



Building Act 1984

1984 CHAPTER 55

PART IV

GENERAL

Interpretation

[^{F1}121A Meaning of “building control authority”

- (1) In this Act “building control authority” means—
- (a) the regulator, in cases where section 91ZA or 91ZB provides that the regulator is the building control authority;
 - (b) the local authority mentioned in subsection (2), in any other case.
- (2) That local authority is—
- (a) if, by virtue of regulations made under section 91ZD (higher-risk buildings in Wales: local authority work), a designated local authority is the building control authority, that local authority;
 - (b) otherwise, the local authority for the area in which the building is situated or the proposed building is to be situated.]

Textual Amendments

- F1** S. 121A inserted (6.4.2023 for specified purposes except in relation to W., 5.9.2023 for 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\(4\), 170\(4\)\(b\)\(c\)](#); S.I. 2023/362, [reg. 3\(1\)\(m\)](#); S.I. 2023/914, [reg. 2\(a\)](#); S.I. 2023/993, [reg. 2\(f\)](#) (with [reg. 4](#))

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.

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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\(4\)](#)