



Building (Scotland) Regulations 2004 Regulation 5,  
Schedule 3

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



NON-DOMESTIC BUILDINGS	WORK TO EXISTING BUILDINGS			
Work Activity	Non-residential buildings with a storey, or creating a storey, not more than 7.5 m			Other non-domestic buildings
	Type <sup>[1]</sup>	No public access	Public access	
<b>REPAIRS AND REPLACEMENT</b>				
Re-wiring <sup>[3]</sup>	24	Not Required	Required	Required
<b>NEW WORK</b>				
Electrical work affected by demolition or alteration of the roof, external walls or elements of structure	2	Required	Required	Required
Electrical work adversely affecting a separating wall, e.g. recessed sockets	2	Required	Required	Required
Electrical work adversely affecting a loadbearing wall	2	Required	Required	Required
New power socket outlets	2	Not Required	Required	Required
Automatic fire detection system	2	Not Required	Required	Required
Electrical work to automatic opening ventilators	2	Not Required	Required	Required
Electrical work to automatic fire dampers	2	Not Required	Required	Required
Electrically operated locks	2	Not Required	Required	Required
Wiring to artificial lighting	2	Not Required	Required	Required
Wiring to emergency lighting	2	Not Required	Required	Required
Outdoor luminous tube signs <sup>[4]</sup>	2	Not Required	Not Required	Not Required
Electrical work associated with new boiler (large)	2	Not Required	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

(Please see next page for notes.)

**Note 1** Building work type as referenced in schedule 3.

**Note 2** Non-residential buildings to which the public does not have access may include:

- Existing offices
- Existing storage buildings
- Existing industrial buildings e.g. factories and workshops
- Existing assembly and entertainment buildings not open to the public e.g. some educational buildings and private members clubs.

Non-residential buildings to which the public has access may include:

- Existing assembly and entertainment buildings open to the public e.g. community schools, pubs and clubs.

**Note 3** 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.

**Note 4** subject to the Town and Country Planning (Control of Advertisement) (Scotland) Regulations 1984.