
SCOTTISH STATUTORY INSTRUMENTS

2016 No. 71

**The Building (Energy Performance of Buildings)
(Scotland) Amendment Regulations 2016**

Amendment of the Building (Scotland) Regulations 2004

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

(2) For regulation 17(1)(a) (continuing requirements)⁽²⁾ substitute—

“(a) accessible parts of every air-conditioning system within a building are inspected at regular intervals not exceeding five years; and”.

(3) In paragraph 6.1 (carbon dioxide emissions)⁽³⁾ of Schedule 5 (building standards applicable to design and construction)⁽⁴⁾—

(a) omit “and” after sub-paragraph (a);

(b) after sub-paragraph (b) insert—

“; and

(c) it is a nearly zero-energy building”; and

(c) at the end insert—

“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⁽⁵⁾, 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.”.

(1) [S.S.I. 2004/406](#).

(2) Regulation 17 was amended by [S.S.I. 2006/534](#) and [S.S.I. 2012/209](#).

(3) Paragraph 6.1 was amended by [S.S.I. 2006/534](#), [S.S.I. 2010/32](#) and [S.S.I. 2014/219](#).

(4) Schedule 5 was substituted by [S.S.I. 2006/534](#).

(5) [S.S.I. 2008/309](#). Regulation 7 was substituted by [S.S.I. 2012/315](#).