



# Building Safety Act 2022

## 2022 CHAPTER 30

### PART 2

#### THE REGULATOR AND ITS FUNCTIONS

##### *The regulator and its general functions*

### 3 The regulator: objectives and regulatory principles

- (1) The regulator must exercise its building functions with a view to—
  - (a) securing the safety of people in or about buildings in relation to risks arising from buildings, and
  - (b) improving the standard of buildings.
- (2) In exercising a building function (other than an excepted function), the regulator must have regard to the following principles—
  - (a) regulatory activities should be carried out in a way which is transparent, accountable, proportionate and consistent, and
  - (b) regulatory activities should be targeted only at cases in which action is needed.
- (3) The duty in [subsection \(2\)](#) is subject to any other requirement affecting the exercise of the function.
- (4) In [subsection \(2\)](#) “excepted function” means—
  - (a) a function under any of sections 4 to 6, or
  - (b) a function of the regulator under the Health and Safety at Work etc Act 1974 so far as relating to any such function.
- (5) In [this Part](#) “building function” means—
  - (a) any function of the regulator under, or under an instrument made under, this Act or the Building Act 1984;
  - (b) any prescribed function of the regulator;

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*Changes to legislation: There are currently no known outstanding effects for the Building Safety Act 2022, Section 3. (See end of Document for details)*

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- (c) any function of the regulator under the Health and Safety at Work etc Act 1974 so far as relating to a function within [paragraph \(a\)](#) or [\(b\)](#).

**Commencement Information**

- I1** S. 3 in force at Royal Assent for specified purposes, see [s. 170\(2\)\(a\)](#)  
**I2** S. 3 in force at 28.6.2022 in so far as not already in force by S.I. 2022/561, [regs. 1\(2\), 3\(b\)](#)

**Changes to legislation:**

There are currently no known outstanding effects for the Building Safety Act 2022, Section 3.