

This document has not been endorsed by any public, private or government body and is the sole opinion of a.b.c. Electrical, contact your local authority or look up the Scottish Building Standards agency weblink (below) for further information.

<http://www.sbsa.gov.uk/pdfs/Electrical%20Guidance%20for%20Verifiers%2029Mar06.pdf>

DOMESTIC BUILDINGS	WORK TO EXISTING BUILDINGS			
	Type[1]	flat	House (upto 2 Storeys)	House (3 storeys & above)
Repairs and replacement				
Re-wiring	24	required	not required	required
Electrical fixtures, eg luminaires	24	not req	not required	not required
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
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 a 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

Brief Guidance to [type] descriptions- for full information refer to SBSA website or local authority Building Standards department.

Type [24] General maintenance does NOT require a warrant- for example changing a light fitting or a socket, but moving or adding items WILL require a warrant in a FLAT.

Type [1] Any work which increases the floor area of the house. Any demolition or alteration of the roof, external walls or elements of structure. Any work adversely affecting a separating wall. Any change in the wastewater disposal system. Work, not being work of types 3 to 26 below, to a house having a storey, or creating a storey, at a height of more than 4.5 metres

Type [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.

Types [11,12] In general relocating items within the same room does not usually require a warrant, but changing use of (making a cupboard into a WC for example will require a warrant -if there is a new soil pipe / drain to outside). If an ensuite connects to an existing soil / waste pipe then a warrant may not be required.

Type [13] Any work associated with the provision of an extractor fan is usually exempt.

Type [22] Extra low voltage installations that do NOT connect to the mains via a transformer. (eg battery doorbell) are exempt. If items are connected to mains e.g. doorbell transformers, lighting transformers then a warrant may be required.

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OPTIONS WHERE INSTALLATIONS ARE NOT CERTIFIED BY AN APPROVED CERTIFIER OF CONSTRUCTION

Electrical Installations:

1. The verifier may seek the submission of a relevant certificate from a competent installer [as described below] that the installations are designed, constructed, inspected and tested in accordance with the requirements of BS 7671: 2001 as amended (electrical installation certificate or minor works certificate)
“Competent Installer” is deemed to be an installer having current membership of an accredited registration scheme operated by a recognised professional body.
This could include a UKAS accredited registration scheme operated by NICEIC or SELECT or an equivalent body.
2. Alternatively, where guidance in clause 4.5.1 of the Technical Handbook supporting functional standard 4.5 is not followed the verifier may determine that “reasonable enquiry” will require that an independent inspection and test is carried out under their direction by either-
 - (a) a consultant who has the appropriate training and expertise equivalent to that required of members of an Approved Scheme in terms of Section 7(2) of the building (Scotland) Act for the Certification of Electrical Installations, or
 - (b) an employee of the verifier who has the relevant qualifications and experience of electrical installations related to the requirements of building regulations.
3. In any case the verifier may seek from the relevant person an independent inspection and test in accordance with Section 41 (2) (c) of the Building (Scotland) Act 2003.
4. In circumstances where the verifier is satisfied that the electrical installation is certified under the submission of the completion certificate no further reasonable enquiry is necessary. It is anticipated that this option will be unusual but may be used at the discretion of the verifier.

Notes:

- a) It is the responsibility of the verifier to decide whether the proposed building work meet the mandatory building standards, which are set out as functional requirements in Schedule 5 of the Building (Scotland) Regulations 2004.
- b) In instances where none of the above can be confirmed the verifier may reject the certificate of completion in accordance with Section 18 of the Building (Scotland) Act 2003 and Regulation 44 of the Building (Procedure) (Scotland) Regulations 2004. This would be quite rare and should only occur if all the options described above have been exhausted.
- c) Contact details for further information:

UKAS – The United Kingdom Accreditation Service. Access the UKAS site at www.ukas.com

SELECT www.select.org.uk Telephone 0131 445 5577 or email to admin@select.org.uk

NICEIC www.niceic.com Telephone 0131 317 8444 or email enquiries@niceic.com