



# Overview of Part 2A of the Building Regulations 2010

## Introduction

**The Building Regulations etc. (Amendment) (England) Regulations 2023<sup>1</sup> introduces significant changes to the Building Regulations 2010 by inserting a new Part 2A, which establishes new duties and competency requirements for all dutyholders in construction projects. These changes align with the Building Safety Act 2022, reflecting a broader effort to improve building safety. The new Part 2A aims to ensure a clear chain of responsibility throughout the construction process.**

There is an assumption that because the dutyholder roles have the same names as those created under The Construction (Design and Management) Regulations 2015, the roles are the same. This is incorrect, and there should be in no doubt that the requirements of Part 2A of the Building Regulations place new duties and responsibilities on all involved in regulated building work of any kind.

The new part 2A of the Building Regulations 2010 introduces regulations regarding **“Dutyholders and Competence”**, focusing on accountability and ensuring that all clients, designers and contractors involved in building work have the required competence and behaviours. This section, introduced under amendments to the Building Regulations, aims to enhance safety, compliance, and quality in construction projects.

## Who are the dutyholders?

**The regulations define specific roles, each with distinct responsibilities:**

### CLIENTS

- Ensure projects are planned, managed, and monitored effectively.
- Appoint competent dutyholders and provide adequate resources.

### PRINCIPAL DESIGNERS

- Oversee the design phase and coordinate efforts to ensure compliance and safety.
- Work with other designers to identify and mitigate risks.

### DESIGNERS

- Prepare designs that comply with the Building Regulations.
- Consider safety, functionality, and compliance throughout the design process.

### PRINCIPAL CONTRACTORS

- Plan, manage, and monitor the construction phase to ensure safety and compliance.
- Coordinate work and share information with other dutyholders.

**Note: Where there is only a single contractor involved in a project, then they are the principal contractor.**

### CONTRACTORS

- Ensure construction work is carried out in accordance with the Building Regulations.
- Maintain competence and ensure workers on-site are trained and can prove competence

## Accountability of dutyholders

- Clearly defines roles and responsibilities for all individuals involved in building projects, including clients, designers and contractors.
- Dutyholders must ensure that their work complies with the Building Regulations and does not compromise safety or quality.

## Competence requirements

- Requires dutyholders to demonstrate the necessary skills, knowledge, experience, and behaviour (SKEB) to carry out their roles effectively.
- Establishes standards for competence in specific roles to ensure building safety.

## Improved oversight

- Dutyholders must provide evidence of their competence and compliance with the regulations.
- This includes keeping proper records and providing necessary documentation for inspections and audits.

### Collaboration

- Dutyholders must collaborate and share relevant information to ensure that all parties understand their responsibilities and that safety is maintained throughout the project lifecycle.

### Documentation and record-keeping

Dutyholders must maintain records that demonstrate compliance with the regulations, such as:

- Design and construction plans.
- Risk assessments and safety measures.
- Records of training, competence and qualifications.
- Communication logs among dutyholders.

### Enforcement and penalties

Non-compliance with Part 2A can result in:

- Legal action, including fines or prosecution.
- Revocation of certifications or professional memberships.
- Suspension or banning from future projects for severe breaches.

### Relation to the Building Safety Act 2022

Part 2A aligns closely with the principles of the Building Safety Act 2022, which emphasises accountability and competence in building projects. Both frameworks aim to ensure safer buildings and a more robust construction process.

### Impact on the roofing industry

- Higher standards: Part 2A encourages better training, improved safety, and more rigorous compliance.
- Increased accountability: All dutyholders are required to take responsibility for their roles, reducing negligence.
- Collaboration: Encourages greater communication and transparency among project teams.

If you require further information to ensure compliance with Part 2A of the Building Regulations 2010, contact the NFRC Technical Team.



#### Further information

<sup>1</sup> *The Building Regulations etc. (Amendment) (England) Regulations 2023:*  
<https://www.legislation.gov.uk/uksi/2023/911/contents/made>

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