

BUILDING STANDARDS

BUILDINGS AND BUILDING WORK THAT DOES NOT REQUIRE A BUILDING WARRANT

Domestic & Non Domestic Property

Introduction

With the introduction of the Building (Scotland) Act 2003 on 1st May 2005, changes to the building regulations have taken place offering greater freedom to property owners wishing to alter their property.

Part of this greater freedom is achieved for certain items of work, by removing the statutory need for Building Warrant Approval on condition that these works fully comply with the appropriate building regulations.

Please also note that with this greater freedom a greater responsibility is placed upon you to ensure that the works as carried out actually comply with the requirements of the Building Regulations in full.

This guidance note is intended to assist you in establishing whether or not a Building Warrant will be required for works you may be considering undertaking to your property.

<p>THERE IS NO WARRANT REQUIREMENT FOR THE FOLLOWING ITEMS <u>IF</u> THEY MEET THE BUILDING REGULATIONS</p>
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- 1. Any work to or in a house (*this does not include flats or maisonettes*):-** Exceptions - you must not increase the floor area of the house, or undertake demolition/alteration of the roof, external walls or any structural element. Any work adversely affecting a separating wall. Any proposed alterations to the wastewater system. In addition if the house has a storey above 4.5m then warrant will be required if it is the intention to create a storey above 4.5m then this will also require Building Warrant.
- 2. Any work to a non-residential building to which the public does not have access:-** Exceptions – a non-residential building within which there is a domestic or residential building. Any work which increases the floor area of the building. Any demolition or alteration of the roof, external

walls or elements of structure. Any work adversely affecting a separating wall. Any change in a wastewater disposal system. Work to a building having a storey above 4.5m or creating a storey above 4.5m.

- 3. NON-DOMESTIC: A detached single storey building with an area greater than 8 square metres but not more than 30 square metres:-** Except the building must be at least 1m from the boundary and must not contain a fixed combustion appliance, sanitary facility or a swimming pool deeper than 1.2m.
- 4. HOUSES: A detached single storey building, with an area greater than 8 square metres but not more than 30 square metres, ancillary to and within the curtilage of a house:-** Except a building within 1m of the house, unless it is at least 1m from a boundary, containing a fixed combustion appliance, sanitary facility or a swimming pool deeper than 1.2m.
- 5. FLATS & MAISONETTE: A detached single storey building with an area greater than 8 square metres but not exceeding 30 square metres, ancillary to and within the curtilage of a flat or maisonette:-**
Except a building within 3m of the flat or maisonette, containing a fixed combustion appliance, sanitary appliance or a swimming pool deeper than 1.2m.
- 6. Any work associated with a fixed combustion appliance installation or other part of a heating installation not being work of types 7 or 8 below and with output ratings not more than...Solid fuel (50KW) Oil (45KW) Gas (70KW)**
- 7. Balanced flue installations:-** Except where the flue passes through combustible materials.
- 8. Any work associated with pipe work, radiators, convector heaters and thermostatic controls for or associated with 6 above.**
- 9. Installation of flue liners.**
- 10. Work associated with L.P.G cylinders supplying, via fixed pipe work used principally for space heating, water heating and cooking.**

NO WARRANT REQUIRED FOR THE FOLLOWING ITEMS IF THEY ARE TO A STANDARD THAT IS NO WORSE THAN EXISTING

11. **Installation of single sanitary facility and associated branch pipe:-** Except work associated with the installation of a W.C or a urinal.
12. **Relocation of sanitary appliances within the same room or space including relevant branch, soil or waste pipes.**
13. **Any work related to the provision of an extract fan.**
14. **Any work associated with providing a stair lift in a dwelling.**
15. **Any work associated with the Provision of notices.**
16. **Any work associated with an outdoor sign subject to Planning Regulations**
17. **Provision of thermal insulation material to or within a wall, ceiling, roof or floor:-** Except externally applied insulation materials
18. **A Wall up to 1.2m in height & Fences up to 2.0m in height.**
19. **Any work associated with open raised external decking, not forming part of an access provided to comply with the regulations:-**

Except the deck must not be more than 1.2m in height.
20. **A door, window or roof light, which includes replacing the frame.**
21. **A paved areas or hardstanding areas up to 200 square metres in area.**
22. **Extra low voltage electrical installations including alarm system installations (not exceeding 50 volts AC or 120 volts DC, measured between conductors to earth).**
23. **Ramps up to 5.0m in length.**

24. **Any work associated with the replacement of a fitting or equipment, in whole or in part, by another of the same general type:**
Except any door, window or roof light, or any oil-firing or gas-fired boiler.
25. **Any work associated with the replacement in whole or in part, by material of the same general type, of flooring, lining, cladding, covering or rendering either internally or externally.**
26. **Any work to a door, window or roof light, including glazing which is not a complete replacement falling within type 20 above.**

For full details of all works that do not require a building warrant or works that are exempt from the system please refer to the.....
The Building Standards (Scotland) Regulations 2004 Part A – Regulation 5,

For further details or assistance please visit www.sbsa.gov.uk, www.sabsm.co.uk or www.clacksweb.org.uk. Alternatively contact your local Building Standards Office.

BUILDING STANDARDS
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Building Standards Surveyors are often involved with property and site inspections and accordingly they are often not always available on a cold drop in basis. To ensure that the services of a surveyor is available please telephone in advance to arrange an appointment.