



# Building Safety Act 2022

## 2022 CHAPTER 30

### PART 6

#### GENERAL

#### 170 Commencement and transitional provision

- (1) The following provisions come into force on the day on which this Act is passed—
  - (a) section 1;
  - (b) section 2(1);
  - (c) section 7;
  - (d) section 28;
  - (e) section 30;
  - (f) sections 61 to 70;
  - (g) section 115;
  - (h) [this Part](#) except sections 161 and 164.
- (2) [Parts 2](#) and [4](#), except the provisions mentioned in [subsection \(1\)](#), come into force—
  - (a) for the purposes of making regulations, on the day on which this Act is passed;
  - (b) for remaining purposes, on such day as the Secretary of State may by regulations appoint.
- (3) The following provisions come into force at the end of the period of two months beginning with the day on which this Act is passed—
  - (a) sections 116 to 125 and [Schedule 8](#);
  - (b) section 134;
  - (c) section 135;
  - (d) section 146 and [Schedule 11](#);
  - (e) sections 147 to 155;
  - (f) sections 157 to 159.
- (4) As regards [Part 3](#) and section 156—

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*Status: This is the original version (as it was originally enacted).*

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- (a) the following provisions come into force on such day as the Welsh Ministers may by regulations appoint—
    - (i) section 31 so far as relating to section 120I of the Building Act 1984;
    - (ii) section 32(3) so far as relating to section 91ZD of that Act;
    - (iii) section 42 so far as relating to section 58Z2 and 58Z10 of that Act;
    - (iv) paragraph 56 of Schedule 5 (and section 55 so far as relating to that paragraph);
    - (v) paragraph 77 of that Schedule so far as relating to section 120C of the Building Act 1984 (and section 55 so far as relating to that section);
  - (b) the following provisions come into force, in relation to Wales, on such day as the Welsh Ministers may by regulations appoint—
    - (i) section 32 except subsection (3) of that section;
    - (ii) section 33 except so far as relating to paragraph 1D(3) of Schedule 1 to the Building Act 1984;
    - (iii) sections 34 to 41;
    - (iv) section 42 except so far as relating to section 58Z2, 58Z7 or 58Z10 of the Building Act 1984;
    - (v) section 43 and Schedule 4;
    - (vi) sections 44 to 52;
    - (vii) section 53 except subsection (1) of that section;
    - (viii) section 55 and Schedule 5 except—
      - (A) paragraphs 38 and 87 to 89 of that Schedule (and section 55 so far as relating to those paragraphs);
      - (B) paragraph 77 of that Schedule so far as relating to section 120B of the Building Act 1984 (and section 55 so far as relating to that section);
    - (ix) section 56 and Schedule 6 except paragraphs 7 and 29 of that Schedule (and section 56 so far as relating to those paragraphs);
    - (x) section 57;
    - (xi) section 156 except subsection (8) of that section so far as relating to Article 22B of the Regulatory Reform (Fire Safety) Order 2005;
  - (c) subject to that, Part 3 and section 156 come into force on such day as the Secretary of State may by regulations appoint.
- (5) The other provisions of this Act come into force on such day as the Secretary of State may by regulations appoint.
  - (6) The Secretary of State may by regulations make transitional or saving provision in connection with the coming into force of any provision of this Act.
  - (7) Regulations under subsection (4)(a) or (b) may make transitional or saving provision.
  - (8) The powers to make regulations under this section include power to make different provision for different purposes or for different areas.
  - (9) Regulations under this section are to be made by statutory instrument.