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## EXPLANATORY NOTE

*(This note is not part of the Regulations)*

These Regulations are the fourth commencement Regulations made under the Building Safety Act 2022 (“the Act”).

Regulation 2 provides for sections 5, 6, 8, 9(3), 47, 55 (partially) and 133 of the Act to come into force on 1st April 2023. In particular, new functions of the building safety regulator are commenced and the Building Regulations Advisory Committee for England is abolished on that date.

Regulation 3 provides for sections 12, 13, 14, 15, 16, 20, 22, 23, 24, 25, 27, 29, 32 (partially), 33, 34, 35, 36 (partially), 37, 38 (partially), 39 (partially), 42 (partially), 44 (partially), 46 (partially), 49 (partially), 50 (partially), 51 (partially), 52 (partially), 53 (partially), 55 (partially), 56 (partially), 71, 72, 73, 74, 75, 78 (partially), 89, 107, 108, 109, 110, 112 (partially), 114, 144 (partially) and 145 (partially) to come into force on 6th April 2023. In particular, regulation 3 commences the provisions in Part 4 of the Act supporting the registration of higher-risk buildings and various regulation-making provisions in the Building Act 1984.

Regulation 4 provides for section 156 (except subsection (4)), which makes amendments to the Regulatory Reform (Fire Safety) Order 2005, to come into force on 1st October 2023.

Regulation 5 makes transitional provisions in relation to commencement of paragraph 77 of Schedule 5 to the Building Safety Act 2022 (which inserts section 120B into the Building Act 1984 (proposals and consultations relating to the regulations made by the Secretary of State)) and in relation to the amendments to the Regulatory Reform (Fire Safety) Order 2005.