



Building Safety Act 2022

2022 CHAPTER 30

PART 5

OTHER PROVISION ABOUT SAFETY, STANDARDS ETC

Remediation of certain defects

117 Meaning of “relevant building”

- (1) This section applies for the purposes of sections 119 to 125 and [Schedule 8](#).
- (2) “Relevant building” means a self-contained building, or self-contained part of a building, in England that contains at least two dwellings and—
 - (a) is at least 11 metres high, or
 - (b) has at least 5 storeys.

This is subject to subsection (3).

- (3) “Relevant building” does not include a self-contained building or self-contained part of a building—
 - (a) in relation to which a right under Part 1 of the Landlord and Tenant Act 1987 (tenants’ right of first refusal) or Part 3 of that Act (compulsory acquisition by tenants of landlord’s interest) has been exercised,
 - (b) in relation to which the right to collective enfranchisement (within the meaning of Chapter 1 of Part 1 of the Leasehold Reform, Housing and Urban Development Act 1993) has been exercised,
 - (c) if the freehold estate in the building or part of the building is leaseholder owned (within the meaning of regulations made by the Secretary of State), or
 - (d) which is on commonhold land.
- (4) For the purposes of this section a building is “self-contained” if it is structurally detached.
- (5) For the purposes of this section a part of a building is “self-contained” if—

Changes to legislation: There are currently no known outstanding effects for the Building Safety Act 2022, Section 117. (See end of Document for details)

- (a) the part constitutes a vertical division of the building,
 - (b) the structure of the building is such that the part could be redeveloped independently of the remainder of the building, and
 - (c) the relevant services provided for occupiers of that part—
 - (i) are provided independently of the relevant services provided for occupiers of the remainder of the building, or
 - (ii) could be so provided without involving the carrying out of any works likely to result in a significant interruption in the provision of any such services for occupiers of the remainder of the building.
- (6) In subsection (5) “relevant services” means services provided by means of pipes, cables or other fixed installations.

Modifications etc. (not altering text)

- C1** S. 117 applied (4.7.2023) by [The Building Safety \(Responsible Actors Scheme and Prohibitions\) Regulations 2023 \(S.I. 2023/753\)](#), regs. 1(1), **3(4)(a)**
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Commencement Information

- I1** S. 117 in force at 28.6.2022, see [s. 170\(3\)\(a\)](#)

Changes to legislation:

There are currently no known outstanding effects for the Building Safety Act 2022, Section 117.