

Wates

The Joint Competence Initiative for the Building Envelope Sector (JCI)

Not another trade body, surely?



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Why the JCI was formed

An incidental chat about cavity barriers in a mast climber in 2018...

"Cavity barrier? I thought it was for thermal performance or drainage?"



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Why the JCI was formed

Phase 1

To April 22

May 18: Hackitt Review published
June 19: "Building a Safer Future" consultation commenced
July 21: Building Safety Bill published
April 22: Building Safety Act 2022 receives Royal Assent

Phase 2



RA + 6-12 months (October 22 / April 23)

Introduction of the regime
Consultation on Secondary Legislation
Secondary Legislation

Phase 3

RA + 12-18 months (April 23 / October 23)

Transition and coming into force
Regulator / competence / duties / building registration / Gateways 2 and 3 / reporting / developer levy



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Why the JCI was formed

35 Industry competence

In Schedule 1 to the Building Act 1984 (building regulations) after paragraph 5B (inserted by section 34) insert—

"SC Competence requirements

5C (1) Building regulations may, in relation to any work, impose competence requirements on—

(a) any appointed person, or

(b) any prescribed person.

(2) A "competence requirement" is a requirement relating to—

(a) the skills, knowledge, experience and behaviours of an individual;

(b) the capability of a person other than an individual to perform its functions under building regulations.

(3) The regulations may require an appointed person who is not an individual to give an individual acting under its control who has the appropriate skills, knowledge, experience and behaviours the task of managing its functions as an appointed person."

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The Founding Tier 1s

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An "Association of Associations"

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What are the JCI Standards

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What are the JCI Standards

Department	Typical Roles	Functions	Competence Level Required for Decision Making	Experience Required for Decision Making	Typical Suitable Qualification	Suggested Number of CPD Hours Per Annum	Capabilities (in all cases must include an understanding of own limitation of products and services available from their company)
Sales/Estimating	Sales Staff, BOMs, Marketing Staff	Selling products and services	2	N/A	N/A	12	Ability to understand and accurately repeat specifics of products and services available from their company.
		Specifying/Selecting Materials	4				
		Preparing design proposals for tenders	4				
	Estimators	Specifying/Selecting Subcontractors	4				Ability to assess competence of subcontractor and their bid proposals.
		Managing safety implications of cost and value decisions	4	3 years	VQ/NVQ Level 2, 3 or 4 certificate	12	Ability to review and understand the safety implications of offering cost product over another (Value Engineering).
		Assessing and managing risk	2				Understanding of the safety implications of installation of the products in a tender bid.
Design	Specialist Subcontract Designer	Resource Planning	2				Understanding of the resources required to provide a competent bid proposal.
		Designing	5				Ability to make and defend judgments relating to the design to meet current Building Regulations, use of materials and methods of construction.
		Specifying/Selecting Materials	4	5 years	INC, HND or Degree in Construction or	12	Ability to assess competence of subcontractor and their bid proposals.
	Structural Engineer	Assessing and managing risk	4		MS/In Practice Engineering		Ability to appropriately apply Construction Design Management Regulations to design.
		Resource Planning	3				Understand the resources required to provide a competent design and make sure it is provided.
		Preparing and assessing structural engineering calculations	6	Appropriate for membership of professional body	Appropriate for membership of professional body		Suitable educational qualification to be provided. Ability to apply Current Building Regulations, Codes of Practice and Industry Body Standards e.g. those approved by CWCT, NFRC and task to design calculations.
Design	Fire Engineer	Preparing and assessing fire safety case	6	Appropriate for membership of professional body	MS in Fire Safety Engineering		Suitable educational qualification to be provided. Ability to apply Current Building Regulations, Codes of Practice and Industry Body Standards e.g. those approved by CWCT, NFRC and task to design calculations.
		Preparing and assessing fire strategy calculations	6				
	Facade Engineer	Preparing design proposals and specification documents	6	Appropriate for membership of professional body	MS in Facade Engineering		Suitable educational qualification to be provided. Ability to apply Current Building Regulations, Codes of Practice and Industry Body Standards e.g. those approved by CWCT, NFRC and task to design calculations.

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The JCI – So Who Reviewed The Standards?



"By suggesting a phased approach, I think this [White Paper] enables people to get started on the journey which, at the moment, just feels like a very big hurdle that is all too difficult"

"I can see how your paper gets people from where they are today – i.e. not competent – to a position where they are competent in today's methods of building facades and roofing"

Dame Judith Hackitt - February 2023



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Why follow the standards?

New offences are outlined by the Act

24 Provision of false or misleading information to regulator

(1) A person commits an offence if they provide false or misleading information to the regulator—


- (a) in purported compliance with a building enactment or a requirement imposed by virtue of such an enactment,
- (b) in connection with an application made to the regulator under a building enactment, or
- (c) for the purpose of avoiding enforcement action being taken or continued, and the person knows that, or is reckless as to whether, the information is false or misleading.

148 Liability relating to construction products

(1) This section applies where Conditions A to D are met.

(2) Condition A is that, at any time after the coming into force of this section—

- (a) a person fails to comply with a construction product requirement in relation to a construction product,
- (b) a person who markets or supplies a construction product makes a misleading statement in relation to it, or
- (c) a person manufactures a construction product that is inherently defective.



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What lies ahead for the JCI?

- Promote the use of the standards as the 'One Truth' so everyone is working to the same end goal
- Ensure that the entire supply chain understand the requirements of the Building Safety Act relating to Competence
- Develop a baseline competency test



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A little light reading – Competence



There are a number of PAS to assist with understanding how the "competence requirement" might be assured. It is clear that we must engage competent staff and supply chain members to comply with this new requirement.

BSI Flex PAS 8670 - Core criteria for building safety in competence frameworks.

PAS 8671 – Competence for Principal Designers

PAS 8672 – Competence for Principal Contractors

PAS 8673 – Competence for Building Safety Managers

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