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STATUTORY INSTRUMENTS

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**2023 No. 911**

**The Building Regulations etc. (Amendment)  
(England) Regulations 2023**

**PART 2**

**Amendment of the Building Regulations 2010**

**Amendments to regulation 2**

**3. In regulation 2(1) (interpretation) of the 2010 Regulations—**

**(a) in the appropriate places insert—**

““application for building control approval with full plans” means an application for building control approval<sup>(1)</sup> in accordance with regulations 12(2)(b) and 14;”

““application for a completion certificate” in relation to a higher-risk building work, has the same meaning as “completion certificate application” in regulation 2 of the Building (Higher-Risk Buildings Procedures) (England) Regulations 2023;”

““business” means a trade, business or other undertaking (whether for profit or not);”

““client” means any person for whom a project is carried out;”

““construction phase” means the period beginning when any building work on a project starts and ending when that project is completed;”

““contractor” means any person (including a client, but not a domestic client) who, in the course of a business, carries out, manages or controls any building work;”

““design work” means design of any building work;”

““designer” means any person (including a client, contractor or other person referred to in Part 2A of these Regulations) who in the course of a business—

(a) carries out any design work, or

(b) arranges for, or instructs, any person under their control to do so;”

““domestic client” means a client for whom a project is being carried out which is not in the course or furtherance of a business of that client;”

““principal contractor” means the contractor appointed under regulation 11D (principal designer and principal contractor) to perform the duties of a principal contractor under these Regulations;”

““principal designer” means the designer appointed under regulation 11D (principal designer and principal contractor) to perform the duties of a principal designer under these Regulations;”

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<sup>(1)</sup> Paragraph 1B of Schedule 1 to the Building Act 1984 (c. 55).

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*Status: This is the original version (as it was originally made). This item of legislation is currently only available in its original format.*

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““project” means a project which includes or is intended to include any building work and includes all planning work, design work, management or other work involved in a project until the end of the construction phase;”

““recipient”, in relation to a compliance notice or a stop notice, means the person to whom the notice will be or has been given;”

““relevant authority” means—

- (a) in cases where the regulator is the building control authority by virtue of section 91ZB of the Act (the regulator: building control authority for other work), the regulator<sup>(2)</sup>;
- (b) in any other case, the local authority for the area in which the building is situated or the proposed building is to be situated;”

““relevant day” means any day excluding Christmas Day, Good Friday or a day which is a bank holiday in England and Wales under section 1 of the Banking and Financial Dealings Act 1971;”

““sole contractor” means a person fulfilling the duties of the principal contractor by virtue of regulation 11D(6);”

““sole or lead designer” means a person fulfilling the duties of the principal designer by virtue of regulation 11D(7);”;

- (b) for definition of “building” substitute—

““building”—

- (a) in the application of any provision of these Regulations to the construction of a higher-risk building, has the meaning given in regulation 4 of the Higher-Risk Buildings (Descriptions and Supplementary Provisions) Regulations 2023<sup>(3)</sup>;
- (b) in any other case, means any permanent or temporary building but not any other kind of structure or erection, and a reference to a building includes a reference to part of a building;”;

- (c) omit the definition of “full plans”.

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(2) See section 126 of the Building Act 1984 for the definition of “the regulator”.

(3) [S.I. 2023/275](#).