

# Building Standards

## User Forums

February-March 2015

Martin Matheson

# Overview

- Financial Position
- Performance Statistics
- eBuilding Standards
- Other Matters/Issues
- Customer Service Excellence
- Changes to Technical Standards

# Financial Position

- Value of Building work in A&B still low with Building warrant application numbers and fees received still depressed
- A&B Council require to save an additional 30m+ between 2016 -20
- All services required to participate in a 'service choices' process which could result in budget savings being imposed leading to a lesser service being made available

# Performance Statistics

Oct – Dec 14

target Actual

The percentage of requests for a Building Warrant responded to within 20 days.

80% 95.5%

The average time taken to respond to a request for a completion certificate.

3 days 1.7days

The percentage of building warrants issued (or otherwise determined) within six days.

80% 90.8%

The percentage of completion certificates issued/accepted (or otherwise determined) within three days.

80% 100%

The percentage of applicants providing feedback who were either satisfied or very satisfied with our service

84% 93.8%



# eBuilding Standards

- Internal trial recommenced Sept 2014 in H&L area office
- Trial now extended to the MAKI office
- Now need participation by Agents
- Currently likely to be rolled out to all other area offices and be available for use by August 2015
- Back on National Agenda (to be included as part of the new Portal being introduced with Development Management 2016)



# Demonstration of eBuilding Standards system

# Other Matters/Issues

- Building Standards Newsletters
  - Now issued regularly – feedback required on usefulness?
- Updated and revised Charter and Guidance Documents (including Gaelic translations)
  - Available from area offices and via website
- Construction Compliance and Notification Plans
  - System now seems to have bedded in

# Technical Std 2.13.3

In October 2010 this standard was extended to include domestic buildings. The Fire (Scotland) Act 2005 places responsibilities on the SFRS to secure an adequate supply of water for use in extinguishing fires and protecting life and property. This would normally be by use of a public water main. However, in rural and isolated areas, it could be a private supply or other suitable means. (storage tank, pond)

In respect to single domestic property developments which are detached dwellings with a storey area not more than 200m<sup>2</sup> and are in a remote location, SFRS have now agreed that the use of water carried on fire appliances will meet the above requirement. All other properties whether domestic or commercial in excess of 200m<sup>2</sup> and in the absence of an existing water supply will require consultation with SFRS to establish what water supply, if any, should be provided in order to carry out statutory duties under the Fire (Scotland) Act 2005, (as amended).





# Customer Service Excellence



- Journey started 13<sup>th</sup> June 2013
- Building Standards were the path finding service for the Council

# Customer Service Excellence

- Attained the award on 1<sup>st</sup> December 2013 after a successful audit on 18<sup>th</sup>/19<sup>th</sup> November 2013
- Retained the award after a successful re-audit December 2014
- Annual audits thereafter

# Changes to Technical Standards

1 October 2015

# Overview

- Come into force on 1 October 2015
- Changes to Section 6 only  
(as deferred from 2013)
  - to deliver a 21% reduction in emissions from new homes and a 43% reduction in emissions from new non-domestic buildings
- In electronic format only

# Domestic





SAP 2012 now used to calculate carbon dioxide emissions

Clause 6.1.2 - comprehensive revisions of fuel package table and associated notes.

Clause 6.2.1 - improved fabric backstops for new *buildings*

Clause 6.2.9 - improved fabric backstops for extensions;

Standard 6.3-6.6 - Guidance has been removed and reference is made to the Domestic Building Services Compliance Guide (available electronically from BSD website), except for situations which are not addressed in this document or where guidance specific to Scotland is needed.

# Non - Domestic



Standard 6.1 Carbon dioxide emissions - Guidance to standard 6.1 has been amended to reflect proposed methodology for the calculation of carbon dioxide emissions. Notional buildings specifications are also provided.

Standard 6.2 Building insulation envelope - Guidance to clause 6.2.8 amended to refer to unheated buildings where heating is introduced. Clause 6.2.11 amended to refer to large extensions, which are now proposed to be assessed for compliance with standard 6.1.

Standards 6.3 Heating system, 6.4 Insulation of pipes, ducts and vessels, 6.5 Artificial and display lighting, 6.6 Mechanical ventilation and air conditioning (MVAC) - Guidance has been removed and reference is made to the Non Domestic Building Services Compliance Guide ([available electronically from the BSD website](#)), except for situations which are not addressed in this document or where guidance specific to Scotland is needed.

Annex 6C Energy performance of modular and portable buildings - TER modifying factors have been updated for 2014.

Annexes 6E and 6.7 - Guidance has been removed and reference is made to the Non Domestic Building Services Compliance Guide.

**REVIEW OF THE BUILDING (SCOTLAND)  
REGULATIONS 2004: TECHNICAL  
HANDBOOKS –  
SECTION 2: FIRE,  
SECTION 3: ENVIRONMENT,  
SECTION 4: SAFETY,  
SECTION 5: NOISE AND  
SECTION 7: SUSTAINABILITY**

Consultation on the  
proposed changes closed  
January 2015  
30 questions



# Section 2 Fire

- Automatic fire alarm and detection system provision – inner rooms
- External wall cladding – reaction to fire classification
- Thermoplastic light diffusers

**Question 1:** *Do you agree that a smoke alarm located in an access room serving an inner room should be not more than 3m from the door of the inner room?*

**Question 2:** *Do you agree that an inner room need not be provided with a smoke alarm when the access room has a smoke alarm installed as described in Question 1.*

**Question 3:** *Do you agree that external wall cladding attached to the external face of a house not more than 1m from a boundary should have at least a low risk reaction to fire classification and the rest of the wall achieves a medium fire resistance duration from both sides?*

# Section 3 Environment

- Enhanced apartments in 'small dwellings'
- Future shower provision
- Robust wall construction
- Provision of toilet facilities in takeaway food shops
- Ventilation
- Dungsteads and farm effluent tanks

**Question 4: Do you agree that external wall cladding attached to the external face of a house with a low risk reaction to fire classification may be excluded from the unprotected area calculation?**

**Question 5: Do you consider that the proposed text in table 2.5 – ‘Thermoplastic rooflights and light fittings with diffusers’ and figure 2.1A - ‘layout restrictions on thermo plastic rooflights and light fittings with diffusers clarifies the spacing of TP(b) lighting diffusers?**

**Question 6: Do you consider it reasonable that the guidance on spacing of TP(b) diffusers is changed to allow TP(b) diffusers to be installed closer together than is currently allowed for?**

**Question 7: *Do you consider the alternative guidance for enhanced apartments in small dwellings reasonable?***

**Question 8: *A definition of “small dwelling” has not been included in the guidance to maximise flexibility. Do you consider this is reasonable?***

**Question 9: *If you think a definition of “small dwelling” should be provided, what do you suggest the constraints should be?***



**Question 10: *Do you consider the alternative guidance for a space for a future shower installation within a larger accessible toilet appropriate?***

**Question 11: *Do you consider the guidance on locations and typical make-up of robust wall construction help clarify the intent of the guidance?***

**Question 12: *Do you consider the guidance on locations of robust wall construction is satisfactory to allow the secure fixing of grab rails or other aids?***

**Question 13: *As hinged support rails are not commonplace in dwellings, guidance has not been included for robust construction to the wall to the rear of the WC. Is this approach considered reasonable?***

**Question 14: *Do you consider that the proposed text within the table in clause 3.12.5 clarifies where customer toilet provision is expected to be provided in takeaway food shops?***

**Question 15: *Do you consider it reasonable that customer toilet provisions should be made where more than six seats for customers is provided in a takeaway food shop?***

**Question 16: *Do you consider the explanation of what is deemed to be a “takeaway food shop” in note 7 reasonable?***

**Question 17: *Do respondents consider that installing CO<sub>2</sub> monitors in dwellings will assist occupants in recognising poor indoor air quality and identifying when ventilation should be improved?***

**Question 18: *Do respondents think that the information from the CO<sub>2</sub> monitors will encourage occupants to operate windows, doors and trickle vents ?***

**Question 19: *Do respondents consider that there is a need for householder ventilation guidance, additional to building standards guidance?***

**Question 20: *Do respondents consider that the proposed increase in trickle ventilator size will allow improvements to indoor air quality in dwellings when the vents are operated?***

**Question 21: *Do you consider the new definitions for “dungstead” and “farm effluent tank” accurately describe these building types?***

**Question 22: *Do you consider that references to additional legislation outwith the building standards process useful?***

**Question 23: *Is there any additional legislation relative to dungsteads or farm effluent tanks that you feel should be included in the guidance?***



# Section 4 Safety

- Future stair lift
- Access within buildings
- Provision of lifts in small buildings

**Question 24: Do you agree that by recommending a minimum distance between a future stair lift parking space and an adjacent wall will encourage a more consistent interpretation?**

**Question 25: Do you agree that by removing this minimum door width will have minimal impact to dwelling occupiers?**

**Question 26: A definition of “small dwelling” has not been included in the guidance to maximise flexibility. Do you consider this is reasonable to allow a consistent interpretation of the guidance?**

**Question 27: Do you think a definition of “small dwelling” should be provided; if so, what do you suggest the constraints should be?**

**Question 28: Do you consider that additional guidance is necessary to clarify when a passenger lift may not be necessary?**

# Section 5 noise reduction between rooms

- **Question 29: *Do you consider that reducing the sound insulation level through internal walls in dwellings, from 43dB Rw to 40dB Rw, will allow more flexibility in design and be more cost effective good approach?***

# Section 7 Aligning carbon Emission targets

- **Question 30: *Do you agree with the approach for amending the current carbon dioxide (CO2) emissions target within the Silver and Gold level of Sustainability labelling in relation to the carbon dioxide (CO2) emissions target introduced by the 2015 energy standards?***

# Future – ventilation performance





**Question 31: *Do you agree with the intention of further investigative work for building standards with a view to developing guidance for ventilation performance levels in dwellings?***

**Question 32: *Do you agree with the intention to investigate guidance provision for ventilation strategies that are automatic in their operation***

**Question 33: *Are you aware of any other aspects for ventilation guidance that should be included for investigation or development..***

Much more detail can be found on the  
Scottish Government website

<http://www.gov.scot/Topics/Built-Environment/Building/Building-standards>



# The End

Questions?

Thank You

# Development Management User Forums

February 2015

Ross McLaughlin

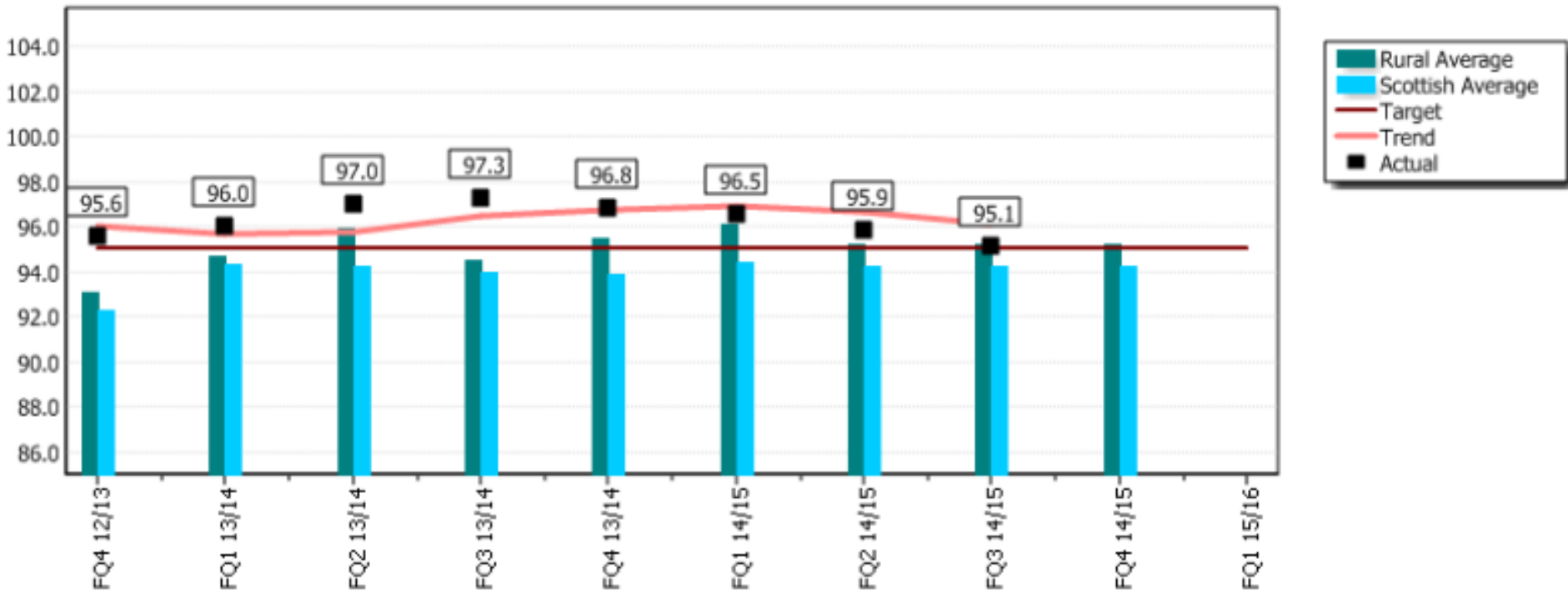
# Overview

- Performance
- Challenges
- Technical and Operational Matters
  - New Local Development Plan
  - Public Roads and Private Access Regimes
  - Place Making
  - Historic Environment Act 2015
  - Social Media and Feedback

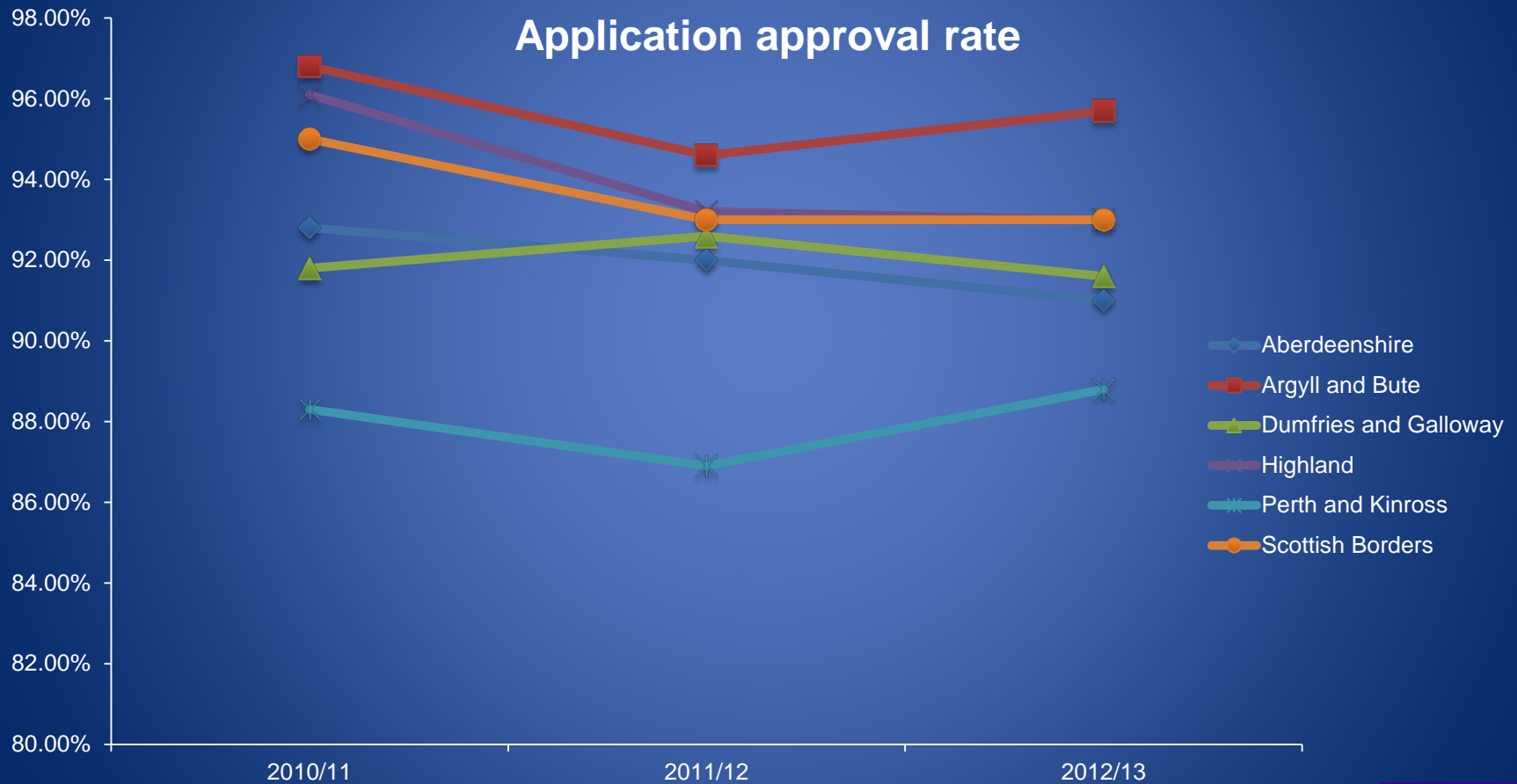


# Performance

% of Planning Applications Approved

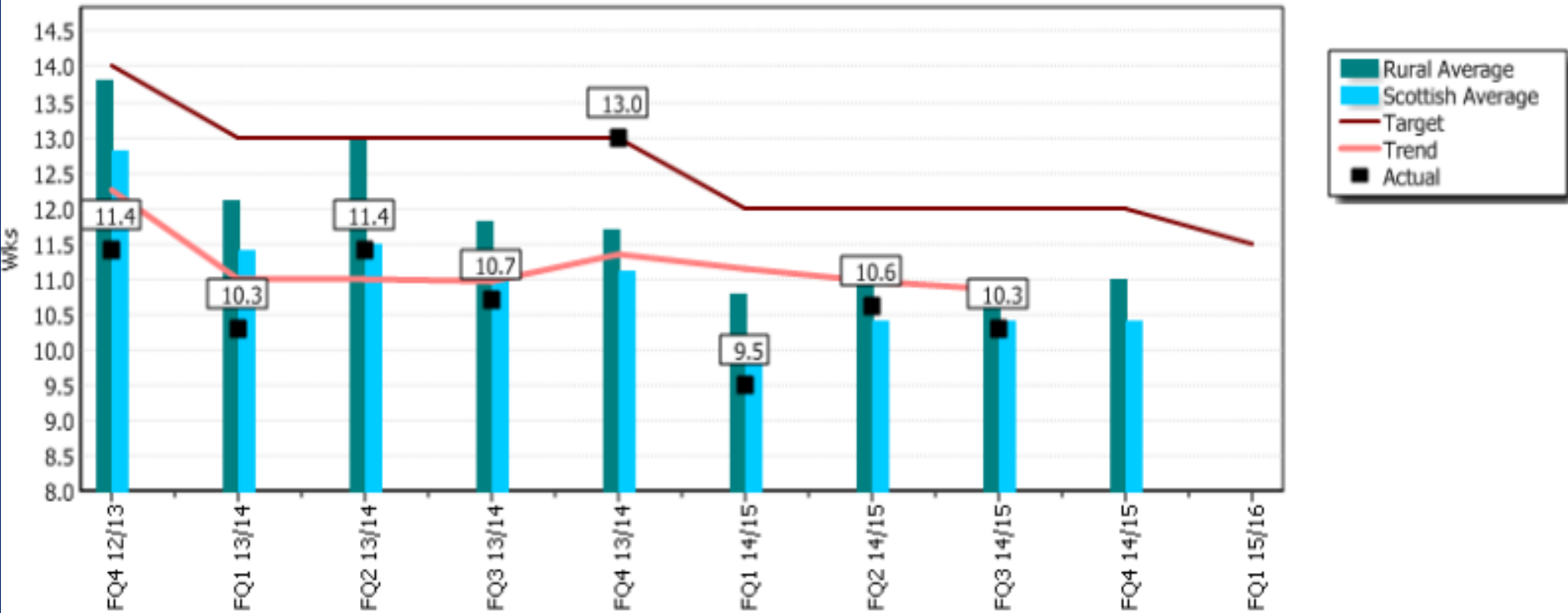


# Performance



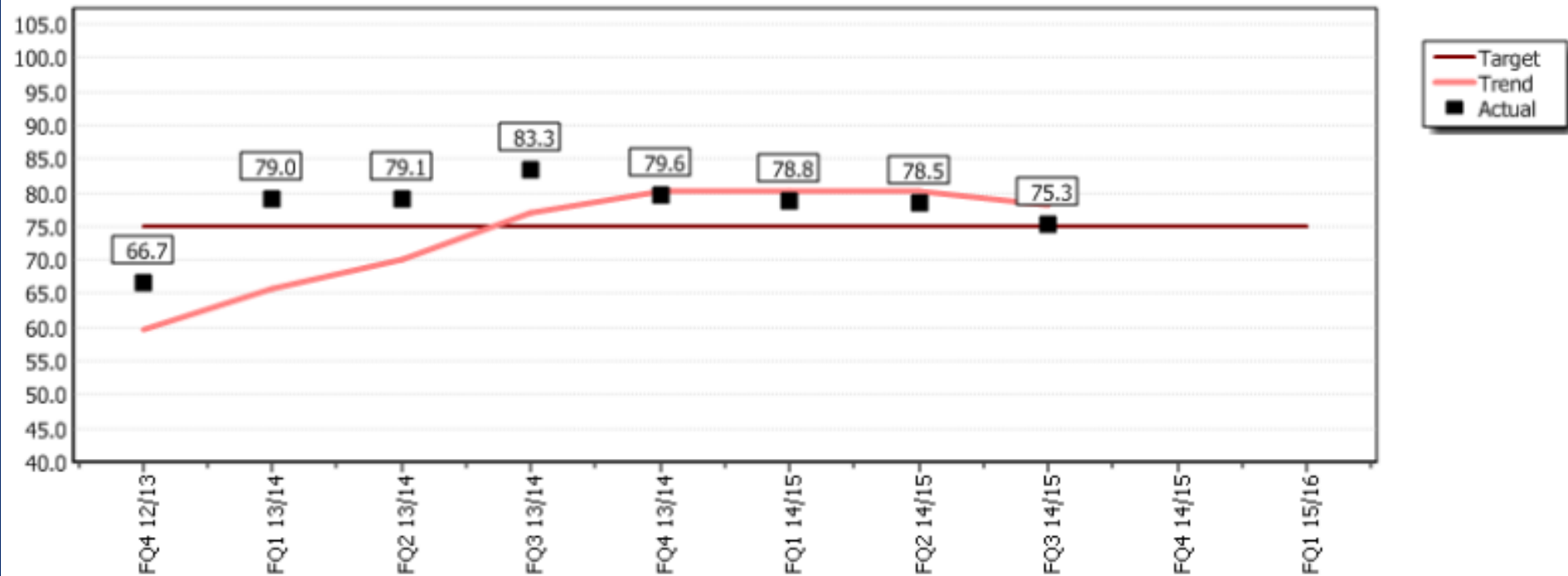
# Performance

NEW All Local Planning Apps: Ave no of Weeks to Determine - ABC

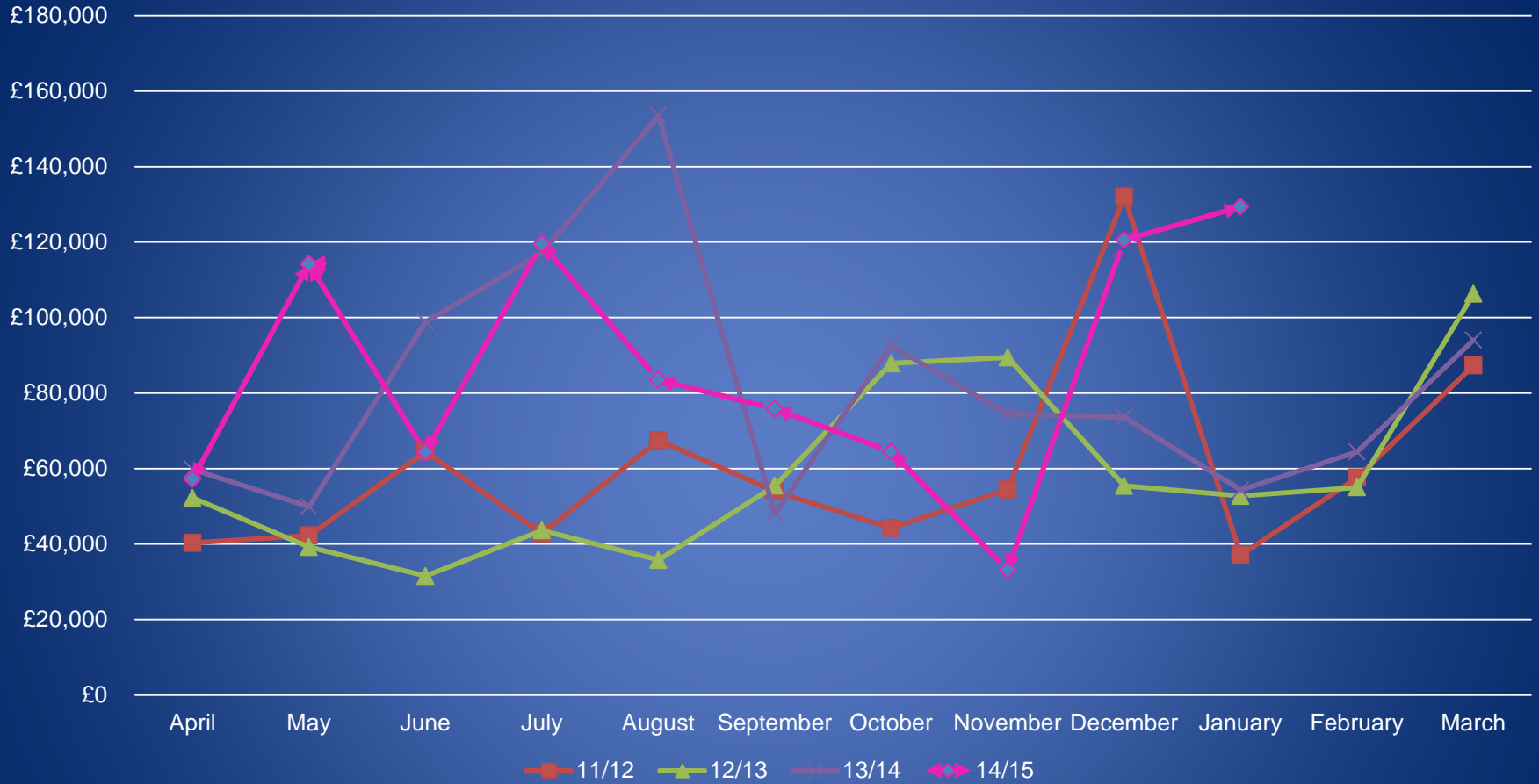


# Performance

% of ALL Pre-Application Enquiries processed within 20 working days



# Year Trend - Monthly Income





# Local Performance

NEW All Local Planning Apps: Ave no of Weeks to Determine - ABC (Planning Applications)

% of ALL Pre-Application Enquiries processed within 20 working days (Planning Applications)

## Scores on the doors in relation to the above:

- Average Number of weeks to determine a Local Application = **10.3 weeks** (t-12)
  - B&C = **9.7 weeks**
  - H&L = **8.6 weeks**
  - MAKI = **11.9 weeks**
  - OL&I = **10.2 weeks**
- Pre-Application Enquiries processed within 20 working days = **75.3%** (t-75)
  - B&C = **83.1%**
  - H&L = **64.1%**
  - MAKI = **73.3%**
  - OL&I = **76%**
- Valid on Receipt Applications Registered & NN within 5 days = **100%**

# Other Statistics

## Decision-making: local reviews and appeals

Type	Total number of decisions	Original decision upheld			
		2013-2014		2012-2013	
		No.	%	No.	%
Local reviews	14	9	64.3%	16	70%
Appeals to Scottish Ministers	12	8	66.7%	6	100%

## Enforcement activity

	2013-14	2012-2013	2011-2012
Cases taken up	372	295	262
Breaches identified	326	275	Not available
Cases resolved	242	185	Not available
Notices served***	32	45	63
Reports to Procurator Fiscal	0	0	0
Prosecutions	0	0	0

# Challenges

- Rising Demand / Expectation / Scrutiny
- Economy – Open for Business
- Single Outcome Agreement
- Reducing Resources - £30m by 2020
- Legislation
  - Focus on Speed Performance (Regulatory Reform Act), High Hedges, Agriculture and Forestry Tracks, Permitted Development
- Political Climate

# Local Development Plan

Argyll and Bute Council  
**Proposed Local  
Development Plan**

**Written Statement**

February 2013

- Examination - DONE
- Council Accepted Recommendations
- **20<sup>th</sup> March Adoption**
- Supplementary Guidance
- 20<sup>th</sup> June Action Programme Submitted

Argyll and Bute Council  
Development and Infrastructure  
Director: Sandy MacLaggart



Chomhaille Eama-Ghàidheal is Bhòid  
[www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk)



# Public Roads and Private Access



- New approach to new and existing roads and rights of way
- New Roads Development Guidance
- Greater Flexibility in Rural Areas
- Up to 5 houses private access
- Reduced standard on 6 -10 houses in rural areas
- Commensurate improvements on existing
- 6 week consultation



Some recently completed development of a high standard is shown below.



The White House, Grishipol, Coll. Commendation @ Argyll and Bute Design Awards 2013. A&DS Case Study. (Photos: A&DS)



Waitrose Supermarket Helensburgh, Winner of Best Retail Building @ Scottish Design Awards 2014 (photos: Waitrose & Drum Properties)



House No 7, Tiree. Winner of Grand Designs Home of the Year 2014 + shortlisted for RIBA Manser Medal 2014. (Photos: Denizen Works)



# Place Making

- Create great places
- Councillor involvement
- All part to play
- Design Awards 2015
- Please submit your projects

People  
& Communities

Health  
& Place

Economy  
& Place

Culture  
& Heritage

Sustainable  
Development

Landscape  
& Environment



# Historic Environment Act

- New non departmental public body
  - Historic Scotland
  - Royal Commission on the Ancient and Historical Monuments of Scotland
- Historic Environment Scotland (HES)
  - October 2015 becomes operational
- Changes
  - Right of appeal of listing
  - 5 year immunity from listing
  - Increase in Enforcement Powers
  - Reduction in Notification – B Listed Buildings

# Communication & Processing Agreements

- Web enhancements
  - Examples of Good Design
  - Outcome of PPSL
  - Online Maps
- Social Media - **@ABC\_Planning** & LinkedIn
- Customer Feedback Forms
- Processing Agreements
  - Certainty
  - Timescales





# Discussion & Questions

