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STATUTORY INSTRUMENTS

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**2010 No. 2214**

**The Building Regulations 2010**

[<sup>F1</sup>PART 2A

Dutyholders and competence

CHAPTER 4

*Duties of dutyholders*

[<sup>F1</sup>**Additional duties of a principal designer**

**11M.**—(1) The principal designer must—

- (a) plan, manage and monitor the design work during the design phase; and
- (b) coordinate matters relating to the design work comprised in the project so that all reasonable steps are taken to ensure that the design is such that if the building work to which the design relates were built in accordance with that design the building work would be in compliance with all relevant requirements.

(2) The principal designer must take all reasonable steps to ensure that—

- (a) designers, and any other person involved in relation to design work, cooperate with the client, the principal designer, the principal contractor and each other;
- (b) the design work of all designers is coordinated so that the design is such that if the building work to which the design relates were built in accordance with that design the building work would be in compliance with all relevant requirements; and
- (c) designers, and any other person involved in relation to design work, comply with the duties under these Regulations.

(3) The principal designer must liaise with the principal contractor and share with the principal contractor any information relevant to—

- (a) the planning, management and monitoring of the building work, and
- (b) the coordination of building work and design work for the purpose of ensuring compliance with all relevant requirements.

(4) Where the principal contractor provides comments to the principal designer in relation to compliance with the relevant requirements, the principal designer must have regard to those comments.

(5) The principal designer must—

- (a) if requested, assist the client in providing information to other designers and contractors;
- (b) when the principal designer's appointment ends, no later than 28 days after the end of the appointment, give to the client a document explaining the arrangements it put in place to fulfil the duties under paragraphs (1) to (3).

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**Changes to legislation:** There are currently no known outstanding effects for the  
The Building Regulations 2010, Section 11M. (See end of Document for details)

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(6) Where a replacement principal designer is appointed, they must review the arrangements the previous principal designer put in place for fulfilling the duties under paragraphs (1) to (3) so that all reasonable steps are taken to ensure that the design is such that if the building work to which the design relates were built in accordance with that design the building work would be in compliance with all relevant requirements.]

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**Textual Amendments**

**F1** Pt. 2A inserted (E.) (1.10.2023) by [The Building Regulations etc. \(Amendment\) \(England\) Regulations 2023 \(S.I. 2023/911\)](#), regs. 1(2), **6(1)** (with regs. 22-24)

**Changes to legislation:**

There are currently no known outstanding effects for the The Building Regulations 2010, Section 11M.