

Electric Vehicle Charging

Following review of standards and guidance in 2021, building regulations have been revised to introduce a requirement for electric vehicle charging in new buildings and those subject to 'major renovation'. The policy proposals published as part of a summary of responses to the



consultation titled 'Scottish Building Regulations: Proposed Changes to Energy Standards Including Ventilation, Overheating and Electric Vehicle Charging Provision consultation' were considered and passed by the Scottish Government towards the end of 2022.

The new Standard 7.2 (Sustainability) aims to support and encourage the growing uptake of electric vehicles by ensuring that all new homes, including flats, with a dedicated car parking space are built with an electric charge points, making charging easier, cheaper and more convenient for drivers. The new building regulations will mean that new residential buildings with a parking space have at least one EV charge point with a minimum 7kW rating. For new non-residential buildings with more than 10 parking spaces, 1 in every 10 would be expected to provide an EV charge point socket with a minimum 7kW rating. There are also requirements for residential and non-residential buildings undergoing major renovation to provide charge points.

The revisions to the February 2023 Technical Handbooks will come into effect on 5th June 2023.

Improving Energy Efficiency

Changes to the energy section of The Building Scotland (Amendment) Regulations came into force at the beginning of February 2023. The amendment included changes to Section 3 (Environment) on ventilation and overheating, as well as a consequential update to Aspect 2 (Carbon Dioxide Emissions) found within Standard 7.1. The July to November 2021 Energy Consultation Government Programme aimed to review the current building regulations to deliver improvement in energy efficiency, as well as a reduction in emissions from new buildings, with the end goal of helping to improve the affordability of heating properties and reduce the environmental impact of new developments. These amendments will be vital in the support of the planned introduction of the 'New Build Heat Standard' in 2024. The action for improving energy performance is through the compliance with the standards, a compliance plan approach gives the opportunity to help improve the performance gap between designed and as-built.

Section 6.1 now sets out the targeted emissions and energy performance for new buildings, as well as the introduction of a new delivered energy target. For new homes there are now only three notional buildings which are based upon differences in the main heating fuel choice – heat pump, heat network or any other fuels. To move in line with the rest of the UK, Scotland has moved to adopt CIBSE TM23 as the base methodology for

airtightness testing, as well as moving to test all homes as opposed to the prior sample selection. Whilst the scope of the standards for applications prior to the implementation changes in February 2023 remains unchanged, the updates to section 6.2 have improved the backstop for fabric elements of the building providing a uniformed approach to energy standards across all new construction, including alterations and extensions to existing buildings.

A number of key changes to the Building services compliance guides have been retained and updated in the amended building regulations with the look to review these further for 2024 New Build Heat Standard, as well as a number of minor changes throughout sections 6.3 to 6.6, including the improved guidance on the installation and appropriate sizing of space heaters, hot water systems and cooling systems.

Looking forward it has been proposed that a 'compliance manual' for section 6 would be developed to form part of the 'compliance plan' approach to design, work which is currently ongoing. We have commissioned an initial proposal through 'Built Environment - Smarter Transformation' (previously the Construction Scotland Innovation Centre). That report is expected in spring 2023 and will support ongoing review work.



SGSA Conference at Hampden Park

The SGSA provide independent, expert advice, based on nearly three decades of experience in making football in England and Wales (Where they are the regulatory safety body) a safe and enjoyable experience for spectators. They use their experience to advise and support other sports and related industries in the UK and internationally (as advisors and consultants).

In Scotland the SGSA act as advisors, providing safety advice and support by way of:

- Providing strategic advice, including diagnosing physical infrastructure and safety management risks to existing, new and refurbished stadiums.
- Proactive action planning to enable sports bodies/grounds to develop and enhance spectator safety.
- Educating to plan and prepare for challenging scenarios through the provision of training and scenario planning programmes.

Three members of the EAC Building Standards department attended the conference, where a variety of topics were covered such as Martyn's law which was implemented as a response to the Manchester Bombing attack and the importance of, and difference between, Annual inspections (which involves a mainly visual inspection on a yearly basis) and Structural appraisals of stadiums (Which should be carried out every 6-10 years and involves a more detailed, possibly disruptive, form of inspection) to ensure structural steelwork is in a safe condition.

The importance of getting junior level clubs to be more comfortable with using, and understanding, the green guide for safety at sports events to ensure the safety of spectators was also covered at the conference. This is key for East Ayrshire Council so that junior clubs are prepared in advance for events like the Aberdeen vs Darvel football match which took place in January with a handful of other clubs in the area being at a similar level and could potentially host larger clubs at some point in the future.

Monthly Performance Figures

Monthly performance figures for Building Warrant applications received, processed and determined by the Building Standards Section over the last 9 months.

2022/23	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Building Warrants Received	85	61	76	52	79	45	78	62	84
% of Building Warrant applications processed within 15 working days	99%	100%	97%	100%	97%	94%	99%	95%	99%
% of Building Warrant applications processed within 20 working days	100%	100%	100%	100%	100%	96%	100%	100%	100%
and assessed within an average of	8 days	6 days	4 days	6 days	5 days	6 days	6 days	7 days	5 days
Building Warrants determined	60	103	44	69	60	55	46	58	78
% of Building Warrants determined within 6 days of receipt of all outstanding information	93%	96%	93%	97%	88%	89%	96%	97%	99%
Received Completion Certificate submissions	95	103	76	93	108	62	65	102	195
which were inspected within an average of	1 day	1 day	2 days	2 days	2 days	1 day	1 day	2 days	2 days
% of Completion Certificates determined within 3 days of final inspection	100%	96%	93%	100%	95%	84%	100%	92%	99%
Inspected Property complaints relating to enforcement	10	9	10	16	12	3	12	16	19
Enforcement notices issued in relation to unauthorized works or dangerous buildings	3	0	2	2	2	1	0	3	4