



Building Safety Act 2022

2022 CHAPTER 30

PART 4

HIGHER-RISK BUILDINGS

Registration and certificates

81 Building assessment certificates

- (1) This section applies where—
 - (a) the principal accountable person for an occupied higher-risk building applies under section 79 for a certificate in relation to the building (a “building assessment certificate”),
 - (b) the application is made pursuant to a direction of the regulator under that section, and
 - (c) the building is registered under section 78.
- (2) The regulator must assess whether the relevant duties are being complied with (and may inspect the building in connection with that assessment).
- (3) The regulator—
 - (a) must give a building assessment certificate if satisfied that all relevant duties are being complied with;
 - (b) if not so satisfied, must (subject to [subsection \(4\)](#)) refuse the application and notify the principal accountable person of the refusal.
- (4) If the regulator considers that a contravention of a relevant duty can be remedied promptly—
 - (a) the regulator may give a notice under [this subsection](#) to the principal accountable person containing a brief description of the contravention and specifying a period for remedying the contravention, and
 - (b) if it does so, and the contravention is remedied within that period, it may give a building assessment certificate (instead of refusing the application).

Status: This is the original version (as it was originally enacted).

- (5) In this section “relevant duty” means a duty of an accountable person for the building under, or under prescribed regulations made under, any of the following—
- (a) section 83 (duty to assess building safety risks);
 - (b) section 84 (management of building safety risks);
 - (c) section 85 (duties relating to safety case report);
 - (d) section 87(5) (duties relating to mandatory occurrence reporting system);
 - (e) section 89 (provision of information to regulator, residents etc);
 - (f) section 91 (duty to produce a residents’ engagement strategy).
- (6) The Secretary of State may by regulations make further provision about building assessment certificates and notices under this section, including in particular provision about—
- (a) the period in relation to which a certificate may be given;
 - (b) the form and content of a certificate or notice;
 - (c) the way in which a certificate or notice is to be given.