



FREE GUIDE · THE GATEWAY 3 EVIDENCE CHECKLIST

The three gateways. One record that has to **hold**.

Making our cities safer.

WHY THIS GUIDE EXISTS

A higher-risk building cannot be occupied until it clears its final gateway. That decision turns on the record of the work as built.

This guide explains the three Building Safety Act gateways in plain English, then gives you the Gateway 3 evidence checklist. Use it to measure your own firestopping record against the completion stage before the regulator does.



■ The Gherkin · City of London

For developers, principal contractors and managing agents delivering higher-risk buildings: at least 18 metres or 7 storeys, with at least two residential units.

Three gates. One thread underneath.

The Building Safety Act sets three decision points for every higher-risk building. Gateway 1 sits at planning. Gateway 2 is the Building Safety Regulator's approval of the design, and construction cannot start without it. Gateway 3 is the completion check, and nobody can move in until it is passed.

The golden thread runs underneath all three. It starts at design, grows as the work goes in, and is handed over at Gateway 3. From there it is kept for the building's occupied life.

01 Gateway 1 · At planning

Fire safety is considered with the planning application, and the Building Safety Regulator advises the planning authority. The strategy is set here.

02 Gateway 2 · Before construction

The regulator approves the design before work starts. The approved documents become the baseline the finished building is judged against, and every change after approval must be controlled and recorded.

03 Gateway 3 · Before occupation

The completion check. The regulator decides whether the building as built matches what was approved at Gateway 2, and whether the evidence proves it. No certificate, no registration, no residents.

By completion, every seal sits hidden behind a wall or above a ceiling. The record is what gets inspected.



■ Firestopped service penetrations, sealed and recorded before cover-up.

What the regulator reads at Gateway 3

The application for a completion certificate must show that the work was completed in accordance with the documents approved at Gateway 2 and any controlled changes since, and that it complies with the Building Regulations. The regulations give the regulator eight weeks to decide a valid application, unless more time is agreed. The building must then be registered before anyone moves in.

Among the documents every application must include:

- As-built drawings and plans for the completed work
- The construction control plan: how compliance was managed, monitored and evidenced
- The building regulations compliance statement
- The fire and emergency file
- The change control plan and the change control log
- Compliance declarations from the client, the principal designer and the principal contractor
- Signed confirmation that the fire safety information and the golden thread have been handed over

WHY APPLICATIONS STALL

Based on applications received so far, the regulator has named the recurring causes of delay:

- Gaps in fire and structural safety documentation
- Weak change control records
- As-built drawings that do not match the systems or materials actually installed
- Safety system integration issues

Most of these are failures of record, not workmanship. The work may be sound. If the record cannot prove it, the application waits.

Source: Build UK, Gateway Three: Applying for a Completion Certificate, February 2026; GOV.UK Building Safety Regulator guidance. Checked 27 July 2026.

The Gateway 3 firestopping **evidence checklist**

Work through it honestly, with your current project in mind. Every unticked box is a question the regulator can ask that your record cannot yet answer.

STAGE 1 · BEFORE INSTALLATION Set up to be proved.	
☐	The fire strategy and compartmentation drawings identify every fire-rated wall and floor that services will pass through
☐	A tested system is selected for each penetration, joint and cavity type, with the test evidence referenced. Tested means installed exactly as tested, never mixed
☐	Product data sheets and declarations of performance are on file for every system component
☐	Installer competence is evidenced: qualifications, training records and a competence matrix
☐	The installer holds third-party certification, so the proof is independent
☐	The evidence method is agreed before the first seal goes in: who photographs, how each seal is referenced to the drawings, where the records live
STAGE 2 · DURING INSTALLATION Captured before cover-up.	
☐	Every penetration, joint and cavity is photographed before, during and after installation. Always before it is covered over
☐	Each seal is tagged or labelled and referenced to its location on the drawings
☐	The products used in each seal are recorded with batch numbers
☐	The installer and the installation date are recorded for every seal
☐	Quality inspections are recorded as the work proceeds, not reconstructed afterwards
☐	Site problems are resolved within the tested system, and the resolution is recorded

THE CHECKLIST · STAGES 3 AND 4

STAGE 3 · CHANGE CONTROL The record the regulator compares.

- ☐ Every substitution and design change since Gateway 2 approval is assessed and recorded in the change control log
- ☐ Changes are categorised and approved as the regulations require, before the work is done
- ☐ As-built drawings are updated to match what is actually installed, seal by seal
- ☐ There are no undocumented site decisions on safety-critical seals

STAGE 4 · AT HANDOVER The golden thread, handed over.

- ☐ A complete evidence pack exists for every penetration: location, system, products, photographs, installer and date
- ☐ The as-built firestopping register reconciles with the drawings. No orphan seals, no missing floors
- ☐ The firestopping evidence feeds the golden thread and the fire safety information handed to the building owner
- ☐ The client and the principal accountable person have signed for receipt of the golden thread
- ☐ The records are retained and retrievable for the liability window. Our own standard is 15 years

SIX QUESTIONS YOUR RECORD MUST ANSWER

What was installed? · Where was it installed? · Who carried out the work? · Which products were used? · Was the installation carried out correctly? · Can this be demonstrated years later?

If any answer needs digging, the thread is incomplete.



- Tagged and photographed before cover-up: a firestopped service riser.

WHAT YOUR SCORE MEANS

Every box ticked

Your record should hold. Keep it current as the work continues; a thread is only complete when handover is signed.

Gaps in stages 1 or 2

Capture is still open on site. Close the gap before more work is covered over. Photographs cannot be taken through a finished wall.

Gaps in stages 3 or 4

The application itself is at risk. Close these before you apply, not after validation sends it back.

WHERE SKYLINE FITS

We are the specialist firestopping contractor for higher-risk buildings across Greater London and the M4 corridor. Everything we install is third-party-certified to the BM TRADA Q-Mark: tested systems fitted exactly as tested, every seal photographed and captured as it is installed, and a complete evidence pack at handover, retained for 15 years.

THE NEXT STEP

Found gaps? **Contact us.**

Tell us about the project and what the checklist showed. We will help you close the gaps before the regulator reads the record.

Contact us · skylinefirestopping.com · **0330 133 8450**

We are not lawyers, and this guide does not replace legislation or official guidance. We are firestopping specialists who work every day alongside developers, principal contractors and their teams. Our aim is to make the gateways and the golden thread feel practical.

Sources: GOV.UK Building Safety Regulator guidance; Build UK, Gateway Three: Applying for a Completion Certificate, February 2026. Checked 27 July 2026.

Holds in a fire. **Holds up in an audit.**