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## EXPLANATORY NOTE

*(This note is not part of the Regulations)*

These Regulations amend the Building (Scotland) Regulations 2004 (“the 2004 Regulations”).

Regulation 2 amends regulation 17 of and paragraph 6.1 of Schedule 5 to the 2004 Regulations to insert requirements in relation to the inspection of air-conditioning systems in buildings and nearly zero-energy buildings in implementation of Articles 9 and 15 of [Directive 2010/31/EU](#) of the European Parliament and of the Council on the energy performance of buildings (OJ L 153, 18.06.2010 p.13).

The amendments to paragraph 6.1 of Schedule 5 apply in the case of buildings occupied and owned by public authorities from 1st January 2019 and from 31st December 2020 in respect of all other buildings.

No business and regulatory impact assessment has been prepared for these Regulations as no adverse impact upon business, charities or voluntary bodies is foreseen.