

# OFTEC TECHNICAL BOOK THREE REGIONAL REQUIREMENTS

## SCOTLAND

### The Building (Scotland) Regulations 2004

The Building (Scotland) Regulations are compiled from Building Standards.

The Scottish Building Standards Agency is responsible for the Scottish Building Standards. The Building Standards provide guidance on securing the health, safety and welfare of people in and around building, as well as conserving fuel and power for furthering achievement of sustainable development. The list below shows the different sections of Building Standards available:

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

The Scottish Building Standards can be downloaded from [www.sbsa.gov.uk](http://www.sbsa.gov.uk)

### Scottish Statutory Instruments

Scottish Statutory Instruments are the power to make law, which may be delegated by Parliament to Ministers and other persons. Statutory Instruments are the form in which delegated legislation is usually published. 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, conversion or demolition of a building 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.

If a Building Warrant is not applied for 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 not required:

A building warrant is not required for the installation of an oil fired appliance and associated flue, hearth etc in a house that does not have a storey at a height of more than 4.5m. However, the installation would still require to comply with the requirements of all relevant regulations.

### Where a Building Warrant is required:

In a house with a storey height exceeding 4.5m or in a flat or maisonette, a building warrant is not required for oil fired installations other than:

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- If you are installing an oil fired appliance with an output greater than 45kW.
- If you are installing a chimney, flue pipe or hearth (excluding any work associated with installing a flue liner).
- If you are installing a new oil storage tank (with a capacity greater than 90 litres) and supply system for connection to a combustion appliance providing space or water heating or cooking facilities.
- Replacing an oil storage tank, except when replacing like for like (consult with a verifier to confirm whether a warrant is required).
- Any electrical installation or circuit where the voltage exceeds 50AC, 120DC.

Again, the installation would require to comply with the requirements of all regulations.

**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 i.e. a full restoration project. Further information regarding building warrants should be obtained from your Scottish Local Authority.

### 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% and be of the condensing type.

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

- All oil fired range cooker boilers shall have an efficiency greater 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 hot water cylinders complying to with the heat loss heat exchanger requirements of BS 1566 Part : 2000.
- Un-vented hot water storage systems complying with BS 7206 or be the subject of approval by a notified body.
- 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.

### 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



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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%,

**NOTE:** A transitional provision has been set up for the installation of regular oil fired boilers where a contact has been entered before 1<sup>st</sup> May 2007 and the work on the contract is commenced before 1<sup>st</sup> July 2007 and completed before 31<sup>st</sup> August 2007.

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 Agency (SBSA)

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

