

LABSS Information Paper EMPW/1/2015 - SCHEDULE 1**WORK EXEMPT FROM REGULATIONS AND NOT REQUIRING A WARRANT****Is there any building work that is exempted from the requirements of the Building (Scotland) Regulations 2004?**

Certain broad categories of buildings are exempt, and the full list is included in schedule 1 in section 0 of the Technical Handbooks.

Some examples covering the small buildings associated with houses, flats or maisonettes that are exempt from the building regulations are given below. If you are not sure, you should seek advice from a professional or the verifier.

- a) A detached single-storey building, with a floor area not more than 8 square metres, within the garden of a house, that:
 - is at least 1 metre from the house or is closer than 1 metre to the house but is at least 1 metre from any boundary,
 - does not contain sleeping accommodation,
 - does not contain a flue; a fixed solid fuel, oil or gas appliance;
 - does not contain a sanitary fitting;
- b) A detached single-storey building, with a floor area not more than 8 square metres, within the garden of a flat or maisonette that:
 - is at least 1 metre from the flat or maisonette or 3 metres from any other part of the building containing a flat or maisonette,
 - is at least 1 metre from any boundary,
 - does not contain a flue, fixed solid fuel, oil or gas appliance,
 - does not contain a sanitary fitting;
- c) A single-storey conservatory or porch with a floor area of not more than 8 square metres that is attached to an existing house, and:
 - is at least 1 metre from a boundary,
 - does not contain a fixed solid fuel, oil or gas appliance,
 - does not contain a sanitary fitting,
 - meets the regulations on safety glazing;
- d) A single-storey greenhouse, carport or covered area, each with a floor area not more than 30 square metres, that is detached or attached to an existing house and:
 - does not contain a flue, fixed solid fuel, oil or gas appliance,
 - does not contain a sanitary fitting;
- e) A paved area or hardstanding not more than 50 square metres in area that:
 - is not part of any access route required by the regulations.