



Building Act 1984

1984 CHAPTER 55

PART IV

GENERAL

Duties of local authorities [^{F1} etc]

91 Duties of local authorities [^{F1} and the regulator].

- (1) It is the duty of local authorities to carry this Act into execution in their areas, subject to—
- [^{F2}(za) **subsection (3)** of this section and regulations under **section 91ZD**,]
- (a) the provisions of this Act relating to certain other authorities or persons,
 - (b) the provisions of Part I of the ^{M1}Public Health Act 1936 relating to united districts and joint boards,
 - (c) section 151 of the ^{M2}Local Government, Planning and Land Act 1980 (urban development areas), and
 - (d) section 1(3) of the ^{M3}Public Health (Control of Disease) Act 1984 (port health authorities).
- (2) It is the function of local authorities to enforce building regulations in their areas, subject to [^{F3}sections 5(3), 48(1) and 53(2) above . . . ^{F4}.][^{F3}—
- (a) **subsection (3)** of this section,
 - (b) sections 5(3), 48(1) and 53(2), and
 - (c) regulations under **section 91ZD**.]
- [^{F5}(3) In cases where **section 91ZA** or **91ZB** provides that the regulator is the building control authority, it is the duty of the regulator (and not the local authority in question)—
- (a) to carry Part 1 of this Act into execution, and
 - (b) to enforce building regulations.]

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

Textual Amendments

- F1** Words in [s. 91 heading](#) inserted (6.4.2023 for specified purposes except in relation to W., 1.10.2023 in so far as not already in force except in relation to W.) by [Building Safety Act 2022 \(c. 30\)](#), [ss. 32\(2\)\(d\)](#), [170\(4\)\(b\)\(c\)](#); [S.I. 2023/362](#), [reg. 3\(1\)\(m\)](#); [S.I. 2023/993](#), [reg. 2\(f\)](#) (with [reg. 4](#))
- F2** [S. 91\(1\)\(za\)](#) inserted (6.4.2023 for specified purposes except in relation to W., 1.10.2023 in so far as not already in force except in relation to W.) by [Building Safety Act 2022 \(c. 30\)](#), [ss. 32\(2\)\(a\)](#), [170\(4\)\(b\)\(c\)](#); [S.I. 2023/362](#), [reg. 3\(1\)\(m\)](#); [S.I. 2023/993](#), [reg. 2\(f\)](#) (with [reg. 4](#))
- F3** Words in [s. 91\(2\)](#) substituted (6.4.2023 for specified purposes except in relation to W., 1.10.2023 in so far as not already in force except in relation to W.) by [Building Safety Act 2022 \(c. 30\)](#), [ss. 32\(2\)\(b\)](#), [170\(4\)\(b\)\(c\)](#); [S.I. 2023/362](#), [reg. 3\(1\)\(m\)](#); [S.I. 2023/993](#), [reg. 2\(f\)](#) (with [reg. 4](#))
- F4** Words repealed by [Local Government Act 1985 \(c. 51, SIF 81:1\)](#), [s. 102](#), [Sch. 17](#)
- F5** [S. 91\(3\)](#) inserted (6.4.2023 for specified purposes except in relation to W., 1.10.2023 in so far as not already in force except in relation to W.) by [Building Safety Act 2022 \(c. 30\)](#), [ss. 32\(2\)\(c\)](#), [170\(4\)\(b\)\(c\)](#); [S.I. 2023/362](#), [reg. 3\(1\)\(m\)](#); [S.I. 2023/993](#), [reg. 2\(f\)](#) (with [reg. 4](#))

Marginal Citations

- M1** [1936 c. 49](#).
- M2** [1980 c. 65](#).
- M3** [1984 c. 22](#).

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\(4\)](#)