

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE - 2 MAY 2006

CONSULTATION ON NEW BUILDING REGULATIONS

Report by Executive Director of Development and Property Services

1. PURPOSE OF REPORT

- 1.1 To present to Committee a consultation by the Scottish Building Standards Agency, an Executive Agency of the Scottish Executive on the revised Building Regulations.

2. BACKGROUND INFORMATION

- 2.1 The introduction of the Building (Scotland) Act 2003 on the 1st May 2005 saw major changes to the legislative process and associated procedures which have been reported previously to Committee. Now that the system has had a year for verifiers, architects, developers and the public to become familiar with the new arrangement, Scottish Ministers are presently considering proposals for amending the Building (Scotland) Regulations 2004 and the guidance provided in the Technical Handbooks.
- 2.2 The Building (Scotland) Regulations 2004 and the associated guidance are subdivided into 6 Sections, namely Structure, Fire, Environment, Safety, Noise and Energy. The consultation specifically relates to the revised Building Regulations in relation to Structure, Environment, Safety and Energy. Once the consultation process is complete, the SBSA will publish the new Building Regulations on the 1st November 2006 for implementation for all new Building Warrant applications received from the 1st May 2007.

3. PRINCIPAL CHANGES

- 3.1 The key changes proposed under the consultation are summarised below and are driven by a number of factors including statutory regulation reviews, changes in construction design, the European Directive on Energy Performance of Buildings, and the provision of accessibility environments linked to the Disability Discrimination Act:-

Section 1:- Structure

- Tightening the structural requirements for the construction of new buildings to ensure that the design and construction of the proposed building does not adversely affect the structural stability of any adjacent building(s).
- Expanding the Regulation on the disproportionate collapse to reduce any consequential risk to buildings in light of the forthcoming Structural Eurocode BS EN 1991-1-7 General Actions- Accidental Actions.

- Updating the Small Building Guide to take cognisance of the changes in building design since originally published in 1994. The Small Building Structural Guidance will provide designers of domestic and non domestic buildings robust guidance on structural design. The guidance will streamline the design process for small building design without the need for structural engineering involvement.

Section 3 and 4:- Environment and Safety

- Changes to the housing standards to and within new dwellinghouses which include the provision of an accessible kitchen; clothes drying facilities; revisions to increase the space standards and the requirements for disability access to a ground floor apartment along with an upgrade to the standards to both sanitary facilities and disability access from the car park area to and throughout the building;
- Changes to the design of sanitary facilities; access to buildings and access within buildings to raise the standards to that required within the United Kingdom for compliance with the Disability Discrimination Act within non-domestic buildings;
- Updating of standards on pedestrian protective barriers;
- Updating of standards on danger from Accidents in relation to collision with glazing and projections;

Section 3 and 6:- Environment and Energy

- Changes to the heating requirements for new dwellinghouses;
- Changes to the ventilation requirements to new and extended dwellinghouses and non domestic buildings;
- Guidance on the use, design and installation of biomass fuel units;
- Revisions to the thermal calculation methods relating to domestic and non domestic buildings;
- Revisions to the Regulations to compensate the introduction of the EU Directive on Energy Performance of buildings which will include new standards in domestic housing for artificial lighting, mechanical ventilation and air-conditioning. In non domestic buildings the revisions include Energy performance certificates; inspection of air conditioning and the provision of fuel consumption metering ;
- Guidance on the reduction of thermal bridging in buildings;
- Guidance on innovative heating systems;

4. POLICY IMPLICATIONS

- 4.1 Building Standard Policy and Procedures will be amended in line with the final issue of the revised regulations.

5. FINANCIAL IMPLICATIONS

- 5.1 The implementation of the new Regulations will incur additional expenditure in training costs associated with staff and stakeholders. Additionally, the proposals will impact on the construction costs for projects undertaken by the Council when meeting these new Regulations. Some of the training has recently been undertaken on a Joint Ayrshire basis and it is intended to pursue this whenever possible.
- 5.2 Furthermore, it is anticipated that there will be a significant increase in the number of Building Warrant applications received and associated revenue in the lead up to the implementation of the Regulations on the 1st May 2007. This can be attributed to agents submitting applications for compliance with the current Regulations due to their unfamiliarity of the new standards.

6. LEGAL IMPLICATIONS

- 6.1 There are no direct legal implications as a result of this report.

7. COMMUNITY PLAN IMPLICATIONS

- 7.1 This will contribute to the Community Plan theme of Improving Community Safety.

8. PERSONNEL IMPLICATIONS

- 8.1 There are no direct personnel implications as a result of this report.

9. RECOMMENDATIONS

- 9.1 It is recommended that the Committee:
- (i) Notes the proposed changes to the Building Regulations;
 - (ii) Authorise the Head of Planning, Development and Building Standards to prepare a report to the Scottish Building Standards Agency which reviews the technical format of the proposed changes.

James Lavery
Executive Director of Development and Property Services
21 April 2006
DMcD/SA - FV

LIST OF BACKGROUND PAPERS

- (1) SBSA Building Regulations consultation on:-
 - Section 1: Structure, including an updated and expanded edition of the Small Buildings Guide
 - Section 4: Safety and Section 3: Environment
 - Section 6: Energy and Section 3: Environment

Anyone wishing to inspect the above papers please contact David McDowall on 01563 576749.

Implementation Officer: Alan Neish