

## AMENDMENT TO THE TECHNICAL REQUIREMENTS: REVISED SECTION 1.6

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### **Addendum:**

Please disregard the existing wording for Technical Requirements Clause 1.6 and replace with the following:

### **1.6 Building Control Regulations**

The Clients Architect as Design Team Lead Consultant, supported by the Clients Design Team, shall ensure that the design of all elements of the project comply with the requirements of current Building Regulations, and that the project is carried out in compliance with current Building Regulations procedures as set out in the Building Control (amendment) Regulations 2013, the draft Code of Practice for inspecting and certifying building works, or subsequent versions of these documents, current at the time design or building work is being undertaken.

The Clients Architect, in the role of the Clients Design Team Leader, shall engage with the Local Authority Building Control Dept. to ensure compliance with all matters of procedure, administration and control for the purposes of securing the implementation of and compliance with the certification and inspection requirements of current Building Control Act and Regulations, current at the time design or building work is being undertaken.

The Clients Architect as Design Team Leader, supported by the Clients Design Team, shall advise the client in respect of all aspects of compliance with Building Control Legislation and procedures. Progress in relation to these matters shall be recorded in each Client Stage Report.

The Public Works Contract to be used to procure the Works will be the Public Works Contract for works designed by the Employer, (PW-CF1 contract). This envisages a full traditional design prepared by the Clients Design Team.

The duties of the Design Certifier for all project works shall be discharged by the Design Team Leader, who will be the Clients Architect. The duties of the Assigned Certifier for all project works, including preparation and co-ordination of an appropriate inspection plan, shall be discharged by the Clients Architect or by a suitably qualified and experienced sub consultant retained domestically by the Clients Architect to discharge the role on his behalf. The Clients Architect shall make allowance for the cost of providing such services in their tender sum.

The Architect as DT Leader shall, when preparing the project works tender documents, identify any hold or witness points in the preliminary inspection plan and ensure that reference is made to any requirements for ancillary certificates from specialist designers (consultants sub contractors, suppliers etc). All ancillary certificates shall be consistent with the wording of the new statutory certificates, making clear that lesser wording will not be acceptable. The tender documents shall make provision for this requirement in respect of certificates to be provided by the contractor, sub-contractors, specialist suppliers and others involved in the construction process.

The Assigned Certifier and the Project Works Contractor shall jointly execute the Certificate of Compliance with Building Regulations for the Project Works and the assigned Certifier shall issue the certificate to the relevant Building Control Authority at substantial completion stage along with other ancillary certificates where required under the Building Control legislation. The Clients Architect / Assigned Certifier shall be assisted in this, as appropriate, by the Clients Design Team members.

All Design Team members shall provide any necessary support to the Clients Architect during all stages of the project, in order to ensure compliance with the building control procedures. This will include the provision of all necessary advice, reports, inspections and provision of ancillary compliance certificates to the Architect/ Assigned Certifier for project elements relevant to their design discipline. Certification of the works on a phased basis shall be allowed for by the relevant parties, to facilitate phased completion and use of the new accommodation as appropriate.

Certificates shall be issued in accordance with the requirements of the Building Control (amendment) Regulations and associated legislation in force, at the time the certificates are due to be issued. Each design team member shall make allowance for the cost of providing such services in their tender sum. It shall be the responsibility of the Clients Design Team to ensure that the certificates are validated in advance of the required dates for substantial completion / occupation.