

## Draft clauses contained in the draft Building Safety Bill

Clause No	Subject matter	Buildings covered
<b>Part 1 – Introduction</b>		
1	Overview of Act	General - All Buildings
<b>Part 2 – The Regulator and its functions</b>		
2	The building safety regulator	General - All Buildings
3	The regulator's objectives	General - All Buildings
4	Duty to facilitate building safety: higher-risk buildings	Higher-Risk Buildings
5	Duty to keep safety and standard of buildings under review	All Buildings
6	Facilitating improvement in competence of industry and building inspectors	All Buildings
7	Proposals and consultation relating to regulations	General - All Buildings
8	Duty to establish system for giving of building safety information	All Buildings
9	Building Advisory Committee	All Buildings
10	Committee on industry competence	All Buildings
11	Residents' panel	Higher-Risk Buildings
12	Committees: power to amend or repeal	All Buildings
13	Local authorities and fire and rescue authorities: provision of assistance etc. to regulator	General - All Buildings
14	Provision of assistance etc: supplementary	General - All Buildings

<b>Clause No</b>	<b>Subject matter</b>	<b>Buildings covered</b>
15	Section 13: guidance	General - All Buildings
16	Meaning of "building safety risk"	All Buildings
17	Recommendations about regulations under section 16	All Buildings
18	Advice about regulations under section 16	All Buildings
19	Meaning of "higher-risk building"	Higher-Risk Buildings
20	Modification of Part 4 in relation to certain kinds of higher-risk building	Higher-Risk Buildings
21	Recommendations about regulations under section 19	Higher-Risk Buildings
22	Advice about regulations under section 19	Higher-Risk Buildings
23	Strategic plan	All Buildings
24	Revised strategic plan	All Buildings
25	Annual report about information provided under mandatory reporting requirements	General - All Buildings
26	Statement of regulator's engagement with residents etc.	Higher-Risk Buildings
27	Authorised officers	All Buildings
28	Authorised officers: offences	All Buildings
29	Provision of false or misleading information to regulator	General - All Buildings
30	Review by regulator of certain decisions made by it	General - All Buildings
31	Right of appeal: requirement for review before appeal	General - All Buildings
32	Cooperation and information sharing	General - All Buildings
33	Fees and charges	General - All Buildings
34	Review of regulatory regime	General - All Buildings
35	Interpretation of Part 2	General - All Buildings
<b>Part 3 – Building Act 1984</b>		

<b>Clause No</b>	<b>Subject matter</b>	<b>Buildings covered</b>
36	Building control authorities	Higher-Risk Buildings
37	Building regulations	All Buildings
38	Dutyholders and general duties	All Buildings
39	Industry competence	All Buildings
40	Lapse of building control approval etc.	All Buildings
41	Determination of certain applications by Secretary of State	Higher-Risk Buildings
42	Enforcement	All Buildings
43	Liability of officers of body corporate etc.	All Buildings
44	Regulation of building control profession	All Buildings
45	Transfer of approved inspectors' functions to registered building control approvers	All Buildings
46	Functions exercisable only with advice of registered building inspectors	All Buildings
47	Default powers of Secretary of State	All Buildings
48	Higher-risk building work: registered building control approvers	Higher-Risk Buildings
49	Higher-risk building work: public bodies	Higher-Risk Buildings
50	Information gathering	General - All Buildings
51	Insurance	General - All Buildings
52	Information	General - All Buildings
53	New initial notices	General - All Buildings
54	Cancellation of initial notice	General - All Buildings
55	Functions under Part 3 of Building Act 1984	General - All Buildings
56	Minor and consequential amendments	General - All Buildings
57	Appeals	General - All Buildings
58	Fees and charges	General - All Buildings
59	Application of amendments	General - All Buildings
<b>Part 4 – Higher-Risk Buildings</b>		

<b>Clause No</b>	<b>Subject matter</b>	<b>Buildings covered</b>
60	Meaning of "occupied" and "resident"	Higher-Risk Buildings
61	Accountable person	Higher-Risk Buildings
62	Occupation: registration requirement	Higher-Risk Buildings
63	Registration of higher-risk buildings	Higher-Risk Buildings
64	Occupied building: requirement to apply for a certificate	Higher-Risk Buildings
65	Building assurance certificate	Higher-Risk Buildings
66	Applications for certification: further provision	Higher-Risk Buildings
67	Appointment of building safety manager	Higher-Risk Buildings
68	Regulator's power of veto over appointment	Higher-Risk Buildings
69	Terms of appointment	Higher-Risk Buildings
70	Nominated individual	Higher-Risk Buildings
71	Directions to remove building safety manager or nominated individual	Higher-Risk Buildings
72	Assessment of building safety risks	Higher-Risk Buildings
73	Steps to prevent a major incident	Higher-Risk Buildings
74	Safety case report	Higher-Risk Buildings
75	Notification and provision of report to the regulator	Higher-Risk Buildings
76	Management of the building by the building safety manager	Higher-Risk Buildings
77	Duty as regards buildings insurance	Higher-Risk Buildings
78	Mandatory reporting requirements	Higher-Risk Buildings
79	Keeping information about higher-risk buildings	Higher-Risk Buildings
80	Provision of information etc. to the regulator, residents and other persons	Higher-Risk Buildings
81	Provision of information etc. to a new accountable person	Higher-Risk Buildings

<b>Clause No</b>	<b>Subject matter</b>	<b>Buildings covered</b>
82	Residents' engagement strategy	Higher-Risk Buildings
83	Requests for further information	Higher-Risk Buildings
84	Complaints procedure: accountable person	Higher-Risk Buildings
85	Complaints procedure: regulator	Higher-Risk Buildings
86	Duties on residents	Higher-Risk Buildings
87	Access to dwellings etc.	Higher-Risk Buildings
88	Higher-risk buildings: implied building safety terms	Higher-Risk Buildings
89	Building safety charges	Higher-Risk Buildings
90	Duty on regulator to enforce Part	Higher-Risk Buildings
91	Compliance notices	Higher-Risk Buildings
92	Compliance notices: supplementary	Higher-Risk Buildings
93	Appeals against compliance notice	Higher-Risk Buildings
94	Offence: contravention giving rise to risk of death and serious injury	Higher-Risk Buildings
95	Notification by regulator before making application under section 96	Higher-Risk Buildings
96	Order appointing special measures manager	Higher-Risk Buildings
97	Orders under section 96: supplementary	Higher-Risk Buildings
98	Amendment of other orders on making of order under section 96	Higher-Risk Buildings
99	Notifications about orders under section 96	Higher-Risk Buildings
100	Variation or revocation of order under section 96	Higher-Risk Buildings
101	Guidance	Higher-Risk Buildings
102	Cooperation and coordination	Higher-Risk Buildings
103	Appeals against decisions of the regulator	Higher-Risk Buildings
104	Managers appointed under Part 2 of the Landlord and Tenant Act 1987	Higher-Risk Buildings

<b>Clause No</b>	<b>Subject matter</b>	<b>Buildings covered</b>
105	Interpretation of Part 4	Higher-Risk Buildings
<b>Part 5 – Supplementary and General - All Buildings</b>		
106	The new homes ombudsman scheme	All Buildings
107	Meaning of developer	All Buildings
108	Power to require persons to join scheme	All Buildings
109	Developers' code of practice	All Buildings
110	Construction products	All Buildings
111	Architects: discipline and continuing professional development	All Buildings
112	Power of Architects Registration Board to charge fees	All Buildings
113	Housing complaints made to a housing ombudsman	All Buildings
114	Liability of officers of body corporate etc.	All Buildings
115	Power to make consequential provision	General - All Buildings
116	Regulations	General - All Buildings
117	Extent	General - All Buildings
118	Commencement and transitional provision	General - All Buildings
119	Short title	General - All Buildings