

[^{F1}SCHEDULE 3

DESCRIPTIONS OF BUILDING AND WORK, INCLUDING THE PROVISION OF SERVICES, FITTINGS AND EQUIPMENT, NOT REQUIRING A WARRANT

Textual Amendments

- F1** Schs. 1-6 substituted (1.5.2007) by [The Building \(Scotland\) Amendment Regulations 2006 \(S.S.I. 2006/534\)](#), regs. 1, 2(c), **sch.** (with regs. 3, 4)

And, without prejudice to the generality of [^{F2}types 1 to 2C] above

Textual Amendments

- F2** Words in [sch. 3 para. 3 heading](#) substituted (1.5.2009) by [The Building \(Scotland\) Amendment Regulations 2009 \(S.S.I. 2009/119\)](#), regs. 1, **2(3)(b)**

3. A detached single-storey building, having an area exceeding 8 square metres but not exceeding 30 square metres. **Except**—A dwelling or residential building. A building ancillary to, or within the curtilage of, a dwelling. A building within 1 metre of a boundary. A building containing a fixed combustion appliance installation or sanitary facility. A swimming pool deeper than 1.2 metres.

4. A detached single-storey building, having an area exceeding 8 square metres but not exceeding 30 square metres, ancillary to and within the curtilage of a house. **Except**—A building within 1 metre of the house unless it is at least 1 metre from any boundary. A building containing a fixed combustion appliance installation or sanitary facility. A swimming pool deeper than 1.2 metres.

5. A detached single-storey building, having an area exceeding 8 square metres but not exceeding 30 square metres, ancillary to and within the curtilage of a flat or maisonette. **Except**—A building within 1 metre of the flat or maisonette or within 3 metres of any other part of the building containing the flat or maisonette. A building within 1 metre of a boundary. A building containing a fixed combustion appliance installation or sanitary facility. A swimming pool deeper than 1.2 metres.

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. **Except**—Any work associated with a solid fuel appliance having an output rating more than 50 kW, an oil-firing appliance with an output rating more than 45 kW or a gas-fired appliance having a net input rating more than 70 kW. Any work associated with a chimney, flue pipe or constructional hearth. Any work associated with an oil storage tank with a capacity of more than 90 litres, including any pipework connecting the tank to a combustion appliance providing space or water heating or cooking facilities. Any work adversely affecting a separating wall or separating floor.

7. Any work associated with a balanced flue serving a room-sealed appliance.

8. Any work associated with pipework, radiators, convector heaters and thermostatic controls for, or associated with, type 6 above.

9. Any work associated with installing a flue liner.

10. Any work associated with refillable liquefied petroleum gas storage cylinders supplying, via a fixed pipework installation, combustion appliances used principally for providing space heating, water heating, or cooking facilities.

11. Any work associated with the provision of a single sanitary facility, together with any relevant branch soil or waste pipe. **Except**—Any work associated with a water closet, waterless closet or urinal.

Changes to legislation: There are currently no known outstanding effects for the The Building (Scotland) Regulations 2004, Cross Heading: And, without prejudice to the generality of types 1 to 2C above. (See end of Document for details)

12. Any work associated with the relocation within the same room or space of any sanitary facility, together with any relevant branch soil or waste pipe.

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 other fixture for which there is no requirement provided in these regulations.

[^{F3}15A. Any work associated with affixing an energy performance certificate to a building.]

Textual Amendments

F3 Sch. 3 para. 15A inserted (4.1.2009) by The Building (Scotland) Amendment Regulations 2008 (S.S.I. 2008/310), regs. 1, 2(3)

[^{F4}15B. Any work associated with affixing a statement of sustainability to a building.]

Textual Amendments

F4 Sch. 3 para. 15B inserted (1.5.2011) by The Building (Scotland) Amendment Regulations 2011 (S.S.I. 2011/120), regs. 1, 2(3)

16. Any work associated with an outdoor sign that is subject to the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984 ^{F5}.

Textual Amendments

F5 S.I. 1984/467.

17. Any work associated with thermal insulating material to or within a wall, ceiling, roof or floor. **Except**—Any work associated with the application of [^{F6}an external wall cladding system that consists of thermal insulating material].

Textual Amendments

F6 Words in sch. 3 para. 17 substituted (1.6.2022) by The Building (Scotland) Amendment Regulations 2022 (S.S.I. 2022/136), regs. 1(2), 4(a) (with reg. 6)

18. A wall not exceeding 1.2 metres in height, or a fence not exceeding 2 metres in height.

19. Any work associated with open raised external decking. **Except**—Any decking at a height of more than 1.2 metres. Decking that forms part of any access provided to comply with the requirements in regulation 9 and paragraph 4.1 of Schedule 5. Decking that forms any escape route, other than from a flat or maisonette, provided to comply with the requirements in regulation 9 and paragraph 2.9 of Schedule 5.

20. A door, window, or rooflight when the work includes replacing the frame.

21. A paved area or hardstanding exceeding [^{F7}50 square metres in area but not exceeding] 200 square metres in area. A paved area forming part of an access to meet a requirement of these Regulations.

Changes to legislation: There are currently no known outstanding effects for the The Building (Scotland) Regulations 2004, Cross Heading: And, without prejudice to the generality of types 1 to 2C above. (See end of Document for details)

Textual Amendments

F7 Words in sch. 3 para. 21 inserted (1.5.2009) by [The Building \(Scotland\) Amendment Regulations 2009 \(S.S.I. 2009/119\)](#), regs. 1, **2(3)(c)**

22. An electrical installation, including a circuit for telecommunication, alarm purposes or for the transmission of sound, vision or data, which operates at extra-low voltage (not exceeding 50 volts alternating current or 120 volts direct current, measured between conductors or to earth) and which is not connected directly or indirectly to an electricity supply which operates at a voltage higher than either of those specified above.

23. The construction of a ramp not exceeding 5 metres in length.]

Changes to legislation:

There are currently no known outstanding effects for the The Building (Scotland) Regulations 2004, Cross Heading: And, without prejudice to the generality of types 1 to 2C above.