

---

## EXPLANATORY NOTE

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

These Regulations amend the Building (Procedure) (Scotland) Regulations 2004 (“the Procedure Regulations”), the Building (Scotland) Regulations 2004 (“the Building Regulations”), the Building (Fees) (Scotland) Regulations 2004 (“the Fees Regulations”) and the Building (Forms) (Scotland) Regulations 2005 (“the Forms Regulations”).

Regulation 2(2) and (3) amends regulation 2 (interpretation) of the Procedure Regulations and insert a new regulation 2A to make it clear (where certain criteria are met) that documents required in terms of those Regulations may be transmitted by electronic communications.

Regulation 2(4) amends regulation 56 (decisions of verifiers and local authorities) of the Procedure Regulations to provide that the requirement to send a building warrant to the applicant can be met by making the warrant available for viewing and downloading on a website (subject to certain conditions).

Regulation 3 amends regulation 9 and schedule 3 of the Building Regulations to provide that a detached single-storey building used in connection with recreation will not require a building warrant. There are some specified exceptions to this. This type of building is also exempt from particular prescribed building standards as set out in regulations 9 to 12 and schedule 5.

Regulation 4 makes changes to the building warrant application fees, and discounts. A change is made to discounts in connection with the timing of the presenting of certificates of design in a similar way to that for certificates of construction.

Regulation 4(4) substitutes new tables for those in the schedule to the Fees Regulations specifying the increased fees and discounts.

Regulation 5 updates the Forms Regulations.