

**2020 No. 275**

**BUILDING AND BUILDINGS**

**The Building (Scotland) Amendment Regulations 2020**

*Made* - - - - *7th September 2020*

*Laid before the Scottish Parliament* *9th September 2020*

*Coming into force* - - *1st March 2021*

The Scottish Ministers make the following Regulations in exercise of the powers conferred by sections 1 and 54(2) and schedule 1 of the Building (Scotland) Act 2003(a), and all other powers enabling them to do so.

In accordance with section 1(2) of that Act they have consulted with such persons as appear to them to be representative of the interests concerned.

**Citation and commencement**

1. These Regulations may be cited as the Building (Scotland) Amendment Regulations 2020 and come into force on 1 March 2021.

**Amendment of the Building (Scotland) Regulations 2004**

2.—(1) The Building (Scotland) Regulations 2004(b) are amended in accordance with paragraphs (2) and (3).

(2) In regulation 2(1) (interpretation)—

(a) omit the definition of “high rise domestic building”,

(b) after the definition of “sanitary facility” insert—

““shared multi-occupancy residential building” means a residential building occupied as a sole or main residence by more than six individuals where those occupying the building, or part of the building, share the use of sanitary facilities or facilities for the preparation of cooked food with other persons occupying the building, or part of the building.”,

(c) after the definition of “site” insert—

““social housing dwelling” means a dwelling occupied by virtue of a Scottish secure tenancy within the meaning of section 11 of the Housing (Scotland) Act 2001(c).”.

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(a) 2003 asp 8; section 1 was amended by section 6(2) of the Public Services Reform (Scotland) Act 2010 (asp 8), schedule 1, paragraph 1 was amended by S.S.I. 2014/364.  
(b) S.S.I. 2004/406, as relevantly amended by S.S.I. 2008/310, S.S.I. 2010/32, S.S.I. 2011/120, S.S.I. 2011/211 and S.S.I. 2013/143.  
(c) 2001 asp 10; section 11 was amended by S.S.I. 2003/331 and sections 12(1)(a) and 12(1)(b) of the Housing (Scotland) Act 2014 (asp 14).

(3) In schedule 5 (building standards applicable to design and construction) in the limitation to the standard contained in paragraph 2.15 (automatic fire suppression systems)—

- (a) omit paragraph (c),
- (b) at the end of sub-paragraph (d) omit “or”,
- (c) after paragraph (e) insert—
  - “(f) is a building containing a flat or maisonette,
  - (g) is a social housing dwelling, or
  - (h) is a shared multi-occupancy residential building.”.

St Andrew’s House,  
Edinburgh  
7th September 2020

*KEVIN STEWART*  
Authorised to sign by the Scottish Ministers

## **EXPLANATORY NOTE**

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

These Regulations amend the Building (Scotland) Regulations 2004. They amend building standard 2.15 in paragraph 2.15 of schedule 5 of those Regulations and insert relevant definitions into regulation 2. Building standard 2.15 requires certain buildings to 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. The amendments extend building standard 2.15 to apply to buildings containing flats or maisonettes, social housing dwellings and shared multi-occupancy residential buildings.

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Printed and published in the UK by The Stationery Office Limited under the authority and superintendence of Jeff James, the Queen's Printer for Scotland.

£4.90

S202009071005 09/2020 19585

<http://www.legislation.gov.uk/id/ssi/2020/275>

ISBN 978-0-11-104637-1



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