
SCOTTISH STATUTORY INSTRUMENTS

2020 No. 275

The Building (Scotland) Amendment Regulations 2020

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) 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⁽²⁾.”.

(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.”.

(1) 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.
(2) 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).