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## EXPLANATORY NOTE

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

These Commencement Regulations are made by the Welsh Ministers under the Building Safety Act 2022 (c. 30) (“the Act”).

Regulation 2 brings a number of provisions regarding higher-risk buildings in Wales into force on 9 December 2022. Namely, section 31 of the Act which inserts new section 120I into the Building Act 1984 (“the 1984 Act”), which allows the Welsh Ministers to define “higher-risk building” for the purposes of the 1984 Act; section 55 of the Act; and the following paragraphs of Schedule 5 to the Act:

- paragraph 1;
- paragraph 77 so far as relating to—
  - new section 120A of the 1984 Act (with subsections (1), (2), (3), (4), (6), (9) and (10) having effect in relation to Wales) which makes provision for the making of regulations in relation to certain sections of the 1984 Act, including section 120I(2), and
  - new section 120C of the 1984 Act which contains consultation requirements for regulations made under section 120I;
- paragraph 78 which makes consequential amendments to section 121 of the 1984 Act, in part as a result of the commencement of new section 120I;
- paragraph 81(1) which amends section 126 of the 1984 Act to insert certain new definitions and paragraph 81(2) so far as relating to the definitions of “appropriate national authority” and “higher-risk building”.