correlation with Building Regulations review

Speaking note

Ongoing general fire safety is only one part of the picture - which starts with provision of fire safety measures under the Building Regulations. These are dealt with by Building Control Bodies as part of the process of giving consent for building work.

The consultation provision for local authority building control currently resides in section 16 of the Fire Precautions Act 1971 and we have carried it forward in the proposals we have made. The consultation provision for approved inspectors is contained in regulations made under the Building Act 1984.

There is clearly a continuing need for Building Control Bodies and those enforcing the ongoing fire safety to consult one another under the new regime.

We recognise that it would probably be better if the requirements were in one place and for that reason article 45 has been designated a subordinate provision. This means that it would be possible to remove the provision were the requirement for consultation to be incorporated into future amendments to the Building Regulations instead.

Relevant Background (inc. supporting facts and figures)

Article 45 of the draft Order provides for statutory consultation between Local Authority Building Control Bodies and the authority enforcing the RRO. It carries forward the effect of section 16 of the Fire Precautions Act 1971. The article has been designated as a subordinate provision - allowing it to be amended at a later date.

If Required

The potential to incorporate the consultation provision for local authority building control in the Building Regulations is under review but it is too early to say what changes may be made and when.

In the meantime, the Building Regulations and Fire Safety Procedural Guidance, which sets out the procedures for consultation with those dealing with ongoing control of fire safety for all Building Control Bodies is being revised to take account of the introduction of the Order.