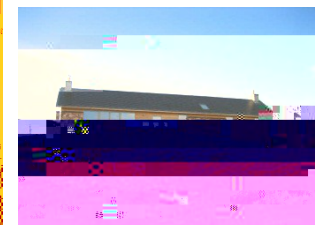
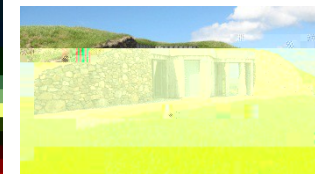
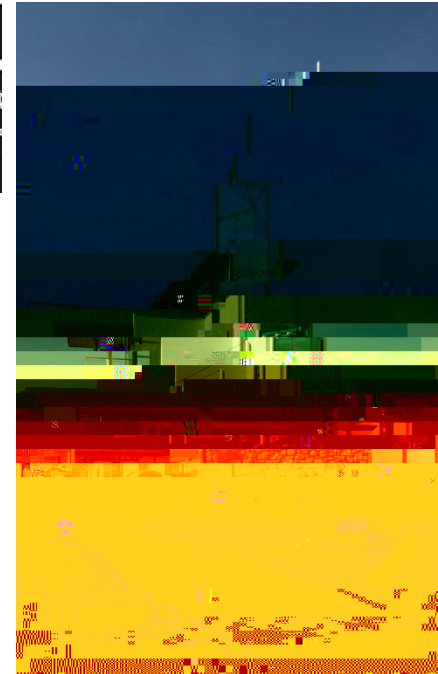


Argyll and Bute Council

Comhairle Earra-Ghàidheal agus Bhòid

Building Standards Frequently Asked Questions



FREQUENTLY ASKED QUESTIONS

- 1 Is there any Building Work that is exempt from the Requirements of the Building (Scotland) Regulations?
- 2 Is there any Building Work that does not need a Building Warrant?
- 3 Do Replacement Windows require a Building Warrant?
- 4 How do I obtain a Building Warrant?

IS THERE ANY BUILDING WORK THAT IS EXEMPT FROM THE REQUIREMENTS OF THE BUILDING (SCOTLAND) REGULATIONS?

Yes, certain broad categories of buildings are exempt, and the full list is included in Schedule 1 in Section 0 of the [Technical Handbooks](#).

The following is a summarised version covering small scale buildings and building work associated with houses, flats or maisonettes that are exempt from the Building Regulations:

- x A detached single-story building, with a floor area not more than eight square metres, ancillary to and within the curtilage of a house, that:-
 - o is more than one metre from the house unless it is at least one metre from any boundary;
 - o does not contain sleeping accommodation;
 - o does not contain a flue, fixed solid fuel, oil or gas appliance installation or a sanitary facility.

- x A detached single-storey building, with a floor area not more than eight square metres, ancillary to and within the curtilage of a flat or maisonette that:-
 - o is more than three metres from the flat or maisonette or any other part of a building containing a flat or maisonette;
 - o does not contain a flue, fixed solid fuel, oil or gas appliance installation or a sanitary facility.

- x A single-storey conservatory or porch with a floor area of not more than eight square metres that is attached to an existing house, and:-
 - o is more than one metre from a boundary;

x

DO REPLACEMENT WINDOWS NEED A BUILDING WARRANT?

The installation of replacement windows does not require a Building Warrant but any window fitted must comply with the standards laid

- x If submitting in paper format you can download an [application form](#) which must be completed and forwarded to the nearest Building Standards [area office](#) to the location of the property, together with the appropriate fee and a location plan clearly identifying the site
- x Two copies of drawings and specifications of the proposals must accompany the application. The drawings should be to a metric scale of not less than 1:100 and should be appropriately coloured or works readily identified.

