Choosing a Principal Designer

Building Regulations duties in England: competence for the actual project.

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1 Two distinct roles

The Building Regulations Principal Designer coordinates design compliance. The CDM Principal Designer manages design-stage health and safety risks.

2 Appoint for the work

Where required, the client appoints a designer with control of the design work. A professional title alone is insufficient.

3 Individual competence

Assess relevant skills, knowledge, experience and behaviours against the complexity and risks of the project.

4 Organisation capability

Check resources, supervision, management arrangements and the ability to coordinate the design team.

5 One organisation, both roles

This is possible if competent for both. The client must confirm the combined appointment in writing.

6 Higher-risk projects

Apply the additional higher-risk-building procedures and evidence requirements. Keep the appointment and competence assessment documented.

Select on demonstrated competence, clear responsibilities and control of the design.

REFERENCE GUIDANCE

GOV.UK: design and building duties

Use current product instructions and the approved project design. For regulations, confirm the UK nation, applicable edition and transitional arrangements.