
WELSH STATUTORY INSTRUMENTS

2024 No. 207

**The Building Safety Act 2022 (Commencement No. 4,
Transitional and Saving Provisions) (Wales) Regulations 2024**

Transitional provision: approved inspectors who become registered building control approvers

3.—(1) This regulation applies where an approved inspector⁽¹⁾ has become a suitably qualified registered building control approver before 6 April 2024 and has submitted an initial notice which has been accepted, or is deemed to be accepted, before 6 April 2024.

(2) With effect from 6 April 2024, any initial notice submitted by the approved inspector before 6 April 2024 is treated as if it were given instead by that person in their capacity as a registered building control approver.

(3) This regulation applies to initial notices relating to building work and higher-risk building work⁽²⁾.

(4) An approved inspector may continue to oversee higher-risk building work provided that—

- (a) the higher-risk building work is commenced before 1 October 2024, and
- (b) an approved inspector will continue to be a suitably qualified registered building control approver until completion of that higher-risk building work.

(5) An approved inspector may continue to oversee building work that is not higher-risk building work.

(6) For the purposes of this regulation, the approved inspector and registered building control approver must be the same legal person.

(1) See the definition of “approved inspector” in section 49 of the Building Act 1984.

(2) See the definition of “higher-risk building work” in section 120I of the Building Act 1984.