
SCOTTISH STATUTORY INSTRUMENTS

2004 No. 406

BUILDING AND BUILDINGS

The Building (Scotland) Regulations 2004

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

THE BUILDING (SCOTLAND) REGULATIONS 2004

1. Citation and commencement
 2. Interpretation
 3. Exempted buildings and services, fittings and equipment
 4. Changes in the occupation or use of a building which cause the regulations to apply
 5. Descriptions of building and work, including the provision of services, fittings and equipment, not requiring a warrant
 6. Limited life buildings
 7. Measurements
 8. Fitness and durability of materials and workmanship
 9. Building standards – construction
 10. Building Standards – demolition
 11. Building standards –service, fitting or equipment
 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

Status: This is the original version (as it was originally made).

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

SECTION 1: STRUCTURE

- 1.1 Structure
- 1.2 Disproportionate collapse

SECTION 2: FIRE

- 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

SECTION 3: ENVIRONMENT

- 3.1 Site preparation – harmful and dangerous substances
Limitation
- 3.2 Site preparation – protection from radon gas

Status: This is the original version (as it was originally made).

- 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

SECTION 4: SAFETY

- 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

SECTION 5: NOISE

- 5.1 Resisting sound transmission to dwellings using appropriate constructions
Limitation

SECTION 6: ENERGY

- 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