

Determinations and Mediation Committee
 Comprised of representatives of Building Standards, Fire & Rescue Services, Designers, Developers and Contractors, this committee will be responsible for resolving any disputes or differences of opinion

MINOR Works to Existing HRRB
 As defined in **Rec. 2.9**

MAJOR Works to Existing HRRB
 As defined in **Rec. 2.9**

New HRRB proposed
 'Multi-occupancy higher risk residential building...10 storeys or more in height'

Information In 'Golden Thread'

- ✓ The Fire & Emergency File
- ✓ Full Plans
- ✓ Construction Control Plan
- ✓ Details/Register of Dutyholders **Rec. 3.1 & 3.5**
- ✓ Building Safety Manager
- ✓ Fire Case Review Details
- ✓ Fire Risk Assessments
- ✓ Details of Minor and Major Changes **Rec 2.9**
- ✓ Pre-occupation Fire Risk Assessment

JCA Digital Record / Golden Thread
Rec. 2.3 & 8.1

GATEWAY 1 - PLANNING STAGE

LPA consultation with JCA members when planning permission sought for HRRB or for building that may affect fire service access to existing HRRB
Rec. 2.5

GATEWAY 2 - FULL PLANS APPLICATION

Building Standards Body approval subject to JCA being satisfied that Full Plans show that key building safety risks are understood & will be managed, robust processes are in place & that the design meets all BReg requirements
Rec 2.6

GATEWAY 3 - PRE-OCCUPATION AND COMPLETION CERTIFICATE

JCA satisfied that signed off design (including properly verified changes) and completed building has met all key safety and building regulations requirements. Verify that all key documents and information have been handed over and that residents strategy is in place following completion of pre-occupation Fire Risk Assessment.
Rec. 2.7

ACCESSIBLE BY

JCA Members Dutyholders Residents

Ongoing Review & Consultations

Fire Safety Case Review
 Risks identified by dutyholders and reduction of building safety risk and maintenance of the building's 'golden thread' of information to be demonstrated to the JCA
Rec. 3.3

Consultation with Environmental Health
 For all HRRBs, Environmental Health to raise any concerns regarding fire and structural safety with the JCA immediately
Rec. 3.7

Ongoing Fire Risk Assessments
 Regular fire risk assessments to be undertaken and any recommendations actioned in a timely manner. Reviews conducted at least annually until first fire safety case review completed
 Completed FRAs to be accessible to residents
Rec 3.4