

The Assessor shall determine the business's commitment and support to good and safe working practices; also that it has a positive culture in all aspects of its work. In particular, the assessor shall check that the business's health, safety and environmental arrangements are followed while the work is carried. The details that the assessor will expect to find in use, are given in the BESCA standard BS.5 and BS.6. The level of assessment will be appropriate for, the size and the complexity of the business.

		Building work associated with M & E services technical standards	
BESCA standard	Scheme Requirement	Typical evidence required	
		Work done in domestic premises	Work done in non-domestic premises
TS.4.1	<p>Penetrations to the structure (Building work)</p> <p>Technical standards that apply to this work: <i>The Building Regulations</i> <i>Approved Documents</i> <i>Compliance guides</i> <i>BESA standards</i></p>	<ul style="list-style-type: none"> • Services installations often need holes to be drilled or cut through walls or floors, and/or ceiling structures, or chases to be made in walls; also the lifting and replacement of floors. The 'builders work' in connection with the sealing of holes, reinstatement of floors, etc, may be subject to the Building Regulations. If it is, then the 'builders work' must also comply with the relevant requirements. For example, lifting and refitting a section of floor may affect the structure (Part A), the fire protection (Part B) and the passage of sound (Part E), so those parts of the Building Regulations will apply. • Any building work that is done shall be carried out with proper materials and in a workman like manner. • When carrying out cutting and drilling to allow the passage of services, care shall be taken to ensure that the building structure is not weakened. Guidance to prevent damage to the building structure is given in Part A of the Building Regulations. • Guidance on fire-stopping, to prevent the spread of fire and smoke, is given in Section 11 of Part B of the Building Regulations. This requires all openings for pipes, ducts, conduits, or cables that pass through any fire separating element to be: <ul style="list-style-type: none"> ○ kept as few in number as possible, and ○ kept as small as practicable, and ○ fire-stopped, in a way that allows for the thermal movement of pipes, ducts, conduits, etc. • Part E of the Building Regulations requires protection against sound from other parts of the building and from adjoining buildings. Providing that the fire-stopping is carried out correctly and it prevents rigid contact between the services and the floor, ceiling or wall, then it will probably meet the requirement to limit the transfer of noise. • Fire and/or smoke dampers in ductwork systems shall be installed, set and handed over, as detailed in the BESA publication DW/145 – "Guide to Good Practice: For the Installation of Fire and Smoke Dampers". • The installation of recessed luminaires, grilles, diffusers, and other equipment, installed in ceilings that contain sound absorbent material require that any breaches of the sound absorbent material be rectified following their installation; so as to comply with the Approved Document E (Resistance to the passage of sound). • The installation of recessed luminaires, grilles, diffusers, and other equipment installed in ceilings that are fire barriers require that any breaches of the fire barrier material be rectified following their installation; so as to comply with the Approved Document B (Fire Safety). • Where a service penetrates an external wall, for example a cable or an intake or exhaust louvre, the penetration shall be sealed to prevent moisture entering the building. Guidance on dealing with moisture penetration to the building is given in Part C of the Building Regulations. • If the above work is undertaken by the competent individuals, then they shall have the necessary skills, knowledge and experience, as set out in BESCA standard BS.9, shall undertake the work so that it meets the standards set by BESCA. The business's training and/or subcontract records shall identify these people, as set out in BESCA standards BS.9 and/or BS.10. • If the work is undertaken by another party, then the competent individual shall, when the work is completed, satisfy themselves that it meets the requirements of the Building Regulations. • On completion, notes shall be made or a drawing to show any deviations from the services routes originally specified or envisaged. This information shall be used to produce the final record drawings of the installation. 	