

SCHEDULE 3

Regulation 5

DESCRIPTIONS OF BUILDING AND WORK, INCLUDING THE PROVISION OF SERVICES, FITTINGS AND EQUIPMENT, NOT REQUIRING A WARRANT

A. On condition that types 1-23 in all respects and/or in the manner of their fitting meet any relevant requirement of the regulations.

1. Any work to or in a house. Except-Any work which increases the floor area of the house. Any demolition or alteration of the roof, external walls or elements of structure. Any work adversely affecting a separating wall. Any change in the wastewater disposal system. Work, not being work of types 3 to 26 below, to a house having a storey, or creating a storey, at a height of more than 4.5 metres.

2. Any work to a non-residential building to which the public does not have access. Except- A non-residential building within which there is a domestic or residential building. Any work which increases the floor area of the building. Any demolition or alteration of the roof, external walls or elements of structure. Any work adversely affecting a separating wall. Any change in the wastewater disposal system. Work, not being work of types 3 to 26 below, to a building having a storey, or creating a storey, at a height of more than 7.5 metres.

And, without prejudice to the generality of types 1 and 2 above,

3. A detached single-storey building, having an area exceeding 8 square metres but not exceeding 30 square metres. Except-A dwelling or residential building. A building ancillary to, or within the curtilage of, a dwelling. A building within 1 metre of a boundary. A building containing a fixed combustion appliance installation or sanitary facility. A swimming pool deeper than 1.2 metres.

4. A detached single-storey building, having an area exceeding 8 square metres but not exceeding 30 square metres, ancillary to and within the curtilage of a house. Except-A building within 1 metre of the house unless it is at least 1 metre from any boundary. A building containing a fixed combustion appliance installation or sanitary facility. A swimming pool deeper than 1.2 metres.

5. A detached single-storey building, having an area exceeding 8 square metres but not exceeding 30 square metres, ancillary to and within the curtilage of a flat or maisonette. Except-A building within 3 metres of the flat or maisonette or within 3 metres of any other part of the building containing the flat or maisonette. A building containing a fixed combustion appliance installation or sanitary facility. A swimming pool deeper than 1.2 metres.

6. Any work associated with a fixed combustion appliance installation or other part of a heating installation not being work of types 7 or 8 below. Except-Any work associated with a solid fuel appliance having an output rating more than 50kW, an oil-firing appliance with an output rating more than 45kW or a gas-fired appliance having a net input rating more than 70 kW. Any work associated with a chimney, flue pipe or hearth. An oil storage tank with a capacity of more than 90 litres, including any pipework connecting the tank to a combustion appliance providing space or water heating, or cooking facilities. Any work adversely affecting a separating wall.

7. Any work associated with a balanced flue serving a room-sealed appliance. Except-Any work associated with a balanced flue which passes through combustible material.

8. Any work associated with pipework, radiators, convector heaters and thermostatic controls for, or associated with, type 6 above.

9. Any work associated with installing a flue liner.

10. Any work associated with refillable liquefied petroleum gas storage cylinders supplying, via a fixed pipework installation, combustion appliances used principally for providing space heating, water heating, or cooking facilities.

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

11. Any work associated with the provision of a single sanitary facility, together with any relevant branch soil or waste pipe. Except-Any work associated with a water closet, waterless closet or urinal.

12. Any work associated with the relocation within the same room or space of any sanitary facility, together with any relevant branch soil or waste pipe.

13. Any work associated with the provision of an extractor fan.

14. Any work associated with a stairlift within a dwelling.

15. Any work associated with the provision of a notice or other fixture for which there is no requirement provided in these regulations.

16. Any work associated with an outdoor sign that is subject to the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984(1).

17. Any work associated with thermal insulating material to or within a wall, ceiling, roof or floor. Except-Any work associated with the application of thermal insulating material to the outer surface of an external wall.

18. A wall not exceeding 1.2 metres in height, or a fence not exceeding 2 metres in height.

19. Any work associated with open raised external decking that does not form part of the access provided to comply with the requirement in regulation 9 and paragraph 4.1 of Schedule 5. Except-Any decking at a height of more than 1.2 metres.

20. A door, window, or rooflight when the work includes replacing the frame.

21. A paved area or hardstanding exceeding 200 square metres in area. A paved area forming part of an access to meet a requirement of these regulations.

22. An electrical installation, including a circuit for telecommunication, alarm purposes or for the transmission of sound, vision or data, which operates at extra-low voltage (not exceeding 50 volts alternating current or 120 volts direct current, measured between conductors or to earth) and which is not connected directly or indirectly to an electricity supply which operates at a voltage higher than either of those specified above.

23. The construction of a ramp not exceeding 5 metres in length.

B. On condition that this work, service, fitting or equipment is to a standard no worse than at present.

24. Any work associated with the replacement of a fitting or equipment, in whole or in part, by another of the same general type, including a sanitary facility (together with any relevant branch soil or waste pipe), rainwater gutter or downpipe, solid fuel combustion appliance, electrical fixture, ventilation fan, chimney or flue outlet fitting or terminal, fire hydrant or main, lift or escalator, solid waste chute or container, kitchen fittings or other fitted furniture and ironmongery. Except-Any door, window or rooflight. Any oil firing or gas fired boiler.

25. Any work associated with the replacement in whole or in part, by material of the same general type, of flooring, lining, cladding, covering or rendering either internally or externally.

26. Any work to a door, window or rooflight, including glazing which is not a complete replacement falling within type 20 above.

(1) [S.I 1984/467](#).