

Introduction

The Building (Scotland) Act 2003 permits a range of alterations that may be carried out within Houses without the need to apply for a Building Warrant. Small domestic buildings such as Garages and Garden Sheds of a floor area between 8 & 30 square metres may also be erected without a Building Warrant. In all cases however, all such work must comply fully with Building Regulations.

Building Regulations

Building Regulations are the minimum Standards all building work must meet. They are national Standards set by Scottish Ministers with the aim of ensuring the health, safety and welfare of people in and around buildings. The Building Regulations also ensure that buildings are designed to conserve fuel and power.

If you propose to carry out alterations to your House or build a Garage or Shed it will be necessary for you to ensure that the work meets various requirements of the Building Regulations.

What type of work can I carry out without a Building Warrant?

A Building Warrant is not required for any work to or in a House or the erection of detached single storey buildings such as Garages and Sheds with the exception of the following:-

- (A) Any work which increases the floor area of the Dwelling. This includes any form of extensions, bay window or the removal of walls with the intention of including previous Outbuildings such as Coal Stores and Storage Areas into the habitable area

of your home. Any proposals of this nature will require a Building Warrant.

- (B) Any alteration or demolition of the roof structure. This includes the installation of roof windows and dormers, attic conversions or the removal of chimney breasts or stacks. Such work will require a Building Warrant.
- (C) Any alteration or demolition of the external walls. Work such as the alteration of window openings, the provision of patio doors or demolition of existing extensions are not included and will require a Building Warrant.
- (D) Elements of structure. Any work which involves the alteration of a load-bearing wall or partition, alteration or removal of floors or work which will result in altering the loadings which are presently carried by these structures are not included and will require a Building Warrant.
- (E) Any change to the method of wastewater discharge is not included and will require a Building Warrant.
- (F) A detached single storey building within 1 metre of the House unless it is at least 1 metre from the boundary.

Can we help?

The above exceptions and conditions can be quite confusing. It is your responsibility to ensure that any alterations which you carry out comply fully with the various requirements of the Building

Regulations. We recommend that you always check with us before starting any work to make sure whether or not you need a Building Warrant. If you carry out work which does not require a Building Warrant, but the work does not meet with Building Regulations, you may encounter problems if you sell or re-mortgage your House.

If you have already carried out any alterations we can visit your property if necessary to check that the alterations comply with Buildings Regulations. A plan may not be required for this service but there will be an additional fee to cover our costs.

Building Standards in Orkney

The Building Standards Function in Orkney is part of Development and Infrastructure of the Orkney Islands Council.

An application form or further information can be obtained by contacting the Building Standards Office at:

The One Stop Shop
Orkney Islands Council
Council Offices, School Place
KIRKWALL, Orkney
KW15 1NY
Telephone: **01856 873535** Ext: **2729**

Advice and guidance is provided free of charge by a Building Standards Officer at the One Stop Shop between the hours of 9am & 5pm weekdays.

Additional information is also available by accessing the Orkney Islands Council website on www.orkney.gov.uk



ORKNEY
ISLANDS COUNCIL

Building Standards

**THE BUILDING
(SCOTLAND) ACT 2003**

DOMESTIC BUILDINGS

**WORK WHICH DOES NOT
REQUIRE A BUILDING
WARRANT**

**Orkney Islands Council
Council Offices, School Place
Kirkwall, Orkney
KW15 1NY**

Information Leaflet No - 5