



Building Safety Act 2022

2022 CHAPTER 30

PART 4

HIGHER-RISK BUILDINGS

Meaning of “higher-risk building”

65 Meaning of “higher-risk building” etc

- (1) In [this Part](#) “higher-risk building” means a building in England that—
 - (a) is at least 18 metres in height or has at least 7 storeys, and
 - (b) contains at least 2 residential units.
- (2) The Secretary of State may by regulations make provision supplementing this section.
- (3) The regulations may in particular—
 - (a) define “building” or “storey” for the purposes of this section;
 - (b) make provision about how the height of a building is to be determined for those purposes;
 - (c) provide that “higher-risk building” does not include a building of a prescribed description.
- (4) Regulations made by virtue of [subsection \(3\)\(a\)](#) may in particular define “building” so as to provide that it includes—
 - (a) any other structure or erection of any kind (whether temporary or permanent);
 - (b) any vehicle, vessel or other movable object of any kind, in such circumstances as may be prescribed.
- (5) The Secretary of State may by regulations amend this section (other than [subsection \(2\)](#) or [this subsection](#)).
- (6) For the meaning of “residential unit” see section 115.

Status: Point in time view as at 01/10/2023.

Changes to legislation: *Building Safety Act 2022, Section 65 is up to date with all changes known to be in force on or before 16 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)*

Commencement Information

II S. 65 in force at Royal Assent, see [s. 170\(1\)\(f\)](#)

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