



Building Safety Act 2022

2022 CHAPTER 30

PART 2

THE REGULATOR AND ITS FUNCTIONS

The regulator and its general functions

4 Duty to facilitate building safety: higher-risk buildings

- (1) The regulator must provide such assistance and encouragement to relevant persons as it considers appropriate with a view to facilitating their securing the safety of people in or about higher-risk buildings in relation to building safety risks as regards those buildings.
- (2) The assistance and encouragement that must be provided under subsection (1) includes, in particular, assistance and encouragement with a view to facilitating securing the safety of disabled people in or about higher-risk buildings in relation to building safety risks as regards those buildings.
- (3) For this purpose “relevant persons” means—
 - (a) residents of higher-risk buildings within the meaning of [Part 4](#),
 - (b) owners of residential units in such buildings,
 - (c) persons who are accountable persons within the meaning of [Part 4](#), and
 - (d) persons upon whom duties are imposed by virtue of paragraph 5B of Schedule 1 to the Building Act 1984 (dutyholders).
- (4) In subsections (1) and (2)—
 - “building safety risk” has the meaning given by section 62;
 - “disabled”: see section 30;
 - “higher-risk building” means—
 - (a) a higher-risk building within the meaning of [Part 4](#) (see section 65), or
 - (b) a higher-risk building within the meaning of the Building Act 1984.

Changes to legislation: There are currently no known outstanding effects for the Building Safety Act 2022, Section 4. (See end of Document for details)

- (5) [Parts 3](#) and [4](#) confer further functions on the regulator in relation to higher-risk buildings.

Commencement Information

- I1** S. 4 in force at Royal Assent for specified purposes, see [s. 170\(2\)\(a\)](#)
I2 [S. 4\(1\)\(2\)\(3\)\(4\)](#) in force at 1.12.2022 in so far as not already in force by [S.I. 2022/1210](#), [reg. 2\(a\)](#) (with [reg. 3](#))

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