
W E L S H S T A T U T O R Y
I N S T R U M E N T S

2025 No. 1367 (W. 224) (C. 79)

**BUILDING AND BUILDINGS,
WALES**

**The Building Act 1984
(Commencement No. 1) (Wales)
Order 2025**

EXPLANATORY NOTE

(This note is not part of the Order)

This Order is the first commencement order made under the Building Act 1984 (c. 55) (“the Act”) in relation to Wales only. However, two commencement orders prior to the devolution of building safety to Wales have brought provisions of the Act into force in relation to England and Wales. This Order brings into force section 33 of the Act in relation to Wales. Section 33 makes provision in relation to testing and sampling for the purpose of ascertaining whether any provision of building regulations have been or may be contravened.

**NOTE AS TO EARLIER COMMENCEMENT
ORDERS**

(This note is not part of the Order)

The following provisions of the Act have been brought into force in relation to England and Wales by commencement orders made before the date of this Order.

<i>Provision</i>	<i>Date</i>	<i>of</i>	<i>S.I. No.</i>
	<i>Commencement</i>		
Section 50(2) and (3)	11 November 1985		S.I. 1985/1602 (C. 36)
Paragraph 9 of Schedule 1	7 August 1998		S.I. 1998/1836 (C. 37)
Section 33 (in relation to England only)	1 October 2023		S.I. 2023/993 (C. 59)

W E L S H S T A T U T O R Y
I N S T R U M E N T S

2025 No. 1367 (W. 224) (C. 79)

**BUILDING AND BUILDINGS,
WALES**

**The Building Act 1984
(Commencement No. 1) (Wales)
Order 2025**

Made

12 December 2025

The Welsh Ministers make the following Order in exercise of the powers conferred on them by sections 120(1) and 134(1)(b) of the Building Act 1984⁽¹⁾.

Title

1. The title of this Order is the Building Act 1984 (Commencement No. 1) (Wales) Order 2025.

Provision coming into force on 1 July 2026

2. Section 33 of the Building Act 1984⁽²⁾ (tests for conformity with building regulations) comes into force on 1 July 2026.

Rebecca Evans

Cabinet Secretary for Economy, Energy and Planning,
one of the Welsh Ministers
12 December 2025

-
- (1) 1984 c. 55. Section 120 is amended by paragraph 76 and section 134 is amended by paragraph 82 of Schedule 5 to the Building Safety Act 2022 (c. 30) (“the 2022 Act”). By virtue of section 134(1A) of the Building Act 1984 the reference to the Secretary of State in section 134(1) is to be read as a reference to the Welsh Ministers.
- (2) Section 33 is amended by paragraph 30 of Schedule 5 to the 2022 Act.