



FREQUENTLY ASKED CONSUMER QUESTIONS ABOUT THE BUILDING (SCOTLAND) REGULATIONS 2004

Q When did the new legal requirements start?

A In December 2004, Scottish Ministers approved a registration scheme for Certification of Construction (Electrical

Installations to BS 7671). It allows Approved Certifiers of Construction to certify the compliance of all aspects of electrical installation construction and commissioning work with the Building (Scotland) Regulations 2004.

Q Where can I find out more information about the new legal requirements?

A More information can be obtained from the Building Standards Division's website at www.sbsa.gov.uk. The Building Standards Division is responsible for writing the Scottish building regulations and the national functions related to the new building standards system. Originally known as the Scottish Building Standards Agency, the Building Standards Division has been re-integrated into Scottish Government and has become part of a new directorate for the Built Environment which includes planning and architectural policy.



Building (Scotland) Regulations 2004 Regulation 5, Schedule 3



Guidance on electrical work not requiring a warrant

Domestic Buildings	Work to Existing Buildings			
	type [1]	flat	house (up to 2 storeys)	house (3 storeys & above)
Repairs and replacement				
Re-wiring [2]	24	required	not required	required
Electrical fixtures, eg luminaries	24	not required	not required	not required
New work				
Electrical work affected by demolition or alteration of the roof, external walls or elements of structure	1	required	required	required
Electrical work adversely affecting a separating wall, eg recessed sockets	1	required	required	required
New power socket-outlets	1	required	not required	required
Mains operated fire alarm system	1	required	not required	required
Electrical work to automatic opening ventilators (including auto-detection)	1	required	not required	required
Electrically operated locks	1	required	not required	required
Wiring to artificial lighting	1	required	not required	required
Wiring to emergency lighting	1	required	not required	required
Electrical work associated with sprinkler system	1	required	not required	required
Electrical work associated with new boiler (large)	1	required	not required	required
Electrical work associated with new boiler (small)	6	not required	not required	not required
Electrical work associated with new shower	11, 12	not required	not required	not required
Electrical work associated with new extract fan	13	not required	not required	not required
Extra-low voltage installations	22	not required	not required	not required

Q Why have the rules been introduced?

A The purpose of the Building (Scotland) Regulations 2004, as defined by the Building (Scotland) Act 2003, is to secure the health, safety, welfare and convenience of people, to further the conservation of fuel and power, and to further the achievement of sustainable development, with respect to the design, construction, demolition and conversion of buildings and the provision of services, fittings and equipment in or in connection with buildings.

Q If I want some electrical work carried out, do I need to apply for a warrant (get legal permission) from a Verifier of my local authority (usually undertaken by the Building Standards Department) before the work starts?

A It depends on the nature of the work. The table [left] gives guidance on electrical work for domestic buildings; there is a similar table available from the the Building Standards Division for non-domestic buildings.

Note 1 Building work type as referenced in schedule 3.
Note 2 A building warrant is not required for rewiring where it is a repair or replacement works to a level equal to the installation (or part thereof) being repaired or replaced.

Q What is the process for applying for a warrant?

A The process is shown in the diagram below, which is based on that in the Procedural Handbook, available on the the Building Standards Division's website at www.sbsa.gov.uk.

Q Why should I use an installer who is registered with a registration scheme for Certification of Construction (Electrical Installations to BS 7671)?

A The advantages include:

- the installer can deal with all the new requirements
- the installer will provide the householder with an authenticated certificate to confirm that the work carried out complies with the building regulations, and was undertaken by a competent installer
- there will be a refund on the building warrant fee
- there will be access to a formal complaints procedure if there is reason to believe that the work does not comply with the building regulations.

Q What will happen if I do not follow the Building Regulations?

A The electrical installation might not be safe. Also:

- there will be no record of the work done
- there may be a difficulty selling your home if you do not have the right electrical safety certificates
- an offence may currently result in a fine up to a maximum figure of £5000, with an additional charge of £50 per day if the offence continues
- in certain circumstances the local authority may carry out required remedial works in order to achieve compliance and may recover from the owner of the property any expenses reasonably incurred by it in doing so.

Q Where can I find out more information about electrical safety?

A Information about electrical safety is available at: www.esc.org.uk

Q How can I find a registered installer to carry out my electrical installation work in Scotland?

A The only definitive list of registered installers is held by the Building Standards Division on their website at www.sbsa.gov.uk, under the approved providers of the Certifiers of Construction (Electrical Installations to BS 7671) scheme. If an installer's name does not appear on the list, they are not approved to certify work in compliance with the Building (Scotland) Regulations 2004.

The following organizations are approved by the Scottish Government for the registration of installers to carry out electrical installation work in compliance with the Building (Scotland) Regulations 2004.



NICEIC Group Ltd
Phone: 0870 013 0382
Website: www.niceic.com



SELECT
Phone: 0131 445 5577
Website: www.select.org.uk

Copies of this information can be downloaded from the Council's website: www.esc.org.uk

