

---

WELSH STATUTORY INSTRUMENTS

---

**2024 No. 244 (W. 49)**

**BUILDING AND BUILDINGS, WALES**

**The Building (Approved Inspectors etc.)  
(Amendment) (Wales) Regulations 2024**

<i>Made</i>	- - - -	<i>28 February 2024</i>
<i>Laid before Senedd Cymru</i>		<i>1 March 2024</i>
<i>Coming into force</i>	- -	<i>6 April 2024</i>

The Welsh Ministers make the following Regulations in exercise of the powers conferred on them by sections 1(1)(**1**), 47(1)(**2**), (3), (5)(**3**), 50(1D)(**4**), 51(1)(**5**), 51A(2)(**6**), 52(1)(**7**), (3)(**8**), (5)(**9**), (5A)(**10**), (7)(**11**), 52A(1)(**12**), (2), (4), 53(4B)(**13**), (4C)(**14**), (7)(a)(iii), 53B(5)(b)(**15**), 53C(3)(a)(**16**), (6)(a), 53D(2)(**17**), (3), (5), 54(1)(c)(**18**), 92(2)(**19**) and paragraphs 1A(1), (2)(a) to (c), 1D(1), 1F(1)(**20**), and 10(**21**) of Schedule 1 and paragraphs 2(1)(**22**) and (2) and 3(1) of Schedule 4 to the Building Act 1984(**23**).

- 
- (1) Section 1(1) was amended by section 1(1) and (2) of the Sustainable and Secure Buildings Act 2004 (c. 22) and by section 55(a) of, and paragraphs 1, 2(1) and (2) of Schedule 5 to, the Building Safety Act 2022 (c. 30). See the definitions of “appropriate national authority” and “prescribed” in section 126 of the Building Act 1984 (c. 55).
  - (2) Section 47(1) was amended by article 3(2)(a) of S.I. 1996/1905. It was subsequently amended by section 8(2) of the Sustainable and Secure Buildings Act 2004 (c. 22) and sections 43, 46(1) and 48(1) and (2)(a) of, and paragraphs 1 and 4(1) and (2) of Schedule 4 to, the Building Safety Act 2022 (c. 30).
  - (3) Section 47(5) was amended by section 43 of, and paragraphs 1, 4(1) and (3)(a) and (b) of Schedule 4 to, the Building Safety Act 2022 (c. 30).
  - (4) Section 50(1) to (1D) was substituted for section 50(1) by section 49(1) and (2)(a) of the Building Safety Act 2022 (c. 30).
  - (5) Section 51(1) was substituted by article 4 of S.I. 1996/1905. It was subsequently amended by section 43 of, and paragraphs 1 and 7(a), (b), (c) and (d) of Schedule 4 to, the Building Safety Act 2022 (c. 30).
  - (6) Section 51A(2) was amended by sections 43 and 48(1) and (3) of, and paragraphs 1 and 8 of Schedule 4 to, the Building Safety Act 2022 (c. 30).
  - (7) Section 52(1) was amended by sections 43 and 50(1) and (2) of, and paragraphs 1 and 10(1) and (2) of Schedule 4 to, the Building Safety Act 2022 (c. 30).
  - (8) Section 52(3) was amended by article 3(6) of S.I. 1996/1905 and substituted by section 50(1) and (3) of the Building Safety Act 2022 (c. 30).
  - (9) Section 52(5) has been repealed in respect of England only.
  - (10) Section 52(5A) was inserted by section 50(1) and (5) of the Building Safety Act 2022 (c. 30).
  - (11) Section 52(7) was inserted by section 50(1) and (6) of the Building Safety Act 2022 (c. 30).
  - (12) Section 52A was inserted by section 46(3) of the Building Safety Act 2022 (c. 30).
  - (13) Section 53(4B) was inserted by section 52(1) of the Building Safety Act 2022 (c. 30).
  - (14) Section 53(4C) was inserted by section 52(1) of the Building Safety Act 2022 (c. 30).
  - (15) Section 53B was inserted by section 51(2) of the Building Safety Act 2022 (c. 30).
  - (16) Section 53C was inserted by section 51(2) of the Building Safety Act 2022 (c. 30).
  - (17) Section 53D was inserted by section 501(2) of the Building Safety Act 2022 (c. 30).
  - (18) Section 54(1) was amended by section 55(a) of, and paragraphs 1 and 46(1) and (2) of Schedule 5 to the Building Safety Act 2022 (c. 30).
  - (19) Section 92(2) was amended by section 55(a) of, and paragraphs 1 and 57(1) and (3)(a) of Schedule 5 to, the Building Safety Act 2022 (c. 30).
  - (20) Paragraphs 1A to 1I of Schedule 1 were inserted by section 33 of the Building Safety Act 2022 (c. 30).

---

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

---

- 
- (21) Paragraph 10 of Schedule 1 was substituted by section 55(a) of, and paragraphs 1 and 83(1) and (8) of Schedule 5 to, the Building Safety Act 2022 (c. 30).
- (22) Paragraph 2(1) of Schedule 4 was substituted by section 49(1) and (3)(a) of the Building Safety Act 2022 (c. 30).
- (23) 1984 c. 55.