2004 No. 406

BUILDING AND BUILDINGS

The Building (Scotland) Regulations 2004

Made - - - - 22nd September 2004
Laid before the Scottish Parliament - - 23rd September 2004
Coming into force 1st May 2005

THE BUILDING (SCOTLAND) REGULATIONS 2004

1. Citation and commencement
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5. Descriptions of building and work, including the provision of services, fittings and equipment, not requiring a warrant
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12. Building standards – conversion
13. Provision of protective works
14. Clearing of footpaths
15. Securing of unoccupied and partly completed buildings
16. Relaxations
   Signature

SCHEDULE 1 EXEMPTED BUILDINGS AND SERVICES, FITTINGS AND EQUIPMENT

1. Buildings or work controlled by other legislation
2. A building erected on a site which is subject to...
3. A building included in the schedule of monuments maintained under...
4. Protective Works
5. Buildings or work not frequented by people
6. Detached fixed plant or machinery or a detached building housing...
7. Agricultural and related buildings
8. A single-storey detached building used for any other form of...
9. Works of civil engineering construction
10. Buildings of a specialised nature
11. A single-storey detached road or rail passenger shelter or a...
12. A caravan or mobile home within the meaning of the...
13. Small buildings
14. Construction and development buildings
15. A building used in connection with the letting or sale...
16. Temporary buildings
17. Buildings ancillary to houses.
18. A single-storey building attached to an existing house, which is...
19. Any single-storey building which is detached, or is attached to...
20. Buildings ancillary to flats or maisonettes
21. Paved areas

SCHEDULE 2
CONVERSIONS TO WHICH THE REGULATIONS APPLY

1. Changes in the occupation or use of a building to...
2. Changes in the occupation or use of a building ancillary...
3. Changes in the occupation or use of a building which...
4. Changes in the occupation or use of a domestic building...
5. Changes in the occupation or use of a residential building...
6. Changes in the occupation or use of a residential building...
7. Changes in the occupation or use of a building so...
8. Changes in the occupation or use of an exempt building...
9. Changes in the occupation or use of a building to...
10. Changes in the occupation or use of a building to...

SCHEDULE 3
DESCRIPTIONS OF BUILDING AND WORK, INCLUDING THE PROVISION OF SERVICES, FITTINGS AND EQUIPMENT, NOT REQUIRING A WARRANT

1. 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.
2. Any work to a non-residential building to which the public...
3. A detached single-storey building, having an area exceeding 8 square...
4. A detached single-storey building, having an area exceeding 8 square...
5. A detached single-storey building, having an area exceeding 8 square...
6. Any work associated with a fixed combustion appliance installation or...
7. Any work associated with a balanced flue serving a room-sealed...
8. Any work associated with pipework, radiators, convector heaters and thermostatic...
9. Any work associated with installing a flue liner.
10. Any work associated with refillable liquefied petroleum gas storage cylinders...
11. Any work associated with the provision of a single sanitary...
12. Any work associated with the relocation within the same room...
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...
16. Any work associated with an outdoor sign that is subject...
17. Any work associated with thermal insulating material to or within...
18. A wall not exceeding 1.2 metres in height, or a...
19. Any work associated with open raised external decking that does...
20. A door, window, or rooflight when the work includes replacing...
21. A paved area or hardstanding exceeding 200 square metres in...
22. An electrical installation, including a circuit for telecommunication, alarm purposes...
23. The construction of a ramp not exceeding 5 metres in...
24. B. On condition that this work, service, fitting or equipment is to a standard no worse than at present.
25. Any work associated with the replacement in whole or in...
26. Any work to a door, window or rooflight, including glazing...

SCHEDULE 4 MEASUREMENTS
1. Area
2. Height and depth
3. In the measurement of height or depth from ground which...
4. General

SCHEDULE 5 BUILDING STANDARDS APPLICABLE TO DESIGN AND CONSTRUCTION

1.1 Structure
1.2 Disproportionate collapse

2.1 Compartmentation
   Limitation
2.2 Separation
2.3 Structural protection
2.4 Cavities
2.5 Internal linings
2.6 Spread to neighbouring buildings
2.7 Spread on external walls
2.8 Spread from neighbouring buildings
2.9 Escape
2.10 Escape lighting
2.11 Communication
   Limitation
2.12 Fire service access
2.13 Fire service water supply
   Limitation
2.14 Fire service facilities
2.15 Automatic life safety fire suppression systems
   Limitation

3.1 Site preparation – harmful and dangerous substances
   Limitation
3.2 Site preparation – protection from radon gas
3.3 Flooding and ground water
3.4 Moisture from the ground
3.5 Existing drains
   Limitation
3.6 Surface water drainage
3.7 Wastewater drainage
Limitation
3.8 Private wastewater treatment systems – treatment plants
3.9 Private wastewater treatment systems – infiltration systems
3.10 Precipitation
Limitation
3.11 Facilities in a dwelling
Limitation
3.12 Sanitary facilities
3.13 Heating
Limitation
3.14 Ventilation
3.15 Condensation
Limitation
3.16 Natural lighting
Limitation
3.17 Combustion appliances – safe operation
3.18 Combustion appliances – protection from products of combustion
3.19 Combustion appliances – relationship to combustible materials
3.20 Combustion appliances – removal of products of combustion
3.21 Combustion appliances – air for combustion
3.22 Combustion appliances – air for cooling
3.23 Oil storage – protection from fire
Limitation
3.24 Oil storage – protection from spillage
Limitation
3.25 Solid waste storage
Limitation
3.26 Dungsteads and farm effluent tanks

4.1 Access to buildings
Limitation
4.2 Access within buildings
Limitation
4.3 Stairs and ramps
4.4 Pedestrian protective barriers
Limitation
4.5 Electrical safety
Limitation
4.6 Electrical fixtures
Limitation
4.7 Aids to communication
Limitation
4.8 Danger from accidents
Limitation
4.9 Danger from heat
4.10 Fixed seating
Limitation
4.11 Liquefied petroleum gas storage
Limitation
4.12 Vehicle protective barriers

5.1 Resisting sound transmission to dwellings using appropriate constructions
Limitation

6.1 Policy
6.2 Building insulation envelope
   Limitation
6.3 Heating system
   Limitation
6.4 Insulation of pipes, ducts and vessels
   Limitation
6.5 Artificial and display lighting
   Limitation
6.6 Mechanical ventilation and air conditioning
   Limitation
6.7 Commissioning building services
   Limitation
6.8 Written information
   Limitation

SCHEDULE 6   BUILDING STANDARDS APPLICABLE TO CONVERSIONS

1. Except in relation to the standards specified in paragraph 3...
2. In relation to each of the standards specified in paragraph...
3. The specified standards are those in section 1 of Schedule...

Explanatory Note