



THE BUILDING SAFETY ACT (BSA)



What is the Building Safety Act?

The Building Safety Act (BSA) is legislation in place to improve the safety of occupants in multi-occupancy residential buildings in the UK. It does this by placing obligations on those parties building and managing those buildings with a particular focus on those which are defined as 'higher-risk' (buildings deemed over 18m in height or seven storeys).

The Act gained royal assent in April 2022, in response to the 2017 Grenfell Tower fire tragedy and the subsequent building safety crisis that followed.

The BSA is a comprehensive framework that sets out essential standards for structural integrity, and risks from fire spread. In addition, the BSA allows for secondary legislation such as 'The Higher-Risk Buildings (Key Building Information etc.) (England) Regulations 2023', which aims to give clarity and definition on the Act.

The Act establishes clear guidelines in order to foster building safety, and enforces penalties for non-compliance.

The importance of building safety

Effective building safety measures enhance residents' quality of life and trust in their living environments, reduce emergency incidents, and ensure compliance with legal standards.

The Building Safety Act further underscores building safety and its significance by mandating a higher standard of care for buildings, especially those deemed as higher-risk.

By adhering to the provisions outlined in the BSA, builders, property owners, and regulatory bodies contribute to the construction and maintenance of safe and resilient buildings. Understanding the implications of the BSA is essential for promoting building safety and the well-being of the residents.