



# Building Act 1984

## 1984 CHAPTER 55

### PART I

#### BUILDING REGULATIONS

##### *Consultation*

#### 14 Consultation with Building Regulations Advisory Committee and other bodies [<sup>F1</sup>: Wales]

- <sup>F2</sup>(1) .....
- <sup>F2</sup>(2) .....
- <sup>F2</sup>(3) .....
- <sup>F2</sup>(4) .....

[<sup>F3</sup>(5) The Welsh Ministers shall appoint a committee, to be known as the Building Regulations Advisory Committee for Wales, for the purpose of advising them on the exercise of their power to make building regulations, and on other subjects connected with building regulations.

(6) The Welsh Ministers may pay such expenses incurred by members of the Building Regulations Advisory Committee for Wales as the Welsh Ministers may determine.

(7) Before making any building regulations containing substantive requirements, the Welsh Ministers shall consult the Building Regulations Advisory Committee for Wales and [<sup>F4</sup>any other person that the Welsh Ministers consider appropriate.]

(8) Before making any building regulations containing provision of the kind authorised by paragraph 11(1)(c) of Schedule 1 to this Act, the Welsh Ministers shall consult—

- (a) the Building Regulations Advisory Committee for Wales,
- (b) such [<sup>F5</sup>persons] as appear to them to be representative of local authorities in Wales, and]

*Changes to legislation: There are outstanding changes not yet made by the legislation.gov.uk editorial team to Building Act 1984. Any changes that have already been made by the team appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes*

[<sup>F6</sup>(c) any other person that the Welsh Ministers consider appropriate.]

#### Textual Amendments

- F1** Word in s. 14 heading inserted (1.4.2023 except in relation to W., 5.9.2023 for W.) by [Building Safety Act 2022 \(c. 30\)](#), s. 170(4)(b)(c), [Sch. 5 para. 17\(5\)](#); S.I. 2023/362, reg. 2(2)(a); S.I. 2023/914, reg. 2(b)(xiii), Sch. para. 14 (with reg. 5)
- F2** S. 14(1)-(4) omitted (1.4.2023 except in relation to W., 5.9.2023 for W.) by virtue of [Building Safety Act 2022 \(c. 30\)](#), s. 170(4)(b)(c), [Sch. 5 para. 17\(2\)](#); S.I. 2023/362, reg. 2(2)(a); S.I. 2023/914, reg. 2(b)(xiii), Sch. para. 14 (with reg. 5)
- F3** S. 14(5)-(8) inserted (31.12.2011) by [Welsh Ministers \(Transfer of Functions\) \(No.2\) Order 2009 \(S.I. 2009/3019\)](#), arts. 1(2), [8\(5\)](#)
- F4** Words in s. 14(7) substituted (1.4.2023 except in relation to W., 5.9.2023 for W.) by [Building Safety Act 2022 \(c. 30\)](#), s. 170(4)(b)(c), [Sch. 5 para. 17\(3\)](#); S.I. 2023/362, reg. 2(2)(a); S.I. 2023/914, reg. 2(b)(xiii), Sch. para. 14 (with reg. 5)
- F5** Word in s. 14(8)(b) substituted (1.4.2023 except in relation to W., 5.9.2023 for W.) by [Building Safety Act 2022 \(c. 30\)](#), s. 170(4)(b)(c), [Sch. 5 para. 17\(4\)\(a\)](#); S.I. 2023/362, reg. 2(2)(a); S.I. 2023/914, reg. 2(b)(xiii), Sch. para. 14 (with reg. 5)
- F6** S. 14(8)(c) substituted (1.4.2023 except in relation to W., 5.9.2023 for W.) by [Building Safety Act 2022 \(c. 30\)](#), s. 170(4)(b)(c), [Sch. 5 para. 17\(4\)\(b\)](#); S.I. 2023/362, reg. 2(2)(a); S.I. 2023/914, reg. 2(b)(xiii), Sch. para. 14 (with reg. 5)

## 15 Consultation with fire authority.

(1) Where, in the case of a requirement as to—

- (a) structural fire precautions,
- (b) the provision of means of escape from buildings in case of fire, or
- (c) the provision of means for securing that such means of escape can be safely and effectively used at all material times,

contained in building regulations, the power to dispense with or relax that requirement conferred by section 8(1) above is by virtue of section 8(2) above exercisable by a local authority, or a public body proposes to exercise the power conferred on it by section 8(4) above, the local authority or public body, if they are not the [<sup>F7</sup>fire and rescue authority], shall before exercising the power in relation to any premises or proposed premises consult the [<sup>F7</sup>fire and rescue authority].

(2) In subsection (1) above, “public body” has the meaning given by section 8(5) above.

[<sup>F8</sup>(3) As regards a requirement of a kind mentioned in subsection (1), the regulator must consult the fire and rescue authority before exercising the power under section 8(3A) in relation to any premises or proposed premises.]

#### Textual Amendments

- F7** Words in s. 15(1) substituted (1.10.2004 except in relation to W., 10.11.2004 for W.) by [Fire and Rescue Services Act 2004 \(c. 21\)](#), s. 61, Sch. 1 para. 57(2)(3)(a); S.I. 2004/2304, art. 2; S.I. 2004/2917, art. 2
- F8** S. 15(3) inserted (1.10.2023 except in relation to W.) by [Building Safety Act 2022 \(c. 30\)](#), s. 170(4)(b)(c), [Sch. 5 para. 18](#); S.I. 2023/993, reg. 2(n)(ix) (with reg. 4)

**Changes to legislation:**

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**Changes and effects yet to be applied to the whole Act associated Parts and Chapters:**

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 1(1A)(d) inserted by [2015 c. 7 s. 37\(2\)](#)
- s. 44(11) inserted by [2004 c. 22 s. 3\(8\)](#)
- s. 79A inserted by [2023 asc 3 Sch. 13 para. 65](#)
- s. 91B inserted by [2022 c. 30 Sch. 5 para. 56](#)
- s. 95(5) inserted by [2022 c. 30 s. 60\(2\)](#)
- s. 105C inserted by [2022 c. 30 s. 58](#)
- s. 116(3)-(6) inserted by [2022 c. 30 s. 45\(2\)\(d\)](#)
- s. 117(A1)(A2) inserted by [2022 c. 30 s. 45\(3\)\(b\)](#)
- s. 118(1A) inserted by [2022 c. 30 s. 45\(4\)\(b\)](#)
- s. 131A inserted by [2022 c. 30 s. 59](#)
- s. 131B inserted by [2022 c. 30 s. 60\(3\)](#)
- Sch. 1 para. 7A inserted by [2015 c. 7 s. 37\(4\)](#)