



Building (Scotland) Act 2003

2003 asp 8

PART 2

APPROVAL OF CONSTRUCTION WORK ETC.

Completion certificates

17 Completion certificates

- (1) After the completion of the work or conversion in respect of which a building warrant has been granted, the relevant person must submit to the verifier a completion certificate certifying the matters specified in subsection (2).
- (2) Those matters are—
 - (a) that the work was carried out or, as the case may be, the conversion was made in accordance with the building warrant, and
 - (b) that—
 - (i) in the case of work for the construction of a building, the building as constructed complies with building regulations,
 - (ii) in the case of work for the provision of services, fittings or equipment in or in connection with a building, the services, fittings or equipment provided comply with building regulations,
 - (iii) in the case of conversion of a building, the building as converted complies with building regulations.
- (3) In subsection (2), the references to building regulations are to those regulations as they applied for the purposes of the building warrant.
- (4) Where—
 - (a) work for which a building warrant is required under section 8 has been carried out, or
 - (b) a conversion of a building for which a building warrant is required under that section has been made,

without a building warrant, the relevant person must submit to a verifier a completion certificate certifying the matters specified in subsection (5).

Status: This is the original version (as it was originally enacted).

- (5) Those matters are—
- (a) that the work was carried out or, as the case may be, the conversion was made in accordance with building regulations, and
 - (b) that—
 - (i) in the case of work for the construction of a building, the building as constructed complies with building regulations,
 - (ii) in the case of work for the provision of services, fittings or equipment in or in connection with a building, the services, fittings or equipment comply with building regulations,
 - (iii) in the case of conversion of a building, the building as converted complies with building regulations.
- (6) In subsection (5), the references to building regulations are to those regulations as they have effect on the date on which the completion certificate is submitted under subsection (4).
- (7) After the completion of the work required by—
- (a) a building regulations compliance notice or a defective building notice, in a case where no building warrant is required,
 - (b) a continuing requirement enforcement notice, or
 - (c) a dangerous building notice,
- the owner of the building in question must submit to a verifier a completion certificate certifying that the work has been completed in accordance with the requirements of the notice.
- (8) Subsection (7) does not apply in relation to work carried out by a local authority under section 25(7)(b), 26(3)(b), 28(10)(b) or 30(4)(b).
- (9) A completion certificate submitted to a verifier in pursuance of a building warrant enforcement notice under section 27(2)(a) must certify that the building in question complies with building regulations as those regulations have effect on the date on which the certificate is submitted.
- (10) In this section, the relevant person, in relation to a building, is—
- (a) where the work was carried out, or the conversion made, otherwise than on behalf of another person, the person who carried out the work or made the conversion,
 - (b) where the work was carried out, or the conversion made, by a person on behalf of another person, that other person,
 - (c) if the owner of the building does not fall within paragraph (a) or (b) and the person required by those paragraphs to submit the completion certificate has failed to do so, the owner.