



Building Act 1984

1984 CHAPTER 55

PART I

BUILDING REGULATIONS

Power to make building regulations

1 Power to make building regulations.

- (1) The [^{F1}appropriate national authority] may, for any of the purposes of—
- (a) securing the health, safety, welfare and convenience of persons in or about buildings and of others who may be affected by buildings or matters connected with buildings,
 - [^{F2}(b) furthering the conservation of fuel and power,
 - (c) preventing waste, undue consumption, misuse or contamination of water,
 - (d) furthering the protection or enhancement of the environment,
 - (e) facilitating sustainable development, or
 - (f) furthering the prevention or detection of crime,]

make regulations with respect to the [^{F3}matters mentioned in subsection (1A) below].

[^{F4}(1A) Those matters are—

- (a) the design and construction of buildings;
- (b) the demolition of buildings;
- (c) services, fittings and equipment provided in or in connection with buildings.]

- (2) Regulations made under subsection (1) above are known as building regulations.
- (3) Schedule 1 to this Act has effect with respect to the matters as to which building regulations may provide.
- (4) The power to make building regulations is exercisable by statutory instrument, which is [^{F5}—

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- (a) in the case of a statutory instrument made by the Secretary of State, subject to annulment in pursuance of a resolution of either House of Parliament;
- (b) in the case of a statutory instrument made by the Welsh Ministers, subject to annulment in pursuance of a resolution of Senedd Cymru.]

Textual Amendments

- F1** Words in s. 1(1) substituted (28.6.2022 for E., 5.9.2023 for W.) by [Building Safety Act 2022 \(c. 30\)](#), s. 170(4)(b)(c), **Sch. 5 para. 2(2)**; S.I. 2022/561, reg. 3(f), Sch. para. 2; S.I. 2023/914, reg. 2(b)(xiii), Sch. para. 1
- F2** S. 1(1)(b)-(f) substituted for (1)(b)(c) (16.11.2004) by [Sustainable and Secure Buildings Act 2004 \(c. 22\)](#), **ss. 1(1)**, 11(4)
- F3** Words in s. 1(1) substituted (16.11.2004) by [Sustainable and Secure Buildings Act 2004 \(c. 22\)](#), **ss. 1(2)**, 11(4)
- F4** S. 1(1A) inserted (16.11.2004) by [Sustainable and Secure Buildings Act 2004 \(c. 22\)](#), **ss. 1(3)**, 11(4)
- F5** Words in s. 1(4) substituted (28.6.2022 for E., 5.9.2023 for W.) by [Building Safety Act 2022 \(c. 30\)](#), s. 170(4)(b)(c), **Sch. 5 para. 2(3)**; S.I. 2022/561, reg. 3(f), Sch. para. 2; S.I. 2023/914, reg. 2(b)(xiii), Sch. para. 1

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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\(4\)](#)