

APPLICATION FOR BUILDING WARRANT

FORM A

Ref: _____

Fee: _____

Date Paid: _____

Receipt No: _____

Decision: _____



Building (Scotland) Act 2003

Application under Section 9 for a warrant to construct, demolish or convert a building, or to provide services, fittings or equipment in or in connection with a building. Please refer to the accompanying Guidance Notes when completing this form. NOTE: You can submit this form on-line through the eBuilding Standards portal

1 Applicant

Name: _____

Address: _____

Postcode: _____ Tel No: _____

Fax No: _____ Email: _____

2 Duly Authorised Agent (If Any)

Name: _____

Address: _____

Postcode: _____ Tel No: _____

Fax No: _____ Email: _____

3 Owner (If Different From Applicant) (See Note 1)

Name: _____

Address: _____

Postcode: _____ Tel No: _____

Fax No: _____ Email: _____

4 Location Of Building Or Site To Which The Application Relates

Address: _____

Postcode (if known): _____

If the property is new build and you require a new address please contact our Roads Service E: roads@angus.gov.uk / T: 08452 777 778

5 Use of Building

(If new building or an extension) please state proposed use: _____

(If existing building) please state:

current use: _____

proposed use: _____

Is this a conversion in terms of the regulations? (see Note 1) YES / NO*

(If YES) please state which description of conversion applies:

6 State of Work

Has the work which is the subject of this application already started? YES / NO
(if YES, see note 2)

Has the work which is the subject of this application been completed? YES / NO
(if NO, see note 3)

7 Proposed Work

Please give brief description of work, and state whether it is to construct (erect, extend, or alter) and/or convert; provide services, fitting or equipment; or demolish:

8 Staged Applications

If the application is to be staged, the stage(s) applied for should be indicated (this should be agreed with the verifier).

9 Application for Demolition

If the application is for, or includes, the demolition of a building please state the period of time that the demolition works will be completed within _____ weeks/months*

10 Security Matters

Do you consider any part of your proposals should not be open to public inspection on the building standards register? (see note 4)
YES / NO* (If yes, the verifier will decide with you the extent of the restrictions)

11 Limited-Life Building

If the intended life of the building is to be five years or less from the date of completion, please state _____ years.
(Less onerous requirements may apply. The warrant will include a condition requiring removal at the end of the stated intended life.)

12 Fire Authority

If the enforcing authority for the building (under Section 61(9) of the Fire (Scotland) Act 2005 as amended) is the Fire and Rescue Service please state the Fire Authority

13 Planning – Listed Buildings

If the application concerns buildings listed as being of special architectural or historic interest or in a conservation area please state category:

(If in doubt, the planning authority can advise)

Please state if the building has any other historical importance (e.g. association with significant historical person or event):

14 Relaxation Direction

If the proposed work is the subject of a relaxation direction given by the Scottish Ministers please state

Reference number: _____ and date _____

15 Notices

Please indicate if this application is as the result of any of the following notices, and if so give the reference number:

Building Regulations Compliance Notice YES / NO

Building Warrant Enforcement Notice YES / NO

Defective Buildings Notice YES / NO

Is the building subject to any Dangerous Buildings Notice YES / NO

(if YES, give reference number) _____

16 Estimated Value Of Works

£ _____

(Please note that the verifier may seek evidence for this figure, and make comparisons with established independent indices of building costs).

17 Certificates Of Design

Do any certificates from approved certifiers of design accompany this application? YES / NO*
(If YES, see annex 2)

18 Certifiers Of Construction

Do you intend to use an approved certifier of construction and provide a certificate to accompany the completion certificate submission? YES / NO
(if YES, see annex 3)

19 Sustainability

[For warrants related to construction of new buildings only] Have the proposals been designed to achieve any of the optional higher levels as contained in guidance within section 7 of the Technical Handbooks? (If YES, see annex 4) YES / NO

20 Privacy Notice

Your views are important to us. In conjunction with all local authorities in Scotland, the Scottish Government (Building Standards Division) undertakes a national customer satisfaction survey for building standards. You may be invited to participate in this survey by email. If contacted, you may opt in to complete it or choose to unsubscribe from any reminder emails.

21 Declaration

I/We* apply for a building warrant and declare :

- 1** that the work will be carried out in accordance with building regulations, and in accordance with the details supplied above and any necessary accompanying information (including annexes to this application, drawings and specifications) (see Note 6);
- 2** I am/we* are the owner of the building/that the owner of the building is aware of this application*;
- 3** (Where the warrant involves a specified conversion) That after the conversion the building as converted will comply with building regulations.*

Signed: _____ Dated: _____
(applicant/duly authorised agent*) (see Note 7)

Address to which you should send this application

An application can be submitted online via the E-Building Standards Portal at <https://www.ebuildingstandards.scot/eBuildingStandardsClient/>

Any enquiries about this application should be addressed to: Planning, Place Directorate, Angus Council, Angus House, Orchardbank Business Park, Forfar, DD8 1AN. If you have any queries about your application please contact us on 03452 77778 or email planning@angus.gov.uk

Notes

- 1 The name and address of the owner is required as the Act requires the owner to be informed if a building warrant is granted.
- 2 If work has started, the regulations which apply are those at the date of this application, and the fee to be paid will be higher because the verifier will require to inspect the work. Disruptive surveys may be needed to establish what has been constructed.
- 3 If the works have been completed an application for warrant is not appropriate and a completion certificate under the terms of Section 17 (4) of the Building (Scotland) Act 2003 should be submitted with the appropriate fee.
- 4 Security matters. Subject to the restrictions below, details of applications are made public in accordance with the procedural regulations, with information on the application available on line, and drawings etc. available for copy or inspection at local authority premises. The local authority may remove documents from the register if they are satisfied there are genuine security concerns. For those documents on the register there are also restrictions on their copying. The first restriction relates to non-residential buildings, prisons, a building where a person may be legally detained or otherwise held in custody, the Scottish Parliament or the Royal Private Estate and applies where the applicant has confirmed the disclosure or copying would raise security concerns. Details agreed between the verifier and the applicant will be withheld unless the owner of the building gives written permission for them to be released. Thus parts of applications for buildings such as banks may only be available with the owners written permission. The second restriction relates to all other residential buildings and copying is restricted to owners, occupiers or tenants, or prospective owners, occupiers or tenants of the relevant building or an adjoining building. There will thus normally be no need to further restrict access to any details in relation to residential buildings.
- 5 Guidance on certificates from approved certifiers, and the drawings and other information that should accompany this application is given in the paragraphs at 3.2 in the Procedural Handbook issued by the Building Standards Division. This is available at www.gov.scot/bsd.
- 6 Note that this includes a commitment to meet the requirements of regulations 13 to 15, which set requirements for how the public will be protected from the activities on site.
- 7 Even where signed by an agent, it is the applicant that is declaring that the work will be done in accordance with the regulations and details of application.
- 8 Where full information is not available, the verifier may decide to grant a warrant on condition that you provide further details before certain stages of work commence on site. The stages must be agreed with the verifier.
- 9 Any applicant aggrieved by the decision of a verifier to refuse a warrant may, within 21 days of the date of the decision, appeal to the sheriff by way of summary application.

WARNING – A building warrant does not exempt you from obtaining other types of permission that may be necessary, such as planning permission or listed building consent. Consult the local authority if in doubt.

ANNEX 1 Conversion

Any change in the occupation or use of a building which falls into one of the following descriptions is considered a conversion to which the building regulations apply.

Change in the occupation or use of :

- 1 a building to create a dwelling or dwellings or a part thereof;
- 2 a building ancillary to a dwelling to increase the area of human occupation;
- 3 a building which alters the number of dwellings in a building;
- 4 a domestic building to any other type of building;
- 5 a residential building to any other type of building;
- 6 a residential building which involve a significant alteration of the characteristics of the persons who occupy, or will occupy, the building, or which significantly increase the number of people occupying, or expected to occupy, the building;
- 7 a building so that it becomes a residential building;
- 8 an exempt building (in terms of Schedule 1) to a building which is not so exempt;
- 9 a building to allow access by the public where previously there was none;
- 10 a building to accommodate parts in different occupation where previously it was not so occupied.

ANNEX 2

Certificates from Approved Certifiers of Design

If you are providing any certificates from approved certifiers of design with this application, please list reference numbers of any certificates from approved certifiers of design, and attach the signed certificates to this application:

Ref No: _____ / Ref No: _____ / Ref No: _____

If you intend to provide any certificates from approved certifiers of design after you have made this application, please list details of the certification scheme and approved certifier of design

Scheme(s): _____

Please list approved certifiers of design details:

Name of Certifier: _____

Registration Number: _____

Name of Approved Body: _____

Registration Number: _____

Important Note

- 1 If the intention to provide a certificate from an approved certifier of construction is not declared on this form, this does not preclude a certificate subsequently being provided with the completion certificate submission.
- 2 Any person intending to use an approved certifier of construction should check the current status of known firms by using the Certification Register available at www.gov.scot/bsd.
- 3 Work types for certificates of construction are as below:
Work types apply to the 'drainage, heating and plumbing' scheme and include:
Above ground drainage
Air source heat pumps
Below ground drainage
Biomass boiler installations
Electrical work to BS 7671 relating to drainage, heating and plumbing
Gas installations over 70kW output
Gas installations up to 70kW input
Ground source heat pumps
Oil installations up to 45kW output
Solar thermal panels
Solid fuel installations up to 50kW output
Unvented hot water cylinder

Note - If after giving notice of intent to use a certifier of construction a certificate from an approved certifier is not provided with the completion certificate submission, the amount of fee discounted requires to be paid to the verifier and may delay the acceptance of the completion certificate by the verifier.

ANNEX 3

Certificates from Approved Certifiers of Construction

Please list the certification schemes for which you intend to use an Approved Certifier of Construction and provide a Certificate to accompany the Completion Certificate Submission.

(If known) please list Approved Certifier of Construction details:

Name of Certifier: _____

Registration Number: _____

Name of Approved Body: _____

Registration Number: _____

Include work types - if applicable to Scheme(s)

Important Notes

- 1 From the 4 January 2009, when notice is given on the application for building warrant of the intention to provide a certificate from an approved certifier of construction to accompany the completion certificate submission, the applicant is entitled to a discount on the fee.
- 2 If the intention to provide a certificate from an approved certifier of construction is not declared on this form, this does not preclude a

certificate subsequently being provided with the completion certificate submission.

- 3 Any person intending to use an approved certifier of construction should check the current status of known firms by using the Certification Register available at www.scotland.gov.uk/bsd

Note - If after giving notice of intent to use a certifier of construction a certificate from an approved certifier is not provided with the completion certificate submission, the amount of fee discounted requires to be paid to the verifier and may delay the acceptance of the completion certificate by the verifier.

ANNEX 4

In the table below, please indicate with an 'X' which aspects of the building

	Bronze Active	Silver	Silver Active	Gold	Platinum
Carbon dioxide emissions					
Energy for space heating (domestic only)	Not applicable		Not applicable		Not applicable
Energy for water heating (domestic only)					
Water use efficiency (domestic only)					
Optimising performance (domestic only)					
Adaptability and flexibility (domestic only)					
Well-being and security (domestic only)					
Material use and waste (domestic only)					

have been designed to achieve a higher level of sustainability as defined in

	Bronze Active	Silver	Silver Active	Gold	Platinum
Carbon dioxide emissions					
Energy (for thermal comfort and artificial lighting) (Schools only)	Not applicable		Not applicable		Not applicable
Water efficiency (Schools only)					
Biodiversity (Schools only)					
Adaptability and flexibility (Schools only)					
Well-being (Schools only)					
Material use and waste (Schools only)					
Optimising performance (Schools only)					

Section 7 of the Technical Handbooks.

Sustainability labelling for domestic buildings

Sustainability labelling for non-domestic buildings

Where this application relates to multiple buildings, please state which buildings the higher aspects relate to:

Address of building(s):

Important Note Where this application is for multiple buildings which have been designed to achieve different levels of sustainability in Section 7 then a separate table will be needed for each building or group of buildings to which each level relates.

Contact our ACCESSLine on 03452 777 778 if you want this leaflet translated into Chinese, Urdu, Hindi, Punjabi or Gaelic, or in large print, audio or braille.

You can view our Privacy notice online at: www.angus.gov.uk/council_and_democracy/council_information/information_governance/council_and_services_privacy_5