



Building Act 1984

CHAPTER 55

BUILDING ACT 1984

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- 84 Paving and drainage of yards and passages.
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- 86 Appeal to Crown Court.

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- 87 Application of provisions to Crown property.

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- 88 Inner London.

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135 Short title and extent.

SCHEDULES

SCHEDULE 1 — Building Regulations

- 1 Building regulations may— (a) provide for particular requirements of the...
- 2 Building regulations may include provision as to—
- 3 Building regulations may provide for requiring local authorities and approved...
- 4 Building regulations may— (a) authorise local authorities to accept, as...
- 4A (1) Building regulations may— (a) provide for requiring that, in...
- 4B (1) Building regulations may provide that in relation to any...
- 5 (1) Building regulations may authorise local authorities to charge prescribed...
- 6 Building regulations may make a prescribed person or class of...
- 7 Without prejudice to the generality of section 1(1) of this...
- 8 (1) Building regulations may be made with respect to—
- 9 Building regulations may authorise local authorities, subject to and in...
- 10 (1) Building regulations may make supplementary, incidental, transitional, transitory or...
- 11 (1) Building regulations may repeal or modify—

Procedural requirements etc: general

- 1A (1) Building regulations may make provision about the procedure that...

Applications for building control approval

- 1B (1) Building regulations may in particular make provision for and...

Certificates: approved schemes

- 1C (1) Building regulations may in particular make provision for and...

Obtaining, keeping and giving information and documents

- 1D (1) Building regulations may, in relation to any work, make...

Reporting requirements: duty to establish and operate system

- 1E (1) This paragraph applies where building regulations made by virtue...

Form and content of documents etc

- 1F (1) Where building regulations provide that any document must or...

Inspection, testing etc

- 1G (1) Building regulations may make provision for and in connection...

Applications to building control authorities: extension of period by agreement

- 1H Building regulations may provide that any prescribed period for the...

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Appeals

11 (1) Building regulations may make provision for and in connection...

Appointed persons

5A (1) Building regulations may require prescribed appointments to be made...

General duties

5B (1) Building regulations may, for the purpose of facilitating compliance...

Competence requirements

5C (1) Building regulations may, in relation to any work, impose...

SCHEDULE 2 — Relaxation of Building Regulations for Existing Work

Application of schedule

1 This Schedule applies to a direction under section 8 of...

Cases where no direction may be given

2 Neither the appropriate national authority nor a local authority building...

Suspension of certain provisions while application pending

3 (1) Subject to the following provisions of this Schedule, after...
4 Paragraph 3(1), (3) and (4) above do not apply to...

Saving for criminal liability incurred before making of application

5 The giving of a direction to which this Schedule applies...

Termination of proceedings under section 36 on giving of direction

6 If, before the giving of a direction to which this...

SCHEDULE 3 — Inner London

Part I — APPLICATION OF PART I OF THIS ACT

- 1 Application to inner London.
- 2 Application of provisions by building regulations.
- 3 Repeal and modification of Acts.
- 4 Consultation.

Part II — APPLICATION OF PART III OF THIS ACT

- 5 Application to inner London.
- 6 Application to Temples.

Part III — BUILDING AND DRAINAGE OF BUILDINGS

7-9 Drainage of new building.

Part IV — BYELAWS

- 10 Byelaws about demolition.
- 11
- 12

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- 13 Restriction of application of Part IV of Act.
 Part V — ENFORCEMENT OF BUILDING REGULATIONS
- 14

SCHEDULE 4 — Provisions Consequential Upon Public Body’s Notice

Duration of notice

- 1 (1) A public body’s notice comes into force when it...

Cancellation of a public body’s notice where work to a building in England becomes higher-risk building work

- 1A (1) Sub-paragraph (2) applies where— (a) a public body’s notice...

Effect of public body’s notice ceasing to be in force where work becomes higher-risk building work

- 1B (1) This paragraph applies where a public body’s notice ceases...

Appeals against cancellation of a public body’s notice by a local authority

- 1C (1) Where a local authority cancels a public body’s notice,...

Public body’s plans certificates

- 2 (1) Where a public body— (a) is satisfied that plans...

Public body’s final certificates

- 3 (1) Where a public body is satisfied that any work...

Effects of public body’s notice ceasing to be in force

- 4 (1) This paragraph applies where a public body’s notice ceases...

Lapse of public body’s notice

- 4A (1) This paragraph applies where— (a) on any day (“...

Consultation

- 5 Building regulations may make provision for requiring, in such circumstances...

SCHEDULE 5 — Transitional Provisions

Joint application to the Secretary of State for the determination of certain questions relating to building regulations

- 1 After the date on which section 30 of this Act...

The Clean Air Act 1956 and the Housing Act 1957

- 2

Repeal and amendment of Acts etc.

- 3 Any power that is exercisable by virtue of—

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- 4 (1) Section 64(5) of the Act of 1936, in so...
5 Without prejudice to the power to make building regulations, the...

SCHEDULE 6 — Consequential Amendments

The Restriction of Ribbon Development Act 1935

1

The Public Health Act 1936

- 2 In section 6(1) of the Public Health Act 1936, after...
3 In section 269(8)(i) of that Act, for “the building byelaws...

The Atomic Energy Authority Act 1954

- 4 In section 5(5) of the Atomic Energy Authority Act 1954,...

The Clean Air Act 1956

5

The Housisng Act 1957

6

The Radioactive Substances Act 1960

7

The Public Health Act 1961

- 8 In section 17(15) of the Public Health Act 1961 (as...

The London Government Act 1963

- 9 In paragraph 19 of Part I of Schedule 11 to...
10 In paragraph 9(5) of Part II of Schedule 11 to...

The Offices, Shops and Railway Premises Act 1963

- 11 In section 9(6) of the Offices, Shops and Railway Premises...

The Faculty Jurisdiction Measure 1964

- 12 In section 2(4) of the Faculty Jurisdiction Measure 1964—

The Fire Precautions Act 1971

- 13 For section 30(3)(a) and (b) of the Fire Precautions Act...

The Local Government Act 1972

- 14 In section 181(2)(a) of the Local Government Act 1972, for...

The Safety of Sports Grounds Act 1975

- 15 In section 9(1)(c) of the Safety of Sports Grounds Act...

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The Local Land Charges Act 1975

16 In section 1(1)(a) of the Local Land Charges Act 1975,...

The Local Government (Miscellaneous Provisions) Act 1976

17 In section 12(3) of the Local Government (Miscellaneous Provisions) Act...

The Development of Rural Wales Act 1976

18

The Interpretation Act 1978

19 In Schedule 1 to the Interpretation Act 1978, in the...

The Highways Act 1980

20 In section 168(1)(b) of the Highways Act 1980, for “section...

21 In section 223(1)(a) of that Act, for “section 66 of...

New Towns Act 1981

22

The Public Health (Control of Disease) Act 1984

23 There is added at the end of section 7(4) of...

SCHEDULE 7 — Repeals

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Changes and effects yet to be applied to :

- s. 44 and cross-heading omitted by 2022 c. 30 Sch. 5 para. 38
- s. 47 cross-heading words substituted by 2022 c. 30 Sch. 4 para. 3
- s. 116 heading words substituted by 2022 c. 30 s. 45(2)(a)
- s. 117 heading words substituted by 2022 c. 30 s. 45(3)(a)
- s. 1A(2)(a) words inserted by 2023 asc 3 Sch. 13 para. 61(a)
- s. 1A(2)(b) words substituted by 2023 asc 3 Sch. 13 para. 61(b)
- s. 4 repealed by 2004 c. 22 s. 5(a)Sch.
- s. 20(1) words inserted by 2023 asc 3 Sch. 13 para. 62
- s. 42(1) words substituted by 2022 c. 30 Sch. 4 para. 2
- s. 44(3)(a) words inserted by 2004 c. 22 s. 4(4)(a)
- s. 44(8) words substituted by 2004 c. 22 s. 4(4)(b)
- s. 45 omitted by 2022 c. 30 Sch. 5 para. 38
- s. 45(1) word substituted by 2004 c. 22 s. 3(9)
- s. 47(1) words substituted by 2022 c. 30 Sch. 4 para. 4(2)(b)
- s. 47(1)(a) words substituted by 2022 c. 30 Sch. 4 para. 4(2)(a)
- s. 47(4)(b)(ii) modified by S.I. 2024/104 reg. 2(k)
- s. 47(5)(b) word substituted by 2022 c. 30 Sch. 4 para. 4(3)(b)
- s. 47(5)(b) words substituted by 2022 c. 30 Sch. 4 para. 4(3)(a)
- s. 49 omitted by 2022 c. 30 Sch. 4 para. 5
- s. 50(7) words substituted by 2022 c. 30 Sch. 4 para. 6
- s. 51(1) word substituted by 2022 c. 30 Sch. 4 para. 7(b)
- s. 51(1) word substituted by 2022 c. 30 Sch. 4 para. 7(c)
- s. 51(1) word substituted by 2022 c. 30 Sch. 4 para. 7(d)
- s. 51(1) words substituted by 2022 c. 30 Sch. 4 para. 7(a)
- s. 51A(2)(a)(ii) words substituted by 2022 c. 30 Sch. 4 para. 8
- s. 51C(2)(a) words substituted by 2022 c. 30 Sch. 4 para. 9
- s. 52(1)(a) word substituted by 2022 c. 30 Sch. 4 para. 10(2)(a)(ii)
- s. 52(1)(a) words substituted by 2022 c. 30 Sch. 4 para. 10(2)(a)(i)
- s. 52(1)(b) word substituted by 2022 c. 30 Sch. 4 para. 10(2)(b)(iii)
- s. 52(1)(b) words substituted by 2022 c. 30 Sch. 4 para. 10(2)(b)(i)
- s. 52(1)(b) words substituted by 2022 c. 30 Sch. 4 para. 10(2)(b)(ii)
- s. 52(1)(c) words substituted by 2022 c. 30 Sch. 4 para. 10(2)(c)
- s. 52(2)(a) words substituted by 2022 c. 30 Sch. 4 para. 10(3)
- s. 52(6) word substituted by 2022 c. 30 Sch. 5 para. 44(3)
- s. 56(1)-(4) repealed by 2004 c. 22 Sch.
- s. 56(5) words substituted by 2022 c. 30 Sch. 4 para. 11
- s. 57(3) words substituted by 2022 c. 30 Sch. 4 para. 12
- s. 58(3) word substituted by 2022 c. 30 Sch. 4 para. 13(b)
- s. 58(3) words substituted by 2022 c. 30 Sch. 4 para. 13(a)
- s. 59(4)(5) repealed by 2004 c. 22 s. 5(b)Sch.
- s. 77(3) words inserted by 2023 asc 3 Sch. 13 para. 63
- s. 79(5) words inserted by 2023 asc 3 Sch. 13 para. 64
- s. 80 excluded by S.I. 2024/360 art. 3(1)
- s. 86(1)(a) words substituted by 2022 c. 30 Sch. 5 para. 52
- s. 93 applied by 2011 nawm 3 s. 4(a)
- s. 94 applied by 2011 nawm 3 s. 4(b)
- s. 94A applied by 2011 nawm 3 s. 4(c)
- s. 96(3) words repealed by 2003 c. 44 Sch. 37 Pt. 9
- s. 116(1) word substituted by 2022 c. 30 s. 45(2)(b)(ii)
- s. 116(1) words substituted by 2022 c. 30 s. 45(2)(b)(i)

- s. 116(2) words substituted by 2022 c. 30 s. 45(2)(c)(i)
- s. 116(2) words substituted by 2022 c. 30 s. 45(2)(c)(ii)
- s. 117(1) words substituted by 2022 c. 30 s. 45(3)(c)(i)
- s. 117(1)(a) words substituted by 2022 c. 30 s. 45(3)(c)(ii)
- s. 117(1)(b) words substituted by 2022 c. 30 s. 45(3)(c)(iii)
- s. 117(2) words substituted by 2022 c. 30 s. 45(3)(d)
- s. 118(1) word substituted by 2022 c. 30 s. 45(4)(a)(iii)
- s. 118(1) words substituted by 2022 c. 30 s. 45(4)(a)(i)
- s. 118(1) words substituted by 2022 c. 30 s. 45(4)(a)(ii)
- s. 118(2) word substituted by 2022 c. 30 s. 45(4)(c)(ii)
- s. 118(2) words substituted by 2022 c. 30 s. 45(4)(c)(i)
- s. 118(2) words substituted by 2022 c. 30 s. 45(4)(c)(iii)
- s. 126 words inserted by 2022 c. 30 Sch. 4 para. 14(b)
- s. 126 words omitted by 2022 c. 30 Sch. 4 para. 14(a)
- Sch. 1 para. 8(2) words inserted by 2015 c. 7 s. 37(5)

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)