

LABSS Information Paper EMPW/V1/2015 - REPAIR WORK**WORK NOT REQUIRING A WARRANT****BSD Guidance Question 22.****Do I require a building warrant for repair work?**

A warrant is not required for repair or maintenance work where the fitting or equipment is being replaced, either totally or in part, by the same general type and the installation is to a standard no worse than at present. In other words the replacement or repair work does not make the service, fitting or equipment worse than it was before.

However, the existing may be improved upon, for example, by installing double glazed units within existing window frames. Examples of such work may include the repair or maintenance of:

- a sanitary appliance or sink and branch soil or waste pipe
- rainwater gutter or downpipe
- solid fuel combustion appliance
- electrical fixture, ventilation fan
- chimney or flue outlet fitting or terminal
- solid waste chute or container • kitchen fittings or other fitted furniture
- ironmongery
- flooring
- wall and ceiling linings
- cladding
- covering or rendering either internally or externally.

The repair of a door, window or rooflight, including glazing would also be included in this grouping but not where the entire unit, including the frame, is being replaced (see Question 21. Is there any type of building work that does not need a warrant?).