OFFERYNNAU STATUDOL CYMRU

WELSH STATUTORY INSTRUMENTS

2025 Rhif 1368 (Cy. 225) (C. 80)

ADEILADU AC ADEILADAU, CYMRU

Rheoliadau Deddf Diogelwch Adeiladau 2022 (Cychwyn Rhif 6) (Cymru) 2025

NODYN ESBONIADOL

(Nid yw'r nodyn hwn yn rhan o'r Rheoliadau)

Y Rheoliadau hyn yw'r chweched rheoliadau cychwyn sydd wedi eu gwneud o dan Ddeddf Diogelwch Adeiladau 2022 ("Deddf 2022").

Mae rheoliad 2 yn dwyn i rym ddarpariaethau penodol yn Rhan 3 (diwygio Deddf Adeiladu 1984) o Ddeddf 2022, ac Atodlen 5 iddi, ar [XXXX] o ran Cymru.

2025 No. 1368 (W. 225) (C. 80)

BUILDING AND BUILDINGS, WALES

The Building Safety Act 2022 (Commencement No. 6) (Wales) Regulations 2025

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations are the sixth commencement regulations made under the Building Safety Act 2022 ("the 2022 Act").

Regulation 2 brings into force certain provisions of Part 3 (amendments to the Building Act 1984) of, and Schedule 5 to, the 2022 Act on 1 July 2026 in relation to Wales.

NODYN AM Y RHEOLIADAU CYCHWYN CYNHARACH

(Nid yw'r nodyn hwn yn rhan o'r Rheoliadau)

Mae'r darpariaethau a ganlyn o Ddeddf 2022 wedi eu dwyn i rym o ran Cymru drwy reoliadau cychwyn a wnaed cyn dyddiad y Rheoliadau hyn.

Y Ddarpariaeth	*Y Dyddiad Cychwyn*	*Rhif O.S.*
Adran 2(2) ac Atodlen 1	28 Mehefin 2022	2022/561 (C. 28)
Adran 31 (yn rhannol)	9 Rhagfyr 2022	2022/1287 (Cy. 261) (C. 104)
Adrannau 32(1) a 32(4)	5 Medi 2023	2023/914 (Cy. 141) (C. 50)
Adran 32(3) (yn rhannol)	5 Medi 2023	2023/914 (Cy. 141) (C. 50)
Adran 32(3) (at yr holl ddibenion sy'n weddill) (i'r graddau y mae'n ymwneud ag adran 91ZD o Ddeddf Adeiladu 1984 ("Deddf 1984"))	6 Ebrill 2024	2024/207 (Cy. 39) (C. 10)
Adran 33 (yn rhannol)	6 Ebrill 2023	2023/362 (C. 15)
Adran 33 (at yr holl ddibenion sy'n weddill)	5 Medi 2023	2023/914 (Cy. 141) (C. 50)
Adran 34	5 Medi 2023	2023/914 (Cy. 141) (C. 50)
Adran 35	5 Medi 2023	2023/914 (Cy. 141) (C. 50)
Adran 36 (yn rhannol)	5 Medi 2023	2023/914 (Cy. 141) (C. 50)
Adran 37 (yn rhannol)	5 Medi 2023	2023/914 (Cy. 141) (C. 50)
Adran 38 (yn rhannol)	5 Medi 2023	2023/914 (Cy. 141) (C. 50)

NOTE AS TO EARLIER COMMENCEMENT REGULATIONS

(This note is not part of the Regulations)

The following provisions of the 2022 Act have been brought into force in relation to Wales by commencement regulations made before the date of these Regulations.

Provision	*Date of Commencement*	*S.I. No.*
Section 2(2) and Schedule 1	28 June 2022	2022/561 (C. 28)
Section 31 (partially)	9 December 2022	2022/1287 (W. 261) (C. 104)
Sections 32(1) and 32(4)	5 September 2023	2023/914 (W. 141) (C. 50)
Section 32(3) (partially)	5 September 2023	2023/914 (W. 141) (C. 50)
Section 32(3) (for all remaining purposes) (so far as it relates to section 91ZD of the Building Act 1984 ("the 1984 Act"))	6 April 2024	2024/207 (W. 39) (C. 10)
Section 33 (partially)	6 April 2023	2023/362 (C. 15)
Section 33 (for all remaining purposes)	5 September 2023	2023/914 (W. 141) (C. 50)
Section 34	5 September 2023	2023/914 (W. 141) (C. 50)
Section 35	5 September 2023	2023/914 (W. 141) (C. 50)
Section 36 (partially)	5 September 2023	2023/914 (W. 141) (C. 50)
Section 37 (partially)	5 September 2023	2023/914 (W. 141) (C. 50)
Section 38 (partially)	5 September 2023	2023/914 (W. 141) (C. 50)

Adran 39 (yn rhannol)	5 Medi 2023	2023/914 (Cy. 141) (C. 50)
Adran 40	6 Ebrill 2024	2024/207 (Cy. 39) (C. 10)
Adran 41	5 Medi 2023	2023/914 (Cy. 141) (C. 50)
Adran 42 (yn rhannol)	5 Medi 2023	2023/914 (Cy. 141) (C. 50)
Adran 42 (yn rhannol)	1 Ionawr 2024	2023/914 (Cy. 141) (C. 50)
Adran 42 (i'r graddau y mae'n ymwneud â mewnosod adran 58Z2 yn Neddf 1984)	6 Ebrill 2024	2024/207 (Cy. 39) (C. 10)
Adran 42 (at yr holl ddibenion sy'n weddill, ac eithrio i'r graddau y mae'n ymwneud ag adrannau 58Z7 a 58Z10 o Ddeddf 1984 a mewnosod adran 58Z2 yn Neddf 1984)	6 Ebrill 2024	2024/207 (Cy. 39) (C. 10)
Adran 43	6 Ebrill 2024	2024/207 (Cy. 39) (C. 10)
Adran 44 (yn rhannol)	5 Medi 2023	2023/914 (Cy. 141) (C. 50)
Adran 44 (at yr holl ddibenion sy'n weddill)	6 Ebrill 2024	2024/207 (Cy. 29) (C. 10)
Adran 46 (yn rhannol)	5 Medi 2023	2023/914 (Cy. 141) (C. 50)
Adran 46 (at yr holl ddibenion sy'n weddill)	6 Ebrill 2024	2024/207 (Cy. 39) (C. 10)
Adran 47	5 Medi 2023	2023/914 (Cy. 141) (C. 50)
Adran 48	28 Gorffennaf 2022	2022/774 (Cy. 169) (C. 47)

Section 39 (partially)	5 September 2023	2023/914 (W. 141) (C. 50)
Section 40	6 April 2024	2024/207 (W. 39) (C. 10)
Section 41	5 September 2023	2023/914 (W. 141) (C. 50)
Section 42 (partially)	5 September 2023	2023/914 (W. 141) (C. 50)
Section 42 (partially)	1 January 2024	2023/914 (W. 141) (C. 50)
Section 42 (so far as it relates to inserting section 58Z2 into the 1984 Act)	6 April 2024	2024/207 (W. 39) (C. 10)
Section 42 (for all remaining purposes, except so far as it relates to sections 58Z7 and 58Z10 of the 1984 Act and inserting section 58Z2 into the 1984 Act)	6 April 2024	2024/207 (W. 39) (C. 10)
Section 43	6 April 2024	2024/207 (W. 39) (C. 10)
Section 44 (partially)	5 September 2023	2023/914 (W. 141) (C. 50)
Section 44 (for all remaining purposes)	6 April 2024	2024/207 (W.29) (C. 10)
Section 46 (partially)	5 September 2023	2023/914 (W. 141) (C. 50)
Section 46 (for all remaining purposes)	6 April 2024	2024/207 (W. 39) (C. 10)
Section 47	5 September 2023	2023/914 (W. 141) (C. 50)
Section 48	28 July 2022	2022/774 (W. 169) (C. 47)

Adran 49 (yn rhannol)	5 Medi 2023	2023/914 (Cy. 141) (C. 50)
Adran 49(1) a 49(2)	25 Ebrill 2024	2024/447 (Cy. 75) (C. 26)
Adran 50 (yn rhannol)	5 Medi 2023	2023/914 (Cy. 141) (C. 50)
Adran 50 (at yr holl ddibenion sy'n weddill)	6 Ebrill 2024	2024/207 (Cy. 39) (C. 10)
Adran 51 (yn rhannol)	5 Medi 2023	2023/914 (Cy. 141) (C. 50)
Adran 51 (at yr holl ddibenion sy'n weddill)	6 Ebrill 2024	2024/207 (Cy. 39) (C. 10)
Adran 52 (yn rhannol)	5 Medi 2023	2023/914 (Cy. 141) (C. 50)
Adran 52 (at yr holl ddibenion sy'n weddill)	6 Ebrill 2024	2024/207 (Cy. 39) (C. 10)
Adran 53(2) a (3)(a)(ii) a (iii) a (3)(b)	6 Ebrill 2024	2024/207 (Cy. 39) (C. 10)
Adran 55	9 Rhagfyr 2022	2022/1287 (Cy. 261) (C. 104)
Adran 56	5 Medi 2023	2023/914 (Cy. 141) (C. 50)
Adran 57	5 Medi 2023	2023/914 (Cy. 141) (C. 50)
Adrannau 130 a 131	28 Mehefin 2022	2022/561 (C. 28)
Adran 132 (yn rhannol)	28 Mai 2022	2022/561 (C. 28)
Adran 132 (at yr holl ddibenion sy'n weddill)	28 Mehefin 2022	2022/561 (C. 28)
Adran 156 (ac eithrio is-adran (4) (ac is-adran (8) i'r graddau y mae'n ymwneud ag erthygl 22B o Orchymyn Diwygio Rheoleiddio (Diogelwch Tân) 2005))	1 Hydref 2023	2023/914 (Cy. 141) (C. 50)

Section 49 (partially)	5 September 2023	2023/914 (W. 141) (C. 50)
Section 49(1) and 49(2)	25 April 2024	2024/447 (W. 75) (C. 26)
Section 50 (partially)	5 September 2023	2023/914 (W. 141) (C. 50)
Section 50 (for all remaining purposes)	6 April 2024	2024/207 (W. 39) (C. 10)
Section 51 (partially)	5 September 2023	2023/914 (W. 141) (C. 50)
Section 51 (for all remaining purposes)	6 April 2024	2024/207 (W. 39) (C. 10)
Section 52 (partially)	5 September 2023	2023/914 (W. 141) (C.50)
Section 52 (for all remaining purposes)	6 April 2024	2024/207 (W. 39) (C. 10)
Section 53(2) and (3)(a)(ii) and (iii) and (3)(b)	6 April 2024	2024/207 (W. 39) (C. 10)
Section 55	9 December 2022	2022/1287 (W. 261) (C. 104)
Section 56	5 September 2023	2023/914 (W. 141) (C.50)
Section 57	5 September 2023	2023/914 (W. 141) (C.50)
Sections 130 and 131	28 June 2022	2022/561 (C. 28)
Section 132 (partially)	28 May 2022	2022/561 (C. 28)
Section 132 (for all remaining purposes)	28 June 2022	2022/561 (C. 28)
Section 156 (except sub-section (4) (and sub-section (8) so far as relating to article 22B of the Regulatory Reform (Fire Safety) Order 2005)	1 October 2023	2023/914 (W. 141) (C. 50)

Atodlen 4	6 Ebrill 2024	2024/207 (Cy. 39) (C. 10)	Schedule 4	6 April 2024	2024/207 (W. 39) (C. 10)
Atodlen 5, paragraffau 1, 77 (yn rhannol), 78 ac 81 (yn rhannol)	9 Rhagfyr 2022	2022/1287 (Cy. 261) (C. 104)	Schedule 5, paragraphs 1, 77 (partially), 78 and 81 (partially)	9 December 2022	2022/1287 (W. 261) (C. 104)
Atodlen 5, paragraffau 2, 3, 4(1) a 4(2), 5(1) a 5(2), 6, 9, 10, 11(1), 11(2) ac 11(3), 12(1) a 12(2), 13(1), 13(2), 13(5) a 13(6), 14(1), 14(2), 14(3)(b) a 14(4)(b), 15(1) i 15(5) a 15(9), 16, 17, 22(1) a 22(8), 40(1) a 40(3), 42(1) a 42(3), 46(1) a 46(2), 50, 51, 53, 55(1), 55(4)(a) a 55(6), 57(1) a 57(3), 67, 71, 74(1) a 74(2), 75, 76(1) ac 76(3), 80 (yn rhannol), 81 (yn rhannol), 82, 83(1), 83(2), 83(3) (yn rhannol), 83(7), 83(8) a 83(9), 84(1) a 84(3)	5 Medi 2023	2023/914 (Cy. 141) (C. 50)	Schedule 5, paragraphs 2, 3 4(1) and 4(2), 5(1) and 5(2), 6, 9, 10, 11(1), 11(2) and 11(3), 12(1) and 12(2), 13(1), 13(2), 13(5) and 13(6), 14(1), 14(2), 14(3)(b) and 14(4)(b), 15(1) to 15(5) and 15(9), 16, 17, 22(1) and 22(8), 40(1) and 40(3), 42(1) and 42(3), 46(1) and 46(2), 50, 51, 53, 55(1), 55(4)(a) and 55(6), 57(1) and 57(3), 67, 71, 74(1) and 74(2), 75, 76(1) and 76(3), 80 (partially), 81 (partially), 82, 83(1), 83(2), 83(3) (partially), 83(7), 83(8) and 83(9), 84(1) and 84(3)	5 September 2023	2023/914 (W. 141) (C. 50)
Atodlen 5, paragraff 56	6 Ebrill 2024	2024/207 (Cy. 39) (C. 10)	Schedule 5, paragraph 56	6 April 2024	2024/207 (W. 39) (C. 10)

Atodlen 5 (ac eithrio'r paragraffau a restrir yn yr Atodlen i O.S. 2024/207 ac yn ddarostyngedig i'r eithriadau yn adran 170(4)(b)(viii)(A) a (B) o Ddeddf Diogelwch Adeiladau 2022)	6 Ebrill 2024	2024/207 (Cy. 39) (C. 10)
Atodlen 6, paragraff 30 (yn rhannol)	5 Medi 2023	2023/914 (Cy. 141) (C. 50)
Atodlen 6 (at yr holl ddibenion sy'n weddill, yn ddarostyngedig i'r eithriadau yn adran 170(4)(b)(ix) o Ddeddf Diogelwch Adeiladau 2022)	6 Ebrill 2024	2024/207 (Cy. 39) (C. 10)

Schedule 5 (except for the paragraphs listed in the Schedule to S.I. 2024/207 and subject to the exceptions in section 170(4)(b)(viii)(A) and (B) of the Building Safety Act 2022)	6 April 2024	2024/207 (W. 39) (C. 10)
Schedule 6, paragraph 30 (partially)	5 September 2023	2023/914 (W. 141) (C. 50)
Schedule 6 (for all remaining purposes, subject to the exceptions in section 170(4)(b)(ix) of the Building Safety Act 2022)	6 April 2024	2024/207 (W. 39) (C. 10)

2025 Rhif 1368 (Cy. 225) (C. 80)

ADEILADU AC ADEILADAU, CYMRU

Rheoliadau Deddf Diogelwch Adeiladau 2022 (Cychwyn Rhif 6) (Cymru) 2025

Gwnaed *12 Rhagfyr 2025*

Mae Gweinidogion Cymru yn gwneud y Rheoliadau hyn drwy arfer y pwerau a roddir iddynt gan adran 170(4)(b)(i), (4)(b)(iii), (4)(b)(vi) a (4)(b)(viii) o Ddeddf Diogelwch Adeiladau 2022(**1**).

Enwi

1. Enw'r Rheoliadau hyn yw Rheoliadau Deddf Diogelwch Adeiladau 2022 (Cychwyn Rhif 6) (Cymru) 2025.

Y darpariaethau sy'n dod i rym ar XXXX

2. Daw'r darpariaethau a ganlyn o Ddeddf Diogelwch Adeiladau 2022 i rym, o ran Cymru, ar XXXX—

(a) adran 32(2) (diwygio adran 91 o Ddeddf Adeiladu 1984(**2**));

(b) adran 36 (cymeradwyaeth rheolaeth adeiladu etc yn darfod), at yr holl ddibenion sy'n weddill;

(c) adran 37 (penderfynu ceisiadau penodol gan yr Ysgrifennydd Gwladol neu Weinidogion Cymru), at yr holl ddibenion sy'n weddill;

(d) adran 38 (hysbysiadau cydymffurfio a hysbysiadau stop) at yr holl ddibenion sy'n weddill;

(**1**) 2022 p. 30.
(**2**) 1984 p. 55.

2025 No. 1368 (W. 225) (C. 80)

BUILDING AND BUILDINGS, WALES

The Building Safety Act 2022 (Commencement No. 6) (Wales) Regulations 2025

Made *12 December 2025*

The Welsh Ministers make these Regulations in exercise of the powers conferred on them by section 170(4)(b)(i), (4)(b)(iii), (4)(b)(vi) and (4)(b)(viii) of the Building Safety Act 2022(**1**).

Title

1. The title of these Regulations is the Building Safety Act 2022 (Commencement No. 6) (Wales) Regulations 2025.

Provisions coming into force on 1 July 2026

2. The following provisions of the Building Safety Act 2022 come into force, in relation to Wales, on 1 July 2026—

(a) Section 32(2) (amendment of section 91 of the Building Act 1984(**2**));

(b) section 36 (lapse of building control approval etc), for all remaining purposes;

(c) section 37 (determination of certain applications by Secretary of State or Welsh Ministers), for all remaining purposes;

(d) section 38 (compliance and stop notices), for all remaining purposes;

(**1**) 2022 c. 30.
(**2**) 1984 c. 55.

(e) adran 39 (torri rheoliadau adeiladu), at yr holl ddibenion sy'n weddill;

(f) adran 45 (pwerau diofyn awdurdod cenedlaethol priodol);

(g) adran 49(3) (diwygio paragraff 2 o Atodlen 4 i Ddeddf Adeiladu 1984);

(h) paragraff 14(8) o Atodlen 5;

(i) paragraff 15(10) o Atodlen 5;

(j) paragraff 20 o Atodlen 5;

(k) paragraff 21(3), (4) a (5) o Atodlen 5;

(l) paragraff 22(3), (4), (5) a (6) o Atodlen 5;

(m) paragraff 23(3) a (4) o Atodlen 5;

(n) paragraff 24(3) o Atodlen 5;

(o) paragraff 26(3) a (4) o Atodlen 5;

(p) paragraff 27(3), (4) a (5) o Atodlen 5;

(q) paragraffau 28, 29, 31 a 32 o Atodlen 5;

(r) paragraff 40(2) o Atodlen 5;

(s) paragraff 41(3) o Atodlen 5;

(t) paragraff 42(2) o Atodlen 5;

(u) paragraffau 43 a 45 o Atodlen 5;

(v) paragraff 46(3) o Atodlen 5;

(w) paragraff 55(3) o Atodlen 5;

(x) paragraffau 79 a 90 o Atodlen 5.

(e) section 39 (breach of building regulations), for all remaining purposes;

(f) section 45 (default powers of appropriate national authority);

(g) section 49(3) (amendment of paragraph 2 of Schedule 4 of the Building Act 1984);

(h) paragraph 14(8) of Schedule 5;

(i) paragraph 15(10) of Schedule 5;

(j) paragraph 20 of Schedule 5;

(k) paragraph 21(3), (4) and (5) of Schedule 5;

(l) paragraph 22(3), (4), (5) and (6) of Schedule 5;

(m) paragraph 23(3) and (4) of Schedule 5;

(n) paragraph 24(3) of Schedule 5;

(o) paragraph 26(3) and (4) of Schedule 5;

(p) paragraph 27(3), (4) and (5) of Schedule 5;

(q) paragraphs 28, 29, 31 and 32 of Schedule 5;

(r) paragraph 40(2) of Schedule 5;

(s) paragraph 41(3) of Schedule 5;

(t) paragraph 42(2) of Schedule 5;

(u) paragraphs 43 and 45 of Schedule 5;

(v) paragraph 46(3) of Schedule 5;

(w) paragraph 55(3) of Schedule 5;

(x) paragraphs 79 and 90 of Schedule 5.

Rebecca Evans

Ysgrifennydd y Cabinet dros yr Economi, Ynni a Chynllunio, un o Weinidogion Cymru
12 Rhagfyr 2025

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

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Argraffwyd a chyhoeddwyd yn y DU gan Y Llyfrfa Cyf dan awdurdod a goruchwyliaeth Saul Nassé, Rheolwr Llyfrfa Ei Fawrhydi ac Argraffydd Deddfau Senedd y Brenin.

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ISBN 978-0-348-39769-7

£8.90

http://www.legislation.gov.uk/id/wsi/2025/1368

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