

[^{F1}SCHEDULE 1

Regulation 3

EXEMPTED BUILDINGS AND SERVICES, FITTINGS AND EQUIPMENT

Textual Amendments

- F1** Schs. 1-6 substituted (1.5.2007) by [The Building \(Scotland\) Amendment Regulations 2006 \(S.S.I. 2006/534\)](#), regs. 1, 2(c), **sch.** (with regs. 3, 4)

Buildings etc. controlled by other legislation

[^{F2}1.—(1) Any building in which explosives are manufactured or stored under a licence granted under the Explosives Regulations 2014 where the whole building is used for that manufacture or storage.

(2) Where only a part of a building is used for the manufacture or storage of explosives under a licence granted under the Explosives Regulations 2014, that part of the building where the licence specifies that that manufacture or storage may take place.

(3) Except— sub-paragraphs (1) and (2) do not include any building or, as the case may be, any part of a building as is referred to in, respectively, sub-paragraph (1) or (2) in relation to which—

- (a) no minimum separation distance is required to be maintained by virtue of regulation 27(2) (a) or (3) of the Explosives Regulations 2014; or
- (b) a minimum separation distance of 0 metres is prescribed by virtue of regulation 27(1) of, and Schedule 5 to, the Explosives Regulations 2014 and the requirement for the assent of the local authority under regulation 13(3) of those Regulations did not apply by virtue of regulation 13(4)(a) of those Regulations.]

Textual Amendments

- F2** Sch. 1 para. 1 substituted (1.10.2014) by [The Explosives Regulations 2014 \(S.I. 2014/1638\)](#), reg. 1(1), **Sch. 13 para. 20**

2. A building erected on a site which is subject to licensing under the Nuclear Installations Act 1965 ^{F3}. **Except**—A dwelling, residential building, office, canteen or visitor centre.

Textual Amendments

- F3** 1965 c. 57.

3. A building included in the schedule of monuments maintained under section 1 of the Ancient Monuments and Archaeological Areas Act 1979 ^{F4}. **Except**—A dwelling or residential building.

Textual Amendments

- F4** 1979 c. 16. Section 1 was amended by the [National Heritage Act 1983 \(c.47\)](#) Schedule 4, paragraph 25.

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Changes to legislation: There are currently no known outstanding effects for the The Building (Scotland) Regulations 2004. (See end of Document for details)

Textual Amendments

- F2** Sch. 1 para. 1 substituted (1.10.2014) by [The Explosives Regulations 2014 \(S.I. 2014/1638\)](#), reg. 1(1), [Sch. 13 para. 20](#)
- F3** 1965 c. 57.
- F4** 1979 c. 16. Section 1 was amended by the [National Heritage Act 1983 \(c.47\)](#) Schedule 4, paragraph 25.

Protective Works

4. Protective works subject to control by regulation 13.

Buildings or work not frequented by people

5. A building into which people cannot or do not normally go. **Except**—A building within 6 metres or the equivalent of its height (whichever is the less) of the boundary. A wall or fence. A tank, cable, sewer, drain or other pipe above or below ground for which there is a requirement in these Regulations.

6. Detached fixed plant or machinery or a detached building housing only fixed plant or machinery, the only normal visits to which are intermittent visits to inspect or maintain the fixed plant or machinery. **Except**—A building within 1 metre of a boundary.

Agricultural and related buildings

7. An agricultural greenhouse or other building of mainly translucent material used mainly for commercial growing of plants. **Except**—A building used to any extent for retailing (including storage of goods for retailing) or exhibiting.

8. A single-storey detached building used for any other form of agriculture, fish farming or forestry. **Except**—A building used to any extent for retailing (including storage for retailing) or exhibiting. A building exceeding 280 square metres in area. A building within 6 metres or the equivalent of its height (whichever is the less) of a boundary. A dwelling, residential building, office, canteen or visitor centre. A dungstead or farm effluent tank.

Works of civil engineering construction

9. A work of civil engineering construction, including a dock, wharf, harbour, pier, quay, sea defence work, lighthouse, embankment, river work, dam, bridge, tunnel, filter station or bed, inland navigation, reservoir, water works, pipe line, sewage treatment works, gas holder or main, electricity supply line and supports, any bridge embankment or other support to railway lines and any signalling or power lines and supports and a fire practice tower. **Except**—A bridge or tunnel forming part of an escape route or an access route provided to meet a requirement of these Regulations. A private sewage treatment works provided to meet a requirement of these Regulations.

Buildings of a specialised nature

10. A building essential for the operation of a railway including a locomotive or carriage shed, or for the operation of any other work of civil engineering contained in type 9 of this Schedule and erected within the curtilage of such a railway or work. **Except**—A signalling and control centre for a railway or dock. A building to which the public is admitted, not being a building exempted by type 11 of this Schedule. A dwelling, residential building, office, canteen, or warehouse.

11. A single-storey detached road or rail passenger shelter or a telephone kiosk which in so far as it is glazed complies with the requirements of regulation 9 and paragraph 4.8 of Schedule 5.

Except—A building having a floor area exceeding 30 square metres. A building containing a fixed combustion appliance installation.

12. A caravan or mobile home within the meaning of the Caravan Sites and Control of Development Act 1960 ^{F5}, or a tent, van or shed within the meaning of section 73 of the Public Health (Scotland) Act 1897 ^{F6}. **Except**—Any wastewater disposal system serving a building of this type.

Textual Amendments

F5 1960 c. 62.

F6 1897 c. 38. Section 73 was amended by the [National Health Service \(Scotland\) Act 1972 \(c.58\)](#) Schedule 6, paragraph 56.

Textual Amendments

F5 1960 c. 62.

F6 1897 c. 38. Section 73 was amended by the [National Health Service \(Scotland\) Act 1972 \(c.58\)](#) Schedule 6, paragraph 56.

Small buildings

13. A detached single-storey building having an area not exceeding 8 square metres. **Except**—A dwelling or residential building. A building ancillary to and 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 wall or fence.

Construction and development buildings

14. A building used only by people engaged in the construction, demolition or repair of any building or structure during the course of that work. **Except**—A building containing sleeping accommodation.

15. A building used in connection with the letting or sale of any building under construction until such time as the letting or sale of all related buildings is completed. **Except**—A building containing sleeping accommodation.

Temporary buildings

16. A building which, during any period of 12 months, is either erected or used on a site—

- (a) for a period not exceeding 28 consecutive days; or
- (b) for a number of days not exceeding 60,

and any alterations to such buildings.

Buildings ancillary to houses

17. A detached single-storey building ancillary to and within the curtilage of a house. **Except**—A building exceeding 8 square metres in area. A building within 1 metre of the house unless it is at least 1 metre from any boundary. A building containing sleeping accommodation. A building containing a flue, a fixed combustion appliance installation or sanitary facility. A wall or fence.

18. A single storey building attached to an existing house, which is ancillary to the house and consists of a conservatory or porch which insofar as it is glazed complies with the requirements

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of regulation 9 and paragraph 4.8 of Schedule 5. **Except**—A building exceeding 8 square metres in area. A building containing a flue, a fixed combustion appliance installation or sanitary facility. A building within 1 metre of a boundary.

19. A single storey building which is detached, or is attached to an existing house and which is ancillary to the house and consists of a greenhouse, carport or covered area. **Except**—A building exceeding 30 square metres in area. A building containing a flue, a fixed combustion appliance installation or sanitary facility.

Buildings ancillary to flats or maisonettes

20. A detached single storey building ancillary to and within the curtilage of a flat or maisonette. **Except**—A building exceeding 8 square metres in area. A building within 1 metre of the flat or maisonette or within 3 metres of any other part of the building containing the flat or maisonette. A building within 1 metre of a boundary. A building containing a flue, a fixed combustion appliance installation or sanitary facility. A wall or fence. A swimming pool deeper than 1.2 metres.

Paved areas

21. A paved area or hardstanding. **Except**—A paved area or hardstanding exceeding [^{F7}50] square metres in area. A paved area forming part of an access to meet a requirement of these Regulations.]

Textual Amendments

F7 Word in sch. 1 para. 21 substituted (1.5.2009) by [The Building \(Scotland\) Amendment Regulations 2009 \(S.S.I. 2009/119\)](#), regs. 1, **2(2)**

[^{F1}SCHEDULE 2

Regulation 4

CONVERSIONS TO WHICH THE REGULATIONS APPLY

1. Changes in the occupation or use of a building to create a dwelling or dwellings or a part thereof.
2. Changes in the occupation or use of a building ancillary to a dwelling to increase the area of human occupation.
3. Changes in the occupation or use of a building which alters the number of dwellings in the building.
4. Changes in the occupation or use of a domestic building to any other type of building.
5. Changes in the occupation or use of a residential building to any other type of building.
6. Changes in the occupation or use of a residential building which involves a significant alteration of the characteristics of the persons who occupy, or who will occupy, the building or which significantly increase the number of people occupying, or expected to occupy, the building.
7. Changes in the occupation or use of an exempt building (in terms of Schedule 1) to a building which is not so exempt.
8. Changes in the occupation or use of a building to allow access by the public where previously there was none.

9. Changes in the occupation or use of a building to accommodate parts in different occupation where previously it was not so occupied.]

[^{F1}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 standards required by 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 involving underpinning. Any work adversely affecting a separating wall. Any work involving a change in the method of wastewater discharge. 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 or in 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 involving underpinning. Any work adversely affecting a separating wall. Any work involving a change in the method of wastewater discharge. 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.

[^{F8}2A. [^{F9}Any] works to or in a building ^{F10}... that is a prison or a building where a person may be legally detained or otherwise legally held in custody. **Except** – Any work which increases the floor area of the building by more than 100 square metres. Any demolition or alteration of the roof, external walls or elements of structure. Any work involving underpinning. Any work adversely affecting a separating wall. Any work involving a change in the method of wastewater discharge. Work, not being work of types 3 to 26 below, to a prison or a building where a person may be legally detained or otherwise legally held in custody having a storey, or creating a storey, at a height of more than 7.5 metres.

Textual Amendments

F8 Sch. 3 paras. 2A-2C inserted (1.5.2009) by [The Building \(Scotland\) Amendment Regulations 2009 \(S.S.I. 2009/119\)](#), regs. 1, **2(3)(a)**

F9 Word in sch. 3 para. 2A substituted (1.10.2010) by [The Building \(Scotland\) Amendment Regulations 2010 \(S.S.I. 2010/32\)](#), regs. 1, **2(2)(a)** (with reg. 3)

F10 Words in sch. 3 para. 2A omitted (1.10.2010) by virtue of [The Building \(Scotland\) Amendment Regulations 2010 \(S.S.I. 2010/32\)](#), regs. 1, **2(2)(b)** (with reg. 3)

2B. A building or any work to or in a building or the conversion of a building that is the Scottish Parliament.

Textual Amendments

F8 Sch. 3 paras. 2A-2C inserted (1.5.2009) by [The Building \(Scotland\) Amendment Regulations 2009 \(S.S.I. 2009/119\)](#), regs. 1, **2(3)(a)**

Status: Point in time view as at 01/07/2016.

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2C. A building or any work to or in a building or the conversion of a building belonging to Her Majesty in right of Her private estates.]

Textual Amendments

F8 Sch. 3 paras. 2A-2C inserted (1.5.2009) by [The Building \(Scotland\) Amendment Regulations 2009 \(S.S.I. 2009/119\)](#), regs. 1, **2(3)(a)**

Textual Amendments

F8 Sch. 3 paras. 2A-2C inserted (1.5.2009) by [The Building \(Scotland\) Amendment Regulations 2009 \(S.S.I. 2009/119\)](#), regs. 1, **2(3)(a)**

F9 Word in sch. 3 para. 2A substituted (1.10.2010) by [The Building \(Scotland\) Amendment Regulations 2010 \(S.S.I. 2010/32\)](#), regs. 1, **2(2)(a)** (with reg. 3)

F10 Words in sch. 3 para. 2A omitted (1.10.2010) by virtue of [The Building \(Scotland\) Amendment Regulations 2010 \(S.S.I. 2010/32\)](#), regs. 1, **2(2)(b)** (with reg. 3)

And, without prejudice to the generality of [F11 types 1 to 2C] 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 1 metre of the flat or maisonette or within 3 metres of any other part of the building containing the flat or maisonette. 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.

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 50 kW, an oil-firing appliance with an output rating more than 45 kW or a gas-fired appliance having a net input rating more than 70 kW. Any work associated with a chimney, flue pipe or constructional hearth. Any work associated with 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 or separating floor.

7. Any work associated with a balanced flue serving a room-sealed appliance.

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.

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.

[^{F12}15A. Any work associated with affixing an energy performance certificate to a building.]

Textual Amendments

F12 Sch. 3 para. 15A inserted (4.1.2009) by [The Building \(Scotland\) Amendment Regulations 2008 \(S.S.I. 2008/310\)](#), regs. 1, **2(3)**

[^{F13}15B. Any work associated with affixing a statement of sustainability to a building.]

Textual Amendments

F13 Sch. 3 para. 15B inserted (1.5.2011) by [The Building \(Scotland\) Amendment Regulations 2011 \(S.S.I. 2011/120\)](#), regs. 1, **2(3)**

16. Any work associated with an outdoor sign that is subject to the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984 ^{F14}.

Textual Amendments

F14 [S.I. 1984/467](#).

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. **Except**—Any decking at a height of more than 1.2 metres. Decking that forms part of any access provided to comply with the requirements in regulation 9 and paragraph 4.1 of Schedule 5. Decking that forms any escape route, other than from a flat or maisonette, provided to comply with the requirements in regulation 9 and paragraph 2.9 of Schedule 5.

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

21. A paved area or hardstanding exceeding [^{F15}50 square metres in area but not exceeding] 200 square metres in area. A paved area forming part of an access to meet a requirement of these Regulations.

Status: Point in time view as at 01/07/2016.

Changes to legislation: There are currently no known outstanding effects for the *The Building (Scotland) Regulations 2004*. (See end of Document for details)

Textual Amendments

- F15** Words in sch. 3 para. 21 inserted (1.5.2009) by [The Building \(Scotland\) Amendment Regulations 2009 \(S.S.I. 2009/119\)](#), regs. 1, **2(3)(c)**

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.

Textual Amendments

- F11** Words in sch. 3 para. 3 heading substituted (1.5.2009) by [The Building \(Scotland\) Amendment Regulations 2009 \(S.S.I. 2009/119\)](#), regs. 1, **2(3)(b)**
- F12** Sch. 3 para. 15A inserted (4.1.2009) by [The Building \(Scotland\) Amendment Regulations 2008 \(S.S.I. 2008/310\)](#), regs. 1, **2(3)**
- F13** Sch. 3 para. 15B inserted (1.5.2011) by [The Building \(Scotland\) Amendment Regulations 2011 \(S.S.I. 2011/120\)](#), regs. 1, **2(3)**
- F14** S.I. 1984/467.
- F15** Words in sch. 3 para. 21 inserted (1.5.2009) by [The Building \(Scotland\) Amendment Regulations 2009 \(S.S.I. 2009/119\)](#), regs. 1, **2(3)(c)**

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 fitments 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.]

[^{F1}SCHEDULE 4

Regulation 7

MEASUREMENTS

Area

1. Measurement of area shall be taken to the innermost surfaces of enclosing walls or, on any side where there is no enclosing wall, to the outermost edge of the floor on that side.

2. A room excludes any built-in fixture extending from the floor to the ceiling.

3. In the case of a dwelling, a room excludes any part where the height is less than 1.5 metres.

Height and depth

4. The height of—
- (a) a building shall be taken to be the height from the surface of the ground to the underside of the ceiling of the topmost storey or, if the topmost storey has no ceiling, one-half of the height of the roof above its lowest part; and
 - (b) a storey above the ground, or the depth of a storey below the ground shall be taken to be the vertical height or depth as the case may be from the ground to the upper surface of the floor of the storey, and the expressions “a storey at a height” and “a storey at a depth” shall be construed accordingly.
5. In the measurement of height or depth from ground which is not level the height or depth shall be taken to be the mean height or depth, except that—
- (a) for the purpose of types 1, 2, 3, 4, 5, 18 or 19 of Schedule 3; and
 - (b) for any other purpose where the difference in level is more than 2.5 metres,
- the height or depth shall be taken to be the greatest height or depth.

General

6. Except where the context otherwise requires, measurements shall be horizontal and vertical.]

[^{F1}SCHEDULE 5

Regulation 9

BUILDING STANDARDS APPLICABLE TO DESIGN AND CONSTRUCTION

SECTION 1: STRUCTURE

Structure

1.1 Every building must be designed and constructed in such a way that the loadings that are liable to act on it, taking into account the nature of the ground, will not lead to:

- (a) the collapse of the whole or part of the building;
- (b) deformations which would make the building unfit for its intended use, unsafe, or cause damage to other parts of the building or to fittings or to installed equipment; or
- (c) impairment of the stability of any part of another building.

Disproportionate collapse

1.2 Every building must be designed and constructed in such a way that in the event of damage occurring to any part of the structure of the building the extent of any resultant collapse will not be disproportionate to the original cause.

Status: Point in time view as at 01/07/2016.

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SECTION 2:

FIRE

Compartmentation

2.1 Every building must be designed and constructed in such a way that in the event of an outbreak of fire within the building, fire and smoke are inhibited from spreading beyond the compartment of origin until any occupants have had the time to leave that compartment and any fire containment measures have been initiated.

Limitation

This standard does not apply to domestic buildings.

Separation

2.2 Every building, which is divided into more than one area of different occupation, must be designed and constructed in such a way that in the event of an outbreak of fire within the building, fire and smoke are inhibited from spreading beyond the area of occupation where the fire originated.

Structural protection

2.3 Every building must be designed and constructed in such a way that in the event of an outbreak of fire within the building, the load-bearing capacity of the building will continue to function until all occupants have escaped, or been assisted to escape, from the building and any fire containment measures have been initiated.

Cavities

2.4 Every building must be designed and constructed in such a way that in the event of an outbreak of fire within the building, the unseen spread of fire and smoke within concealed spaces in its structure and fabric is inhibited.

Internal linings

2.5 Every building must be designed and constructed in such a way that in the event of an outbreak of fire within the building, the development of fire and smoke from the surfaces of walls and ceilings within the area of origin is inhibited.

Spread to neighbouring buildings

2.6 Every building must be designed and constructed in such a way that in the event of an outbreak of fire within the building, the spread of fire to neighbouring buildings is inhibited.

Spread on external walls

2.7 Every building must be designed and constructed in such a way that in the event of an outbreak of fire within the building, or from an external source, the spread of fire on the external walls of the building is inhibited.

Spread from neighbouring buildings

2.8 Every building must be designed and constructed in such a way that in the event of an outbreak of fire in a neighbouring building, the spread of fire to the building is inhibited.

Escape

2.9 Every building must be designed and constructed in such a way that in the event of an outbreak of fire within the building, the occupants, once alerted to the outbreak of the fire, are provided with the opportunity to escape from the building, before being affected by fire or smoke.

Escape lighting

2.10 Every building must be designed and constructed in such a way that in the event of an outbreak of fire within the building, illumination is provided to assist in escape.

Communication

2.11 Every building must be designed and constructed in such a way that in the event of an outbreak of fire within the building, the occupants are alerted to the outbreak of fire.

Limitation

F16
...

Textual Amendments

F16 Sch. 5 para. 2.11: limitation omitted (1.10.2010) by virtue of [The Building \(Scotland\) Amendment Regulations 2010 \(S.S.I. 2010/32\)](#), regs. 1, **2(3)(a)** (with reg. 3)

[^{F17}Fire and rescue service access

2.12 Every building must be accessible to the fire and rescue service.]

Textual Amendments

F17 Sch. 5 para. 2.12 substituted (1.10.2010) by [The Building \(Scotland\) Amendment Regulations 2010 \(S.S.I. 2010/32\)](#), regs. 1, **2(3)(b)** (with reg. 3)

[^{F18}Fire and rescue service water supply

2.13 Every building must be provided with a water supply for use by the fire and rescue service.]

Textual Amendments

F18 Sch. 5 para. 2.13 substituted (1.10.2010) by [The Building \(Scotland\) Amendment Regulations 2010 \(S.S.I. 2010/32\)](#), regs. 1, **2(3)(c)** (with reg. 3)

Limitation

This standard does not apply to domestic buildings.

Fire [^{F19}and rescue] service facilities

2.14 Every building must be designed and constructed in such a way that facilities are provided to assist fire-fighting or rescue operations.

Status: Point in time view as at 01/07/2016.

Changes to legislation: There are currently no known outstanding effects for the *The Building (Scotland) Regulations 2004*. (See end of Document for details)

Textual Amendments

F19 Words in sch. 5 para. 2.14 heading inserted (1.10.2010) by [The Building \(Scotland\) Amendment Regulations 2010 \(S.S.I. 2010/32\)](#), regs. 1, **2(3)(d)** (with reg. 3)

[^{F20} Automatic fire suppression systems

2.15 Every building must be designed and constructed in such a way that in the event of an outbreak of fire within the building, fire growth will be inhibited by the operation of an automatic fire suppression system.

Textual Amendments

F20 Sch. 5 para. 2.15 substituted (1.10.2010) by [The Building \(Scotland\) Amendment Regulations 2010 \(S.S.I. 2010/32\)](#), regs. 1, **2(3)(e)** (with reg. 3)

Limitation

This standard applies only to a building which—

- (a) is an enclosed shopping centre;
- (b) is a residential care building;
- (c) is a high rise domestic building;
- (d) forms the whole or part of a sheltered housing complex; or
- (e) is a school building [^{F21}, other than a building forming part of an existing school or an extension to a school building where it is not reasonably practicable to install an automatic fire suppression system in that building or extension].]

Textual Amendments

F20 Sch. 5 para. 2.15 substituted (1.10.2010) by [The Building \(Scotland\) Amendment Regulations 2010 \(S.S.I. 2010/32\)](#), regs. 1, **2(3)(e)** (with reg. 3)

F21 Words in Sch. 5 para. 2.15 inserted (1.10.2013) by [The Building \(Miscellaneous Amendments\) \(Scotland\) Regulations 2013 \(S.S.I. 2013/143\)](#), regs. 1, **2(2)(a)** (with reg. 5)

SECTION 3:

ENVIRONMENT

Site preparation – harmful and dangerous substances

3.1 Every building must be designed and constructed in such a way that there will not be a threat to the building or the health of people in or around the building due to the presence of harmful or dangerous substances.

Limitation

This standard does not apply to the removal of unsuitable material, including turf, vegetable matter, wood, roots and topsoil on the site of a building (other than a dwelling) intended to have a life not exceeding the period specified in regulation 6.

Site preparation – protection from radon gas

3.2 Every building must be designed and constructed in such a way that there will not be a threat to the health of people in or around the building due to the emission and containment of radon gas.

Flooding and ground water

3.3 Every building must be designed and constructed in such a way that there will not be a threat to the building or the health of the occupants as a result of flooding and the accumulation of ground water.

Moisture from the ground

3.4 Every building must be designed and constructed in such a way that there will not be a threat to the building or the health of the occupants as a result of moisture penetration from the ground.

Existing drains

3.5 Every building must not be constructed over an existing drain (including a field drain) that is to remain active.

Limitation

This standard does not apply where it is not reasonably practicable to re-route an existing drain.

Surface water drainage

3.6 Every building, and hard surface within the curtilage of a building, must be designed and constructed with a surface water drainage system that will–

- (a) ensure the disposal of surface water without threatening the building and the health and safety of the people in and around the building; and
- (b) have facilities for the separation and removal of silt, grit and pollutants.

Wastewater drainage

3.7 Every wastewater drainage system serving a building must be designed and constructed in such a way as to ensure the removal of wastewater from the building without threatening the health and safety of the people in and around the building, and–

- (a) that facilities for the separation and removal of oil, fat, grease and volatile substances from the system are provided;
- (b) that discharge is to a public sewer or public wastewater treatment plant, where it is reasonably practicable to do so; and
- (c) where discharge to a public sewer or public wastewater treatment plant is not reasonably practicable that discharge is to a private wastewater treatment plant or septic tank.

Limitation

Standard 3.7(a) does not apply to a dwelling.

Status: Point in time view as at 01/07/2016.

*Changes to legislation: There are currently no known outstanding effects for the
The Building (Scotland) Regulations 2004. (See end of Document for details)*

Private wastewater treatment systems – treatment plants

3.8 Every private wastewater treatment plant or septic tank serving a building must be designed and constructed in such a way that it will ensure the safe temporary storage and treatment of wastewater prior to discharge.

Private wastewater treatment systems – infiltration systems

3.9 Every private wastewater treatment system serving a building must be designed and constructed in such a way that the disposal of the wastewater to ground is safe and is not a threat to the health of the people in or around the building.

Precipitation

3.10 Every building must be designed and constructed in such a way that there will not be a threat to the building or the health of the occupants as a result of moisture from precipitation penetrating to the inner face of the building.

Limitation

This standard does not apply to a building where penetration of moisture from the outside will result in effects no more harmful than those likely to arise from use of the building.

Facilities in a dwelling

- 3.11** Every building must be designed and constructed in such a way that–
- (a) the size of any apartment or kitchen will ensure the welfare and convenience of all occupants and visitors; and
 - (b) an accessible space is provided to allow for the safe, convenient and sustainable drying of washing.

Limitation

This standard applies only to a dwelling.

Sanitary facilities

3.12 Every building must be designed and constructed in such a way that sanitary facilities are provided for all occupants of, and visitors to, the building in a form that allows convenience of use and that there is no threat to the health and safety of occupants or visitors.

Heating

3.13 Every building must be designed and constructed in such a way that it can be heated and maintain heat at temperature levels that will not be a threat to the health of the occupants.

Limitation

This standard applies only to a dwelling.

[^{F22}Ventilation

3.14 Every building must be designed and constructed in such a way that ventilation is provided so that the air quality inside the building is not a threat to the building or the health of the occupants.]

Textual Amendments

F22 Sch. 5 para. 3.14 substituted (1.10.2010) by [The Building \(Scotland\) Amendment Regulations 2010](#) (S.S.I. 2010/32), regs. 1, **2(3)(f)** (with reg. 3)

Condensation

3.15 Every building must be designed and constructed in such a way that there will not be a threat to the building or the health of the occupants as a result of moisture caused by surface or interstitial condensation.

Limitation

F23
...

Textual Amendments

F23 Sch. 5 para. 3.15: limitation omitted (1.10.2010) by virtue of [The Building \(Scotland\) Amendment Regulations 2010](#) (S.S.I. 2010/32), regs. 1, **2(3)(g)** (with reg. 3)

Natural lighting

3.16 Every building must be designed and constructed in such a way that natural lighting is provided to ensure that the health of the occupants is not threatened.

Limitation

This standard applies only to a dwelling.

Combustion appliances – safe operation

3.17 Every building must be designed and constructed in such a way that each fixed combustion appliance installation operates safely.

Combustion appliances – protection from products of combustion

3.18 Every building must be designed and constructed in such a way that any component part of each fixed combustion appliance installation used for the removal of combustion gases will withstand heat generated as a result of its operation without any structural change that would impair the stability or performance of the installation.

Combustion appliances – relationship to combustible materials

3.19 Every building must be designed and constructed in such a way that any component part of each fixed combustion appliance installation will not cause damage to the building in which it is installed by radiated, convected or conducted heat or from hot embers expelled from the appliance.

Combustion appliances – removal of products of combustion

3.20 Every building must be designed and constructed in such a way that the products of combustion are carried safely to the external air without harm to the health of any person through

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Changes to legislation: There are currently no known outstanding effects for the The Building (Scotland) Regulations 2004. (See end of Document for details)

leakage, spillage, or exhaust nor permit the re-entry of dangerous gases from the combustion process of fuels into the building.

Combustion appliances – air for combustion

3.21 Every building must be designed and constructed in such a way that each fixed combustion appliance installation receives air for combustion and operation of the chimney so that the health of persons within the building is not threatened by the build-up of dangerous gases as a result of incomplete combustion.

Combustion appliances – air for cooling

3.22 Every building must be designed and constructed in such a way that each fixed combustion appliance installation receives air for cooling so that the fixed combustion appliance installation will operate safely without threatening the health and safety of persons within the building.

Fuel storage – protection from fire

3.23 Every building must be designed and constructed in such a way that–

- (a) an oil storage installation, incorporating oil storage tanks used solely to serve a fixed combustion appliance installation providing space heating or cooking facilities in a building, will inhibit fire from spreading to the tank and its contents from within, or beyond, the boundary; or
- (b) a container for the storage of woody biomass fuel will inhibit fire from spreading to its contents from within or beyond the boundary.

Limitation

This standard does not apply to portable containers.

Fuel storage – containment

3.24 Every building must be designed and constructed in such a way that–

- (a) an oil storage installation, incorporating oil storage tanks used solely to serve a fixed combustion appliance installation providing space heating or cooking facilities in a building, will–
 - (i) reduce the risk of oil escaping from the installation;
 - (ii) contain any oil spillage likely to contaminate any water supply, groundwater, watercourse, drain or sewer; and
 - (iii) permit any spill to be disposed of safely.
- (b) it allows the number of journeys by delivery vehicles to be minimised due to the volume of woody biomass fuel storage.

Limitation

This standard does not apply to portable containers.

Solid waste storage

3.25 Every building must be designed and constructed in such a way that accommodation for solid waste storage is provided which–

- (a) permits access for storage and for the removal of its contents;
- (b) does not threaten the health of people in and around the building; and
- (c) does not contaminate any water supply, ground water or surface water.

Limitation

This standard applies only to a [^{F24}flat or maisonette].

Textual Amendments

F24 Words in Sch. 5 para. 3.25 substituted (1.10.2013) by [The Building \(Miscellaneous Amendments\) \(Scotland\) Regulations 2013 \(S.S.I. 2013/143\)](#), regs. 1, **2(2)(b)** (with reg. 5)

Dungsteads and farm effluent tanks

3.26 Every building must be designed and constructed in such a way that there will not be a threat to the health and safety of people from a dungstead and farm effluent tank.

[^{F25}Water efficiency

3.27 Every building must be designed and constructed in such a way that sanitary facilities with water efficient fittings which are designed for the prevention of undue consumption of water are installed.

Textual Amendments

F25 Sch. 5 para. 3.27 inserted (1.10.2013) by [The Building \(Miscellaneous Amendments\) \(Scotland\) Regulations 2013 \(S.S.I. 2013/143\)](#), regs. 1, **2(2)(c)** (with reg. 5)

Limitation

This standard applies only to dwellings.]

Textual Amendments

F25 Sch. 5 para. 3.27 inserted (1.10.2013) by [The Building \(Miscellaneous Amendments\) \(Scotland\) Regulations 2013 \(S.S.I. 2013/143\)](#), regs. 1, **2(2)(c)** (with reg. 5)

SECTION 4:

SAFETY

Access to buildings

4.1 Every building must be designed and constructed in such a way that all occupants and visitors are provided with safe, convenient and unassisted means of access to the building.

Limitation

There is no requirement to provide access for a wheelchair user to–

Status: Point in time view as at 01/07/2016.

*Changes to legislation: There are currently no known outstanding effects for the
The Building (Scotland) Regulations 2004. (See end of Document for details)*

- (a) a house, between either the point of access to or from any car parking within the curtilage of a building and an entrance to the house where it is not reasonably practicable to do so; or
- (b) a common entrance of a domestic building not served by a lift, where there are no dwellings entered from a common area on the entrance storey.

Access within buildings

4.2 Every building must be designed and constructed in such a way that—

- (a) in non-domestic buildings, safe, unassisted and convenient means of access is provided throughout the building;
- (b) in residential buildings, a proportion of the rooms intended to be used as bedrooms must be accessible to a wheelchair user;
- (c) in domestic buildings, safe and convenient means of access is provided within common areas and to each dwelling;
- (d) in dwellings, safe and convenient means of access is provided throughout the dwelling; and
- (e) in dwellings, unassisted means of access is provided to, and throughout, at least one level.

Limitation

There is no requirement to provide access suitable for a wheelchair user—

- (a) in a non-domestic building not served by a lift, to a room, intended to be used as a bedroom, that is not on an entrance storey; or
- (b) in a domestic building not served by a lift, within common areas and to each dwelling, other than on an entrance storey.

Stairs and ramps

4.3 Every building must be designed and constructed in such a way that every level can be reached safely by stairs or ramps.

Pedestrian protective barriers

4.4 Every building must be designed and constructed in such a way that every sudden change of level that is accessible in, or around, the building is guarded by the provision of pedestrian protective barriers.

Limitation

This standard does not apply where the provision of pedestrian protective barriers would obstruct the use of areas so guarded.

Electrical safety

4.5 Every building must be designed and constructed in such a way that the electrical installation does not—

- (a) threaten the health and safety of the people in, and around, the building; and
- (b) become a source of fire.

Limitation

This standard does not apply to an electrical installation—

- (a) serving a building or any part of a building to which the Mines and Quarries Act 1954 ^{F26} or the Factories Act 1961 ^{F27} applies; or
- (b) forming part of the works of an undertaker to which regulations for the supply and distribution of electricity made under the Electricity Act 1989 ^{F28} apply.

Textual Amendments

F26 1954 c. 70, as extended by the [Mines and Quarries \(Tips\) Act 1969 \(c. 10\)](#), and the [Mines Management Act 1971 \(c. 20\)](#) and as amended by the [Constitutional Reform Act 2005 \(c. 4\)](#).

F27 1961 c. 34.

F28 1989 c. 29.

Electrical fixtures

4.6 Every building must be designed and constructed in such a way that electric lighting points and socket outlets are provided to ensure the health, safety and convenience of occupants and visitors.

Limitation

This standard applies only to domestic buildings where a supply of electricity is available.

Aids to communication

4.7 Every building must be designed and constructed in such a way that it is provided with aids to assist those with a hearing impairment.

Limitation

This standard does not apply to domestic buildings.

Danger from accidents

4.8 Every building must be designed and constructed in such a way that—

- (a) people in and around the building are protected from injury that could result from fixed glazing, projections or moving elements on the building;
- (b) fixed glazing in the building is not vulnerable to breakage where there is the possibility of impact by people in and around the building;
- (c) both faces of a window and rooflight in a building are capable of being cleaned such that there will not be a threat to the cleaner from a fall resulting in severe injury;
- (d) a safe and secure means of access is provided to a roof; and
- (e) manual controls for ventilation and for electrical fixtures can be operated safely.

Limitation

Standard 4.8(d) does not apply to domestic buildings.

Danger from heat

4.9 Every building must be designed and constructed in such a way that protection is provided for people in, and around, the building from the danger of severe burns or scalds from the discharge of steam or hot water.

Status: Point in time view as at 01/07/2016.

Changes to legislation: There are currently no known outstanding effects for the The Building (Scotland) Regulations 2004. (See end of Document for details)

Fixed seating

4.10 Every building, which contains fixed seating accommodation for an audience or spectators, must be designed and constructed in such a way that a number of level spaces for wheelchairs are provided proportionate to the potential audience or spectators.

Limitation

This standard does not apply to domestic buildings.

Liquefied petroleum gas storage

4.11 Every building must be designed and constructed in such a way that each liquefied petroleum gas storage installation, used solely to serve a combustion appliance providing space heating, water heating, or cooking facilities, will—

- (a) be protected from fire spreading to any liquefied petroleum gas container; and
- (b) not permit the contents of any such container to form explosive gas pockets in the vicinity of any container.

Limitation

This standard does not apply to a liquefied petroleum gas storage container, or containers, for use with portable appliances.

Vehicle protective barriers

4.12 Every building accessible to vehicular traffic must be designed and constructed in such a way that every change in level is guarded.

[^{F29}Security

4.13 Every building must be designed and constructed in such a way that doors and windows, vulnerable to unlawful entry, can be secured to deter housebreaking and protect the safety and welfare of occupants.

Textual Amendments

F29 Sch. 5 para. 4.13 inserted (1.10.2010) by [The Building \(Scotland\) Amendment Regulations 2010 \(S.S.I. 2010/32\)](#), regs. 1, **2(3)(h)** (with reg. 3)

Limitation

This standard applies only to domestic buildings.]

Textual Amendments

F29 Sch. 5 para. 4.13 inserted (1.10.2010) by [The Building \(Scotland\) Amendment Regulations 2010 \(S.S.I. 2010/32\)](#), regs. 1, **2(3)(h)** (with reg. 3)

[^{F30}In-building physical infrastructure for high-speed electronic communications networks

4.14. Every building and building unit must be designed and constructed in such a way that—

- (a) a high-speed ready in-building physical infrastructure up to a network termination point for high-speed electronic communications network is provided; and
- (b) in the case of a building which contains more than one building unit, a common access point for high-speed electronic communications networks is provided.

Textual Amendments

F30 Sch. 5 para. 4.14 inserted (1.7.2016) by [The Building \(Scotland\) Amendment Regulations 2016 \(S.S.I. 2016/70\)](#), regs. 1, **2(2)** (with reg. 2)

Limitation

This standard does not apply to—

- (a) alterations or extensions to buildings that do not include major renovation works; or
- (b) buildings having an area not exceeding 30 square metres, ancillary to and within the curtilage of a dwelling.

Interpretation of this standard

In this standard—

“access point” means a physical point, located inside or outside the building, accessible to undertakings providing or authorised to provide public communications networks, where connection to the high-speed ready in-building physical infrastructure is made available;

“building unit” means a part of a building which is designed or altered to be used separately;

“high-speed electronic communications network” means an electronic communications network which is capable of delivering broadband access services at speeds of at least 30 Mbps;

“high-speed ready in-building physical infrastructure” means in-building physical infrastructure intended to host elements, or enable delivery, of high-speed electronic communications networks;

“in-building physical infrastructure” means physical infrastructure or installations at the end-user’s location, including elements under joint ownership, intended to host wired or wireless access networks, where such access networks are capable of delivering electronic communications services and connecting the building access point with the network termination point;

“major renovation works” means works at the end-user’s location encompassing structural modifications of the entire in-building physical infrastructure, or of a significant part of it; and

“network termination point” means a physical point located inside or outside the building at which an occupier is provided with access to high-speed electronic communications networks.]

Textual Amendments

F30 Sch. 5 para. 4.14 inserted (1.7.2016) by [The Building \(Scotland\) Amendment Regulations 2016 \(S.S.I. 2016/70\)](#), regs. 1, **2(2)** (with reg. 2)

Status: Point in time view as at 01/07/2016.

Changes to legislation: There are currently no known outstanding effects for the The Building (Scotland) Regulations 2004. (See end of Document for details)

SECTION 5:

NOISE

[^{F31}Noise separation

5.1 Every building, which is divided into more than one area of different occupation, must be designed and constructed in such a way to limit the transmission of source noise from normal domestic type activities, between such areas, to a level that will not threaten the health of, or cause inconvenience to the building occupants.

Textual Amendments

F31 Sch. 5 paras. 5.1, 5.2 substituted for sch. 5 para. 5.1 (1.10.2010) by [The Building \(Scotland\) Amendment Regulations 2010 \(S.S.I. 2010/32\)](#), regs. 1, **2(3)(i)** (with reg. 3)

Limitation

This standard only applies to a building in different occupation incorporating—

- (a) attached dwellings;
- (b) attached residential buildings; or
- (c) a roof, walkway or access deck located directly above an area that is either a dwelling or a residential building.

Textual Amendments

F31 Sch. 5 paras. 5.1, 5.2 substituted for sch. 5 para. 5.1 (1.10.2010) by [The Building \(Scotland\) Amendment Regulations 2010 \(S.S.I. 2010/32\)](#), regs. 1, **2(3)(i)** (with reg. 3)

Noise reduction between rooms

5.2 Every building must be designed and constructed in such a way to limit the transmission of source noise from normal domestic type activities, through a wall or floor, between a room and internal space where noise is likely to occur, to a level that will not cause inconvenience to the building occupants.

Textual Amendments

F31 Sch. 5 paras. 5.1, 5.2 substituted for sch. 5 para. 5.1 (1.10.2010) by [The Building \(Scotland\) Amendment Regulations 2010 \(S.S.I. 2010/32\)](#), regs. 1, **2(3)(i)** (with reg. 3)

Limitation

This standard only applies to a wall or floor forming an apartment in a dwelling and a room in a residential building which is capable of being used for sleeping; other than—

- (a) a wall between an en-suite bathroom and the apartment or room it serves;
- (b) a hospital; or
- (c) a place of lawful detention.]

Textual Amendments

- F31** Sch. 5 paras. 5.1, 5.2 substituted for sch. 5 para. 5.1 (1.10.2010) by [The Building \(Scotland\) Amendment Regulations 2010 \(S.S.I. 2010/32\)](#), regs. 1, **2(3)(i)** (with reg. 3)

SECTION 6:

ENERGY

Carbon dioxide emissions

6.1 Every building must be designed and constructed in such a way that—

- [^{F32}(a) the energy performance is estimated in accordance with a methodology of calculation approved under regulation 7(a) of the Energy Performance of Buildings (Scotland) Regulations 2008 ^{F33};]^{F34}...
- (b) the energy performance of the building is capable of reducing carbon dioxide emissions [^{F35}; and
- (c) it is a nearly zero-energy building].

Textual Amendments

- F32** Sch. 5 para. 6.1(a) substituted (1.10.2010) by [The Building \(Scotland\) Amendment Regulations 2010 \(S.S.I. 2010/32\)](#), regs. 1, **2(3)(j)(i)** (with reg. 3)
- F33** S.S.I. 2008/309.
- F34** Word in sch. 5 para. 6.1.(a) omitted (with application in accordance with reg. 1(2) of the amending S.S.I.) by virtue of [The Building \(Energy Performance of Buildings\) \(Scotland\) Amendment Regulations 2016 \(S.S.I. 2016/71\)](#), regs. 1(3), **2(3)(a)**
- F35** Sch. 5 para. 6.1.(c) and word inserted (with application in accordance with reg. 1(2) of the amending S.S.I.) by [The Building \(Energy Performance of Buildings\) \(Scotland\) Amendment Regulations 2016 \(S.S.I. 2016/71\)](#), regs. 1(3), **2(3)(b)**

[^{F36}**Interpretation of this standard**

In this standard—

“energy from renewable sources” means energy from renewable non-fossil sources, namely wind, solar, aero-thermal, geothermal, hydrothermal and ocean energy, hydropower, biomass, landfill gas, sewage treatment plant gas and biogases; and

“nearly zero-energy building” means a building that has a very high energy performance, as determined in accordance with a methodology approved under regulation 7 of the Energy Performance of Buildings (Scotland) Regulations 2008 ^{F37}, where the nearly zero or very low amount of energy required should be covered to a very significant extent by energy from renewable sources, including energy from renewable sources produced on site or nearby.]

Textual Amendments

- F36** Words in sch. 5 para. 6.1 inserted (with application in accordance with reg. 1(2) of the amending S.S.I.) by [The Building \(Energy Performance of Buildings\) \(Scotland\) Amendment Regulations 2016 \(S.S.I. 2016/71\)](#), regs. 1(3), **2(3)(c)**

Status: Point in time view as at 01/07/2016.
Changes to legislation: There are currently no known outstanding effects for the
 The Building (Scotland) Regulations 2004. (See end of Document for details)

F37 S.S.I. 2008/309. Regulation 7 was substituted by S.S.I. 2012/315.

Limitation

This standard does not apply to—

- ^{F38}(a) alterations and extensions to buildings other than—
- (i) alterations and extensions to stand-alone buildings having an area less than 50 square metres that would increase the area to 50 square metres or more;
 - (ii) extensions to non-domestic buildings where the extension will have an area which is both greater than 100 square metres and greater than 25% of the area of the existing building; and
 - (iii) alterations to buildings involving the fit-out of the building shell which is the subject of a continuing requirement;]
- (b) conversions of buildings;
 - (c) non-domestic buildings and buildings that are ancillary to a dwelling that are stand-alone having an area less than 50 square metres;
 - (d) buildings, which will not be heated or cooled other than by heating provided solely for the purpose of frost protection; or
 - (e) limited life buildings which have an intended life of less than 2 years.

Textual Amendments

F38 Words in Sch. 5 para. 6.1 substituted (1.10.2015) by [The Building \(Scotland\) Amendment Regulations 2014 \(S.S.I. 2014/219\)](#), regs. 1, 2(2) (with reg. 3)

Building insulation envelope

6.2 Every building must be designed and constructed in such a way that an insulation envelope is provided which reduces heat loss.

Limitation

This standard does not apply to—

- (a) non-domestic buildings which will not be heated, other than heating provided solely for the purposes of frost protection;
- (b) communal parts of domestic buildings which will not be heated, other than heating provided solely for the purposes of frost protection; or
- (c) buildings which are ancillary to dwellings, other than conservatories, which are either unheated or provided with heating which is solely for the purpose of frost protection.

Heating system

6.3 Every building must be designed and constructed in such a way that the heating and hot water service systems installed are energy efficient and are capable of being controlled to achieve optimum energy efficiency.

Limitation

This standard does not apply to—

- (a) buildings which do not use fuel or power for controlling the temperature of the internal environment;
- (b) heating provided solely for the purpose of frost protection; ^{F39}...
- ^{F39}(c)

Textual Amendments

F39 Words in Sch. 5 para. 6.3 omitted (1.10.2015) by virtue of [The Building \(Scotland\) Amendment Regulations 2015 \(S.S.I. 2015/218\)](#), regs. 1(3), **3(2)** (with reg. 4)

Insulation of pipes, ducts and vessels

6.4 Every building must be designed and constructed in such a way that temperature loss from heated pipes, ducts and vessels, and temperature gain to cooled pipes and ducts, is resisted.

Limitation

This standard does not apply to—

- (a) buildings which do not use fuel or power for heating or cooling either the internal environment or water services;
- ^{F40}(b) buildings, or parts of a building, which will not be heated, other than heating provided solely for the purpose of frost protection; or
- (c) pipes, ducts or vessels that form part of an isolated industrial or commercial process.]

Textual Amendments

F40 Words in Sch. 5 para. 6.4 substituted (1.10.2010) by [The Building \(Scotland\) Amendment Regulations 2010 \(S.S.I. 2010/32\)](#), regs. 1, **2(3)(k)** (with reg. 3)

Artificial and display lighting

6.5 Every building must be designed and constructed in such a way that the artificial or display lighting installed is energy efficient and is capable of being controlled to achieve optimum energy efficiency.

^{F41}**Limitation**

This standard does not apply to—

- (a) process and emergency lighting components in a building; or
- (b) alterations to a dwelling or a building ancillary to a dwelling.]

Textual Amendments

F41 Sch. 5 para. 6.5: limitation substituted (1.10.2010) by [The Building \(Scotland\) Amendment Regulations 2010 \(S.S.I. 2010/32\)](#), regs. 1, **2(3)(l)** (with reg. 3)

Status: Point in time view as at 01/07/2016.

Changes to legislation: There are currently no known outstanding effects for the *The Building (Scotland) Regulations 2004*. (See end of Document for details)

Mechanical ventilation and air conditioning

6.6 Every building must be designed and constructed in such a way that—

- (a) the form and fabric of the building minimises the use of mechanical ventilating or cooling systems for cooling purposes; and
- (b) ^{F42}... the ventilating and cooling systems installed are energy efficient and are capable of being controlled to achieve optimum energy efficiency.

Textual Amendments

F42 Words in sch. 5 para. 6.6(b) omitted (1.10.2010) by virtue of [The Building \(Scotland\) Amendment Regulations 2010 \(S.S.I. 2010/32\)](#), regs. 1, **2(3)(m)** (with reg. 3)

Limitation

This standard does not apply to buildings which do not use fuel or power for ventilating or cooling the internal environment.

Commissioning building services

6.7 Every building must be designed and constructed in such a way that energy supply systems and building services which use fuel or power for heating, lighting, ventilating and cooling the internal environment and heating the water, are commissioned to achieve optimum energy efficiency.

Limitation

This standard does not apply to—

- (a) major power plants serving the National Grid;
- (b) the process and emergency lighting components of a building;
- (c) heating provided solely for the purpose of frost protection; or
- (d) energy supply systems used solely for industrial and commercial processes, leisure use and emergency use within a building.

Written information

6.8 The occupiers of a building must be provided with written information by the owner—

- (a) on the operation and maintenance of the building services and energy supply systems; and
- (b) where any air conditioning system in the building is subject to regulation 17, stating a time based interval for inspection of the system.

Limitation

This standard does not apply to—

- (a) major power plants serving the National Grid;
- (b) buildings which do not use fuel or power for heating, lighting, ventilating and cooling the internal environment and heating the water supply services;
- (c) the process and emergency lighting components of a building;
- (d) heating provided solely for the purpose of frost protection;
- (e) lighting^{F43} ... systems in a domestic building; or

- (f) energy supply systems used solely for industrial and commercial processes, leisure use and emergency use within a building.

Textual Amendments

- F43** Sch. 5 para. 6.8: words omitted (1.10.2010) by virtue of [The Building \(Scotland\) Amendment Regulations 2010 \(S.S.I. 2010/32\)](#), regs. 1, **2(3)(n)** (with reg. 3)

Energy Performance Certificates

6.9 Every building must be designed and constructed in such a way that—

- [^{F44}(a) an energy performance certificate for the building is affixed to the building; and]
(c) the energy performance certificate is displayed in a prominent place within the building.

Textual Amendments

- F44** Sch. 5 para. 6.9(a) substituted for para. 6.9(a)(b) (4.1.2009) by [The Building \(Scotland\) Amendment Regulations 2008 \(S.S.I. 2008/310\)](#), regs. 1, **2(4)**

Limitation

- (a) This standard does not apply to—
- (i) buildings which do not use fuel or power for controlling the temperature of the internal environment;
 - (ii) non-domestic buildings and buildings that are ancillary to a dwelling that are stand-alone having an area less than 50 square metres;
 - [^{F45}(iii) conversions, alterations and extensions to buildings other than—
 - (aa) alterations and extensions to stand-alone buildings having an area less than 50 square metres that would increase the area to 50 square metres or more; and
 - (bb) alterations to buildings involving the fit-out of the building shell which is the subject of a continuing requirement;]
 - (iv) limited life buildings which have an intended life of less than 2 years.
- [^{F46}(b) Standard 6.9(c) only applies to buildings—
- (i) with a floor area of more than [^{F47}250] square metres;
 - (ii) into which members of the public have an express or implied licence to enter; and
 - (iii) which are visited by members of the public on at least a weekly basis.]

Textual Amendments

- F45** Words in Sch. 5 para. 6.9 substituted (1.10.2015) by [The Building \(Scotland\) Amendment Regulations 2014 \(S.S.I. 2014/219\)](#), regs. 1, **2(3)** (with reg. 3)
- F46** Words in Sch. 5 para. 6.9 substituted (9.1.2013) by [The Building \(Scotland\) Amendment Regulations 2012 \(S.S.I. 2012/209\)](#), regs. 1, **2(3)**
- F47** Word in Sch. 5 para. 6.9 substituted (9.7.2015) by [The Building \(Scotland\) Amendment Regulations 2015 \(S.S.I. 2015/218\)](#), regs. 1(2), **2(2)**

Status: Point in time view as at 01/07/2016.
Changes to legislation: There are currently no known outstanding effects for the
The Building (Scotland) Regulations 2004. (See end of Document for details)

Metering

6.10 Every building must be designed and constructed in such a way that each [^{F48}building, or] part of a building designed for different occupation is fitted with fuel [^{F49}and power] meters.

Textual Amendments
F48 Words in sch. 5 para. 6.10 inserted (1.10.2010) by [The Building \(Scotland\) Amendment Regulations 2010 \(S.S.I. 2010/32\)](#), regs. 1, **2(3)(o)(i)** (with reg. 3)
F49 Words in sch. 5 para. 6.10 substituted (1.10.2010) by [The Building \(Scotland\) Amendment Regulations 2010 \(S.S.I. 2010/32\)](#), regs. 1, **2(3)(o)(ii)** (with reg. 3)

Limitation

This standard does not apply to—

- (a) communal areas of buildings in different occupation;
- ^{F50}(b)
- (c) heating fired by solid fuel or biomass; or
- (d) heating for individual dwellings fired by LPG or oil.

Textual Amendments
F50 Words in Sch. 5 para. 6.10 omitted (1.10.2010) by virtue of [The Building \(Scotland\) Amendment Regulations 2010 \(S.S.I. 2010/32\)](#), regs. 1, **2(3)(o)(iii)** (with reg. 3)

**[^{F51}SECTION 7:
SUSTAINABILITY**

Textual Amendments
F51 Sch. 5 Section 7 inserted (1.5.2011) by [The Building \(Scotland\) Amendment Regulations 2011 \(S.S.I. 2011/120\)](#), regs. 1, **2(4)**

Statement of sustainability

- 7.1** Every building must be designed and constructed in such a way that—
- (a) with regard to a dwelling [^{F52}or school building containing classrooms], a level of sustainability specified by the Scottish Ministers in respect of carbon dioxide emissions, resource use, building flexibility, adaptability and occupant well-being is achieved;
 - (b) with regard to a non-domestic building, [^{F53}other than a school building containing classrooms,] a level of sustainability specified by the Scottish Ministers in respect of carbon dioxide emissions is achieved; and
 - (c) a statement of the level of sustainability achieved is affixed to the dwelling or non-domestic building.

Textual Amendments

- F52** Words in sch. 5 para. 7.1(a) inserted (1.10.2013) by [The Building \(Miscellaneous Amendments\) \(Scotland\) Regulations 2013 \(S.S.I. 2013/143\)](#), regs. 1, **2(2)(d)(i)** (with reg. 5)
- F53** Words in sch. 5 para. 7.1(b) inserted (1.10.2013) by [The Building \(Miscellaneous Amendments\) \(Scotland\) Regulations 2013 \(S.S.I. 2013/143\)](#), regs. 1, **2(2)(d)(ii)** (with reg. 5)

Limitation

This standard does not apply to—

- (a) alterations and extensions to buildings^{F54} ...;
- (b) conversions of buildings;
- (c) buildings that are ancillary to a dwelling that are stand-alone having an area less than 50 square metres;
- (d) buildings which will not be heated or cooled other than by heating provided solely for the purpose of frost protection;
- (e) buildings intended to have a life not exceeding the period specified in regulation 6; or
- (f) conservatories.]]

Textual Amendments

- F54** Words in Sch. 5 para. 7.1 omitted (1.10.2013) by virtue of [The Building \(Miscellaneous Amendments\) \(Scotland\) Regulations 2013 \(S.S.I. 2013/143\)](#), regs. 1, **2(2)(d)(iii)** (with reg. 5)

[^{F1}SCHEDULE 6

Regulation 12

BUILDING STANDARDS APPLICABLE TO CONVERSIONS

1. Every conversion, to which these regulations apply, shall meet the requirements of the following standards in Schedule 5:

- (a) standards 2.1, 2.3, 2.5, 2.9, 2.10, 2.11, 2.13, 2.14, 2.15 in section 2, fire;
- (b) standards 3.5, 3.6, 3.7, 3.8, 3.9, 3.11, 3.12, 3.13, 3.14, 3.17, 3.18, 3.20, 3.21, 3.22, 3.23, 3.24, 3.25, 3.26 [^{F55}, 3.27] in section 3, environment;
- (c) standards 4.5, 4.6, 4.7, 4.9, 4.11, 4.12 [^{F56}, 4.13] in section 4, safety
- (d) [^{F57}standards 5.1 and 5.2] in section 5, noise; and
- (e) standards 6.7, 6.8, 6.10 in section 6, energy.

Textual Amendments

- F55** Word in sch. 6 para. 1(b) inserted (1.10.2013) by [The Building \(Miscellaneous Amendments\) \(Scotland\) Regulations 2013 \(S.S.I. 2013/143\)](#), regs. 1, **2(3)** (with reg. 5)
- F56** Word in sch. 6 para. 1(c) inserted (1.10.2010) by [The Building \(Scotland\) Amendment Regulations 2010 \(S.S.I. 2010/32\)](#), regs. 1, **2(4)(a)** (with reg. 3)

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Changes to legislation: There are currently no known outstanding effects for the
The Building (Scotland) Regulations 2004. (See end of Document for details)

F57 Words in sch. 6 para. 1(d) substituted (1.10.2010) by [The Building \(Scotland\) Amendment Regulations 2010 \(S.S.I. 2010/32\)](#), regs. 1, **2(4)(b)** (with reg. 3)

2. Every conversion, to which these regulations apply, shall meet the requirements of the following standards in schedule 5 in so far as is reasonably practicable, and in no case be worse than before the conversion:

- (a) the standards in section 1, structure;
- (b) standards 2.2, 2.4, 2.6, 2.7, 2.8, 2.12 in section 2, fire;
- (c) standards 3.1, 3.2, 3.3, 3.4, 3.10, 3.15, 3.16, 3.19 in section 3, environment;
- (d) standards 4.1, 4.2, 4.3, 4.4, 4.8, 4.10 [^{F58}, 4.14] in section 4, safety; and
- (e) standards 6.2, 6.3, 6.4, 6.5, 6.6 in section 6 energy.]

Textual Amendments

F58 Word in sch. 6 para. 2(d) inserted (1.7.2016) by [The Building \(Scotland\) Amendment Regulations 2016 \(S.S.I. 2016/70\)](#), regs. 1, **2(3)** (with reg. 2)

Status:

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Changes to legislation:

There are currently no known outstanding effects for the The Building (Scotland) Regulations 2004.