

*Status: Point in time view as at 25/04/2024.*

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

## SCHEDULES

### SCHEDULE 4

Section 43

#### TRANSFER OF APPROVED INSPECTORS' FUNCTIONS TO REGISTERED BUILDING CONTROL APPROVERS

1 The Building Act 1984 is amended as follows.

##### Commencement Information

- I1** Sch. 4 para. 1 not in force at Royal Assent, see [s. 170\(4\)\(b\)\(v\)\(c\)](#)
- I2** [Sch. 4 para. 1](#) in force at 6.4.2024 except in relation to W. by [S.I. 2024/104](#), [reg. 2\(b\)](#) (with [reg. 3](#))
- I3** [Sch. 4 para. 1](#) in force at 6.4.2024 for W. by [S.I. 2024/207](#), [reg. 2\(d\)\(x\)](#) (with [regs. 3, 4, 8-12](#))

2 In section 42(1) (appeals) for “approved inspector” substitute “registered building control approver”.

##### Commencement Information

- I4** Sch. 4 para. 2 not in force at Royal Assent, see [s. 170\(4\)\(b\)\(v\)\(c\)](#)
- I5** [Sch. 4 para. 2](#) in force at 6.4.2024 for W. by [S.I. 2024/207](#), [reg. 2\(d\)\(x\)](#) (with [regs. 3, 4, 6, 8-12](#))
- I6** [Sch. 4 para. 2](#) in force at 6.4.2024 except in relation to W. by [S.I. 2024/104](#), [reg. 2\(b\)](#) (with [reg. 3](#))

3 In the heading before section 47, for “approved inspectors” substitute “registered building control approvers”.

##### Commencement Information

- I7** Sch. 4 para. 3 not in force at Royal Assent, see [s. 170\(4\)\(b\)\(v\)\(c\)](#)
- I8** [Sch. 4 para. 3](#) in force at 6.4.2024 for W. by [S.I. 2024/207](#), [reg. 2\(d\)\(x\)](#) (with [regs. 3, 4, 6, 8-12](#))
- I9** [Sch. 4 para. 3](#) in force at 6.4.2024 except in relation to W. by [S.I. 2024/104](#), [reg. 2\(b\)](#) (with [reg. 3](#))

4 (1) Section 47 (giving and acceptance of initial notice) is amended as follows.

(2) In subsection (1)—

- (a) in [paragraph \(a\)](#) for “an approved inspector” substitute “a registered building control approver”;
- (b) in the words after [paragraph \(d\)](#) for “approved inspector” substitute “registered building control approver”.

(3) In subsection (5)(b)—

- (a) for “approved inspector” substitute “registered building control approver”;
- (b) for “his” substitute “their”.

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**Commencement Information**

- I10** Sch. 4 para. 4 not in force at Royal Assent, see **s. 170(4)(b)(v)(c)**  
**I11** Sch. 4 para. 4 in force at 6.4.2024 except in relation to W. by S.I. 2024/104, **reg. 2(b)** (with reg. 3)  
**I12** Sch. 4 para. 4 in force at 6.4.2024 for W. by S.I. 2024/207, **reg. 2(d)(x)** (with regs. 3, 4, 6, 8-12)

5 Omit section 49 (approved inspectors).

**Commencement Information**

- I13** Sch. 4 para. 5 not in force at Royal Assent, see **s. 170(4)(b)(v)(c)**  
**I14** Sch. 4 para. 5 in force at 6.4.2024 for W. by S.I. 2024/207, **reg. 2(d)(x)** (with regs. 3, 4, 8-13)  
**I15** Sch. 4 para. 5 in force at 6.4.2024 except in relation to W. by S.I. 2024/104, **reg. 2(b)** (with regs. 3, 4)

6 In section 50(7) (plans certificates) for “approved inspector”, in both places it occurs, substitute “registered building control approver”.

**Commencement Information**

- I16** Sch. 4 para. 6 not in force at Royal Assent, see **s. 170(4)(b)(v)(c)**  
**I17** Sch. 4 para. 6 in force at 6.4.2024 for W. by S.I. 2024/207, **reg. 2(d)(x)** (with regs. 3, 4, 6, 8-12)  
**I18** Sch. 4 para. 6 in force at 6.4.2024 except in relation to W. by S.I. 2024/104, **reg. 2(b)** (with reg. 3)

7 In section 51(1) (final certificates)—  
 (a) for “an approved inspector” substitute “a registered building control approver”;  
 (b) for “him” substitute “them”;  
 (c) for “he” substitute “they”;  
 (d) for “his” substitute “their”.

**Commencement Information**

- I19** Sch. 4 para. 7 not in force at Royal Assent, see **s. 170(4)(b)(v)(c)**  
**I20** Sch. 4 para. 7 in force at 6.4.2024 except in relation to W. by S.I. 2024/104, **reg. 2(b)** (with reg. 3)  
**I21** Sch. 4 para. 7 in force at 6.4.2024 for W. by S.I. 2024/207, **reg. 2(d)(x)** (with regs. 3, 4, 6, 8-12)

8 In section 51A(2)(a)(ii) (variation of work) for “approved inspector” substitute “registered building control approver”.

**Commencement Information**

- I22** Sch. 4 para. 8 not in force at Royal Assent, see **s. 170(4)(b)(v)(c)**  
**I23** Sch. 4 para. 8 in force at 6.4.2024 for W. by S.I. 2024/207, **reg. 2(d)(x)** (with regs. 3, 4, 6, 8-12)  
**I24** Sch. 4 para. 8 in force at 6.4.2024 except in relation to W. by S.I. 2024/104, **reg. 2(b)** (with reg. 3)

9 In section 51C(2)(a) (change of person carrying out work) for “approved inspector” substitute “registered building control approver”.

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#### Commencement Information

- I25** Sch. 4 para. 9 not in force at Royal Assent, see **s. 170(4)(b)(v)(c)**  
**I26** Sch. 4 para. 9 in force at 6.4.2024 for W. by S.I. 2024/207, **reg. 2(d)(x)** (with regs. 3, 4, 6, 8-12)  
**I27** Sch. 4 para. 9 in force at 6.4.2024 except in relation to W. by S.I. 2024/104, **reg. 2(b)** (with reg. 3)

- 10 (1) Section 52 (cancellation of initial notice) is amended as follows.
- (2) In subsection (1)—
- (a) in **paragraph (a)**—
- (i) for “approved inspector” substitute “registered building control approver”;
- (ii) for “his” substitute “their”;
- (b) in **paragraph (b)**—
- (i) for “approved inspector” substitute “registered building control approver”;
- (ii) for “he is” substitute “they are”;
- (iii) for “his” substitute “their”;
- (c) in **paragraph (c)** for “approved inspector” substitute “registered building control approver”.
- (3) In subsection (2)(a) for “approved inspector” substitute “registered building control approver”.

#### Commencement Information

- I28** Sch. 4 para. 10 not in force at Royal Assent, see **s. 170(4)(b)(v)(c)**  
**I29** Sch. 4 para. 10 in force at 6.4.2024 for W. by S.I. 2024/207, **reg. 2(d)(x)** (with regs. 3, 4, 6, 8-12)  
**I30** Sch. 4 para. 10 in force at 6.4.2024 except in relation to W. by S.I. 2024/104, **reg. 2(b)** (with reg. 3)

- 11 In section 56(5) (powers to require information) for “approved inspector” substitute “registered building control approver”.

#### Commencement Information

- I31** Sch. 4 para. 11 not in force at Royal Assent, see **s. 170(4)(b)(v)(c)**  
**I32** Sch. 4 para. 11 in force at 6.4.2024 for W. by S.I. 2024/207, **reg. 2(d)(x)** (with regs. 3, 4, 6, 8-12)  
**I33** Sch. 4 para. 11 in force at 6.4.2024 except in relation to W. by S.I. 2024/104, **reg. 2(b)** (with reg. 3)

- 12 In section 57 (offences), for subsection (3) substitute—
- “(3) Where a registered building control approver is convicted of an offence under this section, the court by or before which they are convicted must, within one month of the date of conviction, forward a certificate of the conviction to—
- (a) the regulatory authority, or
- (b) if the regulatory authority has delegated its functions in relation to the register of building control approvers to another person under **section 58Y**, that person.”

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- I34** Sch. 4 para. 12 not in force at Royal Assent, see [s. 170\(4\)\(b\)\(v\)\(c\)](#)  
**I35** [Sch. 4 para. 12](#) in force at 6.4.2024 except in relation to W. by S.I. 2024/104, [reg. 2\(b\)](#) (with [reg. 3](#))  
**I36** [Sch. 4 para. 12](#) in force at 6.4.2024 for W. by S.I. 2024/207, [reg. 2\(d\)\(x\)](#) (with [regs. 3, 4, 6, 8-12](#))

- 13 In section 58(3) (construction of [Part 2](#))—
- (a) for “an approved inspector” substitute “a registered building control approver”;
  - (b) for “him” substitute “them”.

#### Commencement Information

- I37** Sch. 4 para. 13 not in force at Royal Assent, see [s. 170\(4\)\(b\)\(v\)\(c\)](#)  
**I38** [Sch. 4 para. 13](#) in force at 6.4.2024 for W. by S.I. 2024/207, [reg. 2\(d\)\(x\)](#) (with [regs. 3, 4, 6, 8-12](#))  
**I39** [Sch. 4 para. 13](#) in force at 6.4.2024 except in relation to W. by S.I. 2024/104, [reg. 2\(b\)](#) (with [reg. 3](#))

- 14 In section 126 (general interpretation)—
- (a) omit the definition of “approved inspector”;
  - (b) at the appropriate place insert—
    - ““registered building control approver” has the meaning given by [section 58N](#)”;
    - ““registered building inspector” has the meaning given by [section 58B](#)”;
    - ““regulatory authority” has the meaning given by [section 58A](#)”.

#### Commencement Information

- I40** Sch. 4 para. 14 not in force at Royal Assent, see [s. 170\(4\)\(b\)\(v\)\(c\)](#)  
**I41** [Sch. 4 para. 14](#) in force at 6.4.2024 except in relation to W. by S.I. 2024/104, [reg. 2\(b\)](#) (with [reg. 3](#))  
**I42** [Sch. 4 para. 14](#) in force at 6.4.2024 for W. by S.I. 2024/207, [reg. 2\(d\)\(x\)](#) (with [regs. 3, 4, 8-12](#))

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