

PAS 8673 project overview

A PAS is a sponsored fast-track standard that is developed through a consensus-building process facilitated by BSI Standards Limited. A PAS should not be regarded as a BS, EN or ISO standard.

Identifier	PAS 8673
Title	Built environment – Framework for competence of individual Building Safety Managers and Nominated Individual Building Safety Managers – Specification
Sponsor	MHCLG
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Key dates	Expected date of public consultation: 07/07/21
	Expected date of publication: 10/12/21

Background

On 14 June 2017 a fire broke out in Grenfell Tower, London, which resulted in the death of 72 people. In the immediate aftermath, the UK Government commissioned Dame Judith Hackitt MBE to undertake an Independent Review of Building Regulations and Fire Safety to develop recommendations in order to prevent a similar tragedy from happening again. The review published two reports:

- *Building a Safer Future, Independent Review of Building Regulations and Fire Safety: Final Report¹*
- *Building a Safer Future, Independent Review of Building Regulations and Fire Safety: Interim Report²*

Both the interim and final reports published under Dame Judith’s supervision identified serious shortfalls in the competence of persons involved at almost every stage of the design, construction, management and operation of Grenfell Tower. The review concluded that *“there is no requirement for a clear person or entity to be responsible for the fire and structural safety of buildings in scope”* and recommended that: *“Government should specify that responsibility for the safety of all parts of a HRRB must be held by a clear, senior dutyholder”* and that *“the dutyholder must nominate a ‘building safety manager’ with the relevant skills, knowledge and expertise to assist in discharging their duties and to be available to residents concerned about safety in their building.”*

In response to these recommendations, the Government response to the “Building a Safer Future” consultation stated *“A Building Safety Manager, appointed by the Accountable Person and approved under a system established by the Building Safety Regulator, will deliver the day to day functions on behalf of the*

¹ Report available from https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/707785/Building_a_Safer_Future_-_web.pdf

² Report available from: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/668831/Independent_Review_of_Building_Regulations_and_Fire_Safety_web_accessible.pdf

Accountable Person. "It went on to state: "the responsibility of the Building Safety Manager are undertaken on behalf of the Accountable Person on whom the legal duty sits. The Accountable Person will therefore need to ensure that the Building Safety Manager has the necessary skills, knowledge and experience to carry out these functions."

In response to recommendations in the Hackitt Review, the Industry Response Group (IRG) established a Competence Steering Group (CSG) to develop proposals in relation to Building Safety competence. This work resulted in an interim report in September 2019, followed by the final report *Setting the Bar* in October 2020.

Recommendation 3 of *Setting the Bar* stated:

The three regulated roles that have primary responsibility for building and life safety at each stage of a building's lifecycle (Principal Designer, Principal Contractor and Building Safety Manager) require competences in addition to any discipline-related competences. The competences of these regulated roles should be developed and maintained as National Standards. (New PAS standards specifying competence requirements for the three regulated roles are in preparation)

The role of Building Safety Manager was confirmed in the draft Building Safety Bill, which states: "The accountable person for a higher-risk building must before the building becomes occupied appoint a person to be the building safety manager for the building." The draft bill states that the accountable person may appoint a person if: "where the person is an individual, the accountable person is satisfied that they have the skills, knowledge, experience and behaviours to carry out the functions of a building safety manager".

It goes onto say that: "The building safety manager must as soon as reasonably practicable appoint an individual acting under its control to be the nominated individual for the building." The building safety manager may only appoint the nominated individual only if it satisfied that the individual has the appropriate skills, knowledge, experience and behaviours to manage their functions.

Aim

The objective of this PAS, which is sponsored by MHCLG, is to specify a framework, setting out the skills, knowledge, experience and behaviours that will be required for the Building Safety Managers. The PAS is intended for use by BSMs, both single individual and nominated individuals.

It is also expected to be of use to:

- organizations that will assess the competence and commitment of BSMs, including professional bodies, trade bodies and those that regulate by statute or facilitate voluntary self-regulation;
- national accreditation authorities;
- government agencies;
- employers (including organization BSMs); and
- insurers.

The PAS gives guidance on assessment of Building Safety Managers in an informative annex. This guidance is intended to be used by:

- individuals seeking to assess their existing skills, knowledge, experience and behavioural traits against the competence requirements set out in this PAS; and
- persons or organizations seeking to assess whether individuals are competent to take the role of BSM, relative to the grade required for the complexity of the building to come under their control.

It is anticipated that this guidance can be used to assure stakeholders that Building Safety Managers are assessed by common and directly comparable methodology and processes.

Draft scope

This PAS specifies requirements for a competence framework for individual Building Safety Managers (including Nominated Individual Building Safety Managers).

It specifies requirements for building safety competence relevant to the role, function and task of Building Safety Managers, based on the core requirements and core competences set out in BSI Flex 8670.

It covers the competence and commitment of Building Safety Managers as follows:

- a) comprehension of building structures and building systems;
- b) comprehension of how systems inherent in buildings operate;
- c) comprehension of operational practices necessary to maintain buildings safe for occupiers and visitors;
- d) comprehension of technical risk management;
- e) comprehension of how to identify, monitor and control risks, projects and the consequences of human behaviour;
- f) leadership, communication and planning skills; and
- g) personal commitment to ethics, behaviour, and professional standards.

It describes different grades of competence for the classification of BSMs, depending on the BSM's experience, levels of knowledge, skills, and responsibility, and indicates the pathways between the categories. It describes how these grades relate to the competence necessary to manage buildings of differing types and complexities as set out in the safety case report(s) relating to the specific building(s) under the control of the individual BSM.

It also gives guidance on assessment.

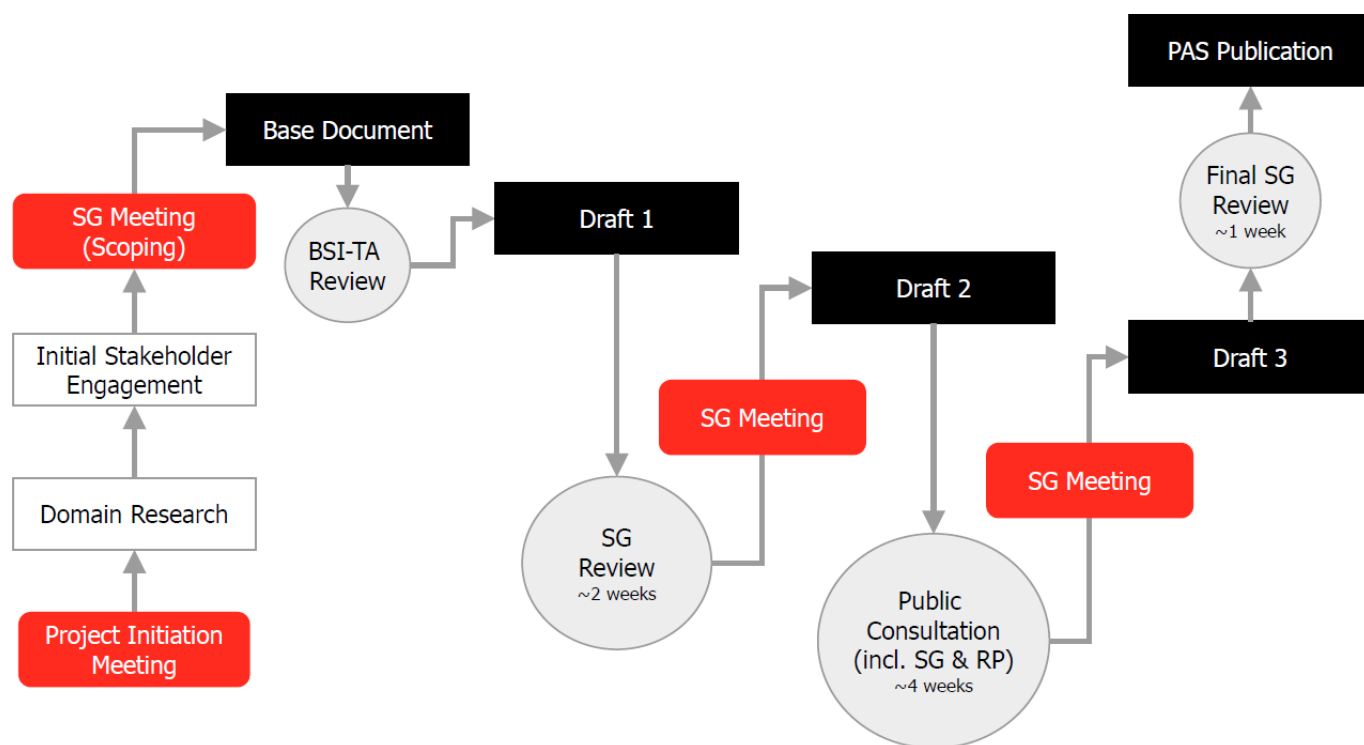
Responsibilities of the Review Panel (RP)

The RP is a wide formation of organizations and individuals representing those stakeholder groups that may be affected by the implementation of a PAS, even if only peripherally affected. Consultation with the RP is vital in terms of building consensus in the development of a PAS.

RP members will be invited to submit comments electronically during a public consultation via the BSI [Standards Development Portal](#) in early July 2021. **There are no RP meetings.**

Due to the time constraints of the project, comments received after the deadline or in any format other than online via the Portal cannot be considered.

PAS process



SG	steering group (8 to 15 stakeholders)
RP	review panel (targeted stakeholders, including BSI technical committees)
SG Review	draft is made available to SG only, for technical review
Public Consultation	draft is made publicly available for technical review through BSI's online draft review system < https://standardsdevelopment.bsigroup.com/ >
Final SG Review	draft is made available to SG only, for final (editorial) review
SG Meeting	meeting where comments are resolved by the steering group members