

# OFTEC TECHNICAL BOOK THREE REGIONAL REQUIREMENTS

## SCOTLAND

### The Building (Scotland) Regulations 2004

Scottish Building Standards within the Scottish Government is responsible for preparing and updating building standards legislation and guidance documents within Scotland. The building standards provide guidance on securing the health, safety and welfare of people in and around building, as well as the conservation of fuel and power and furthering the achievement of sustainable development.

Regulation 9 of the Building (Scotland) Regulations 2004, as amended, with reference to schedule 5 sets out the 66 mandatory standards that should be met. The list below shows the different sections of building standards:

Section 0	General	Section 4	Safety
Section 1	Structure	Section 5	Noise
Section 2	Fire	Section 6	Energy
Section 3	Environment		

All building standards legislation, guidance (including the Technical Handbooks) and advice notes can be downloaded from [www.sbsa.gov.uk](http://www.sbsa.gov.uk)

### Scottish Statutory Instruments

The Building (Scotland) Act 2003 allows Scottish Ministers to make subordinate legislation (Scottish Statutory Instruments), such as the Building (Scotland) Regulations 2004, and also to issue guidance, such as the Technical Handbooks. The Scottish Statutory Instruments below relate to oil fired equipment installation.

SSI 2004 No 406	The Building (Scotland) Regulations
SSI 2005 No 172	The Building (Forms) (Scotland) Regulations 2005
SSI 2004 No 112	The Special Waste Amendment (Scotland) Regulations 2004
SSI 2006 No 133	The Water Environment Oil Storage (Scotland) Regulations 2006

Scottish Statutory Instruments can be downloaded from [www.opsi.gov.uk](http://www.opsi.gov.uk)

### Building Warrant Scheme

A building warrant is required in Scotland for all building work to which the regulations apply, except certain minor works as listed in schedule 5 to regulation 3. A building warrant is the legal permission that allows building work, including the construction, alteration, conversion or demolition of buildings, to be carried out. It must be applied for from a verifier (Local Authority Building Standards Department) for certain types of oil fired installation, commissioning and electrical work. A building warrant must be obtained prior to commencing any warrantable works on site.

If a Building Warrant is not obtained when it is required the person carrying out the work is guilty of an offence under the Building (Scotland) Act 2003. Where works for which a building warrant has been issued do not comply with the building standards the relevant person (normally the owner) could be served with a Building Warrant Enforcement Notice.

### Where a Building Warrant is required:

The following works will require a Building Warrant when carried out within a house with 3 or more storeys or a flat:

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- The installation of a new or replacement oil fired appliance with an output greater than 45kW.
- The installation or alteration to a chimney or flue pipe (excluding any work associated with installing a flue liner).
- The construction of a hearth not affecting the floor or wall structure.
- The installation of an oil storage tank (with a capacity greater than 90 litres) including pipework connecting the tank to the combustion appliance.
- The installation of a new unvented hot water cylinder (more than 15L capacity).
- Any electrical installation or circuit where the voltage exceeds 50AC, 120DC.

For non-residential buildings with public access (this includes assembly and entertainment buildings) with a storey or creating a storey not more than 7.5m high or any other non-domestic buildings a Building Warrant will be required for the same works as domestic buildings (above).

**NOTE:** There may be some circumstances when an aspect of work is being performed that generally does not require a Building Warrant, but will require a building warrant if that aspect of work is being performed as a part of other building works e.g. a full restoration project. Further information regarding building warrants should be obtained from the Local Authority responsible for the geographical area where the works are to be carried out.

### Minimum Provision for New Systems in New and Existing Dwellings:

For oil fired boilers installed on or after 1<sup>st</sup> May 2007

- All oil fired boilers shall have SEDBUK efficiency of not less than 86% (i.e. condensing boiler)

For range cooker boilers installed on or after 1<sup>st</sup> May 2007

- All oil fired range cooker boilers shall have SEDBUK efficiency of not less than 75%\*

\* As declared on [www.rangeefficiency.org.uk](http://www.rangeefficiency.org.uk)

Appliance minimum SEDBUK efficiencies on new build properties form part of the CO<sub>2</sub> emissions calculation process which is integral to standard 6.1, it is therefore important that the appliance efficiency utilised (as specified by the builder, developer, architect or consultant) is matched to this requirement. No variation to this should take place without prior consultation and agreement of the specifier.

Systems for space and domestic hot water are required to have:

- Primary circuits of the fully pumped type with full boiler controls, interlock and zones.
- An automatic bypass valve as required by the boiler manufacturer.
- Vented copper hot water storage vessels associated with the system should meet the heat loss and heat exchanger requirements in BS 1566: Part 1 2002
- Un-vented hot water storage systems complying with BS 7206: 1990 or be the subject of approval by a notified body to an equivalent level of safety and performance.
- All appliances, systems and associated equipment fully commissioned in accordance with the manufacturer's instructions.
- Occupiers of the building to be provided with information regarding maintenance and energy efficient use of equipment.



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### Minimum Provision for Replacement Systems in Existing Dwellings

The proposed service or fitting to be replaced or installed in an existing dwelling, such as a central heating boiler is required to meet minimum SEDBUK (or equivalent) efficiency levels as stated for new systems e.g. full boiler interlock with separate time/temperature controls for each zone.

Where it is impractical or uneconomical to install a condensing boiler the property may be assessed for exemption using an OFTEC CD/30 Form. Where the outcome of an assessment formally exempts the property from having a condensing boiler installed, and the replacement boiler is a regular boiler, it must have a minimum SEDBUK efficiency of 85%. If the replacement boiler is a combination boiler, it must have minimum SEDBUK efficiency of 82%,

In addition, existing systems with semi-gravity circulation should be converted to fully pumped systems.

### Oil Storage Tank Installation

- All new non-domestic oil storage tanks installed after 1<sup>st</sup> April 2006 (this includes agricultural fuel oil) that have a storage capacity of 200 litres or more are required to have secondary containment (bunding) from 1<sup>st</sup> October 2006.
- Any existing non-domestic oil storage tanks (including agricultural fuel oil) that are above 200 litres and are within 10m from any surface water, wetlands or within 50m from a borehole or well are required to have secondary containment (bunding) retrospectively by 1<sup>st</sup> April 2008.
- Any existing non-domestic oil storage tanks (including agricultural fuel oil) that are above 200 litres are required to have secondary containment (bunding) retrospectively by 1<sup>st</sup> April 2010.
- All new domestic oil storage tanks that are above 2500 installed after 1<sup>st</sup> April are required to have secondary containment (bunding) from 1<sup>st</sup> October 2006.
- Any existing domestic oil storage tanks that are above 2500 litres and are within 10m from any surface water, wetlands or within 50m from a borehole or well are required to have secondary containment (bunding) retrospectively by 1<sup>st</sup> April 2008.
- Any domestic oil storage tanks that are above 2500 litres are required to have secondary containment (bunding) retrospectively by 1<sup>st</sup> April 2010.

### Underground Pipework

Underground pipework serving an installation covered by the Water Environment (Oil Storage) Scotland Regulations 2006 must be protected from physical damage and should also incorporate a leak detecting facility. If this is not achievable then the pipes must be pressure tested and the result recorded before they are first used and then again once every ten years if there are no joints and once every five years if there are joints. All joints in underground pipework must be accessible for inspection and maintenance.

### Electrical Works

The Building Regulations in Scotland require that all electrical works are carried out to BS 7671.

### Contact Details

To report a pollution incident contact the Pollution Hotline  
Scottish Environmental Protection Agency (SEPA)  
The Scottish Building Standards (SBS)

0800 80 70 60  
[www.sepa.org](http://www.sepa.org)  
[www.sbsa.gov.uk](http://www.sbsa.gov.uk)

