



Building (Scotland) Regulations 2004 Regulation 5,
Schedule 3

**Guidance on Electrical work not requiring
a warrant**



DOMESTIC BUILDINGS		WORK TO EXISTING BUILDINGS		
Work Activity	Type ^[1]	Flat	House (up to 2 storeys)	House (3 storeys & above)
REPAIRS AND REPLACEMENT				
Re-wiring ^[2]	24	Required	Not Required	Required
Electrical fixtures, e.g. luminaries	24	Not Required	Not Required	Not Required
NEW WORK				
Electrical work affected by demolition or alteration of the roof, external walls or elements of structure	1	Required	Required	Required
Electrical work adversely affecting a separating wall, e.g. recessed sockets	1	Required	Required	Required
New power socket outlets	1	Required	Not Required	Required
Mains operated fire alarm system	1	Required	Not Required	Required
Electrical work to automatic opening ventilators (including auto-detection)	1	Required	Not Required	Required
Electrically operated locks	1	Required	Not Required	Required
Wiring to artificial lighting	1	Required	Not Required	Required
Wiring to emergency lighting	1	Required	Not Required	Required
Electrical work associated with sprinkler system	1	Required	Not Required	Required
Electrical work associated with new boiler (large)	1	Required	Not Required	Required
Electrical work associated with new boiler (small)	6	Not Required	Not Required	Not Required
Electrical work associated with new shower	11, 12	Not Required	Not Required	Not Required
Electrical work associated with new extract fan	13	Not Required	Not Required	Not Required
Extra low voltage installations	22	Not Required	Not Required	Not Required

Note 1 Building work type as referenced in schedule 3.

Note 2 A building warrant is not required for rewiring where it is a repair or replacement works to a level equal to the installation (or part thereof) being repaired or replaced.