

# Building Standards Certification

Ensuring your project meets the mandatory technical standards



# Building Standards Certification

**As the building owner, you are legally responsible for ensuring that building work, design or construction meets the appropriate building standards.**

It is important that you get building professionals for your project who are competent, experienced and have an understanding of building standards.

The best way is to use a building standards Approved Certifier who, when a building warrant is needed, can provide you with confirmation that their work meets the applicable standards. An Approved Certifier must be a member of a Scottish Government approved Certification Scheme.

## **Approved schemes**

The approved schemes currently operating in Scotland cover the following areas:

- structural design
- energy efficiency design
- electrical installations
- drainage, heating and plumbing work.

## **1. Certification of Design (Building Structures)**

A competent engineer will design and certify the structural aspects of your building, alteration or extension.

## **2. Certification of Design (Energy)**

A competent professional will design and certify the energy performance of your building to ensure it is energy efficient with reduced carbon emissions.

## **3. Certification of Construction (Electrical Installations to BS 7671)**

A competent electrician, with a combination of practical experience, knowledge and skills, will ensure the electrical installation is safe and meets the applicable building standards.

## **4. Certification of Construction (Drainage, Heating and Plumbing)**

A competent plumber, with a combination of knowledge, skills and practical experience will ensure central heating boilers (oil, gas or solid fuel), drainage work and certain renewable energy systems meet the applicable building standards.

## **Certificates of Design or Construction**

The Approved Certifier will give you a certificate to be sent to the local authority to show that the work complies with building standards.

The certificate of design should be included with your application for a building warrant. It tells the local authority that the design work covered by the certificate meets building standards.

The certificate of construction should be included with your completion certificate submission to tell the local authority that the finished work covered by the certificate meets building standards.

## How to find an Approved Certifier

The building industry employs nearly 2,000 registered Approved Certifiers in Scotland. Their companies, known as Approved Bodies, have their details recorded on the Certification Register on the Scottish Government Building Standards Division website at [www.scotland.gov.uk/certificationregister](http://www.scotland.gov.uk/certificationregister)

Choose the certification scheme you require and select the area where the work is being done. You can choose from a list of firms offering certification services. Discuss your requirements with the firm and arrange for an Approved Certifier to carry out the work.

## Benefits of using an Approved Certifier

- You have the assurance that their work will meet building standards.
- You should receive a high-quality service from an approved reputable company.
- The work will be done by trained and competent construction professionals.
- Approved Certifiers must have high levels of qualifications and experience.
- Approved Certifiers are subject to independent monitoring.
- Approved Bodies carry professional indemnity insurance.
- Each scheme operates a robust complaints procedure.
- You will receive a discount on the full building warrant fee.

## Additional Benefits

- Work covered by a certificate issued by an Approved Certifier requires no further checking by the local authority, saving time, and speeding up the building warrant application process or the acceptance of completion certificates.
- Approved Certifiers will provide greater flexibility and more efficient designs or installations due to their up-to-date expert knowledge of new innovations and technologies.

The SBSC Approved Registration Mark is used to make it easier to identify Approved Certifiers. The registration mark can only be used by firms and individuals on the Certification Register.

## Further Information

Further information on certification, along with contacts and details for all of the scheme providers, is available from the Scottish Building Standards Certification at [www.sbsc.uk.net](http://www.sbsc.uk.net) Information about the building standards system can be found on the Building Standards Division website at [www.scotland.gov.uk/bsd](http://www.scotland.gov.uk/bsd)

**When selecting your contractor, choose an Approved Certifier to ensure you comply with building regulations.**



Certification of Design  
(Building Structures)



Certification of Design (Section  
6 – Energy) for Domestic and  
Non-Domestic Buildings



Certification of Design  
(Section 6 – Energy)



Certification of Construction  
(Electrical Installations  
to BS 7671)



Certification of Construction  
(Drainage, Heating  
and Plumbing)



Certification of Construction  
(Electrical Installations  
to BS 7671)



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It has nearly 1,250 member businesses who collectively have an annual turnover of around £1 billion and employ over 15,000 people and 3,500 apprentices.

SELECT also delivers training courses to more than 3,500 electricians each year and is committed to regulation of the industry for a safer Scotland.

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