

1. What is Certification?

A building owner may employ Approved Certifiers to ensure work meets building regulations. The status of "Approved Certifier of Design" is only given to people who hold appropriate qualifications and have sufficient experience to certify that a design is compliant.

Using an Approved Certifier is an option open to an owner or developer carrying out work that requires a building warrant. The work done must comply with the building warrant and building regulations. A Certificate of Design provides assurance that the work as designed will comply. The work constructed must comply with the building warrant and building regulations. Approved Certifiers are members of a scheme **approved by Scottish Ministers**.

This leaflet provides information on two energy design schemes being provided by the Royal Incorporation of Architects in Scotland (RIAS) and the Building Research Establishment (BRE).

Separate schemes have been developed for domestic buildings, such as houses, and for non-domestic buildings such as hospitals and factories.

The sole scheme provider for the Non-Domestic Scheme is BRE Global Ltd with the Domestic Scheme separately provided by BRE and RIAS.

Certification may be extended in the future to cover more building works. **The intention is that certification will raise standards and improve public safety.**

2. How does it work?

If you decide to support your application for a building warrant with a certificate from an Approved Certifier of Design (Energy) you should -

- Contact an Approved Body that offers certification of energy design and arrange for the work to be carried out by an Approved Certifier.
- When the design is complete you will be given a Certificate of Design. This certifies compliance with all Scottish building standards included in Section 6 (Energy).
- Send your building warrant application, plans and supporting information to the local authority together with the certificate signed by the Approved Certifier of Design.

Approved Certifiers of Design (Energy) are buildings professionals from a variety of professional backgrounds who have considerable experience and qualifications related to the energy design of buildings.

This person will assess the energy design of a building and provide a certificate stating that the design complies with building regulations.

Membership of the energy schemes also enables Approved Certifiers to issue Energy Performance Certificates (EPC) for new dwellings.

EPCs give energy ratings for homes, show the energy efficiency of a building and make recommendations for cost effective improvements. Every new home in Scotland now requires an EPC when it is constructed and from 4 January 2009 every existing home will need one when it is sold or rented.

Amended 4/1/09 to take account of legislative changes

3. What are the benefits?

- Quicker handling of building warrant applications as there is no further checking of design work that has been certified.
- A discount is given on the warrant fee when a Certificate of Design is submitted with the application for building warrant (except in the case of an amendment of building warrant where the estimated value of works does not exceed £5,000).
- Approved certifiers are able to provide an assured service, and ensure compliance of a design with building regulations
- A firm employing at least one Approved Certifier must meet criteria to be appointed as an Approved Body.
- Approved Bodies are required to hold adequate insurance cover for any project to be certified.
- Members of a certification scheme have their work audited by the scheme provider.
- Building professionals must have met high levels of qualifications and experience necessary to be accepted into the scheme as an Approved Certifier.
- EPCs help identify a property's energy performance and include cost-effective home improvement measures that will help save energy, reduce bills and cut carbon dioxide emissions.

4. How do I find an Approved Certifier?

The Scottish Government Building Standards Division runs the online Certification Register. This is the only authentic source of information on all Approved Certifiers and Approved Bodies. Open the Register at:

<http://www.sbsa.gov.uk/register/Default.asp>

The Register is used to find firms that employ at least one Approved Certifier offering certification services in your local authority area.

The Register is also used by local authority Building Standards Surveyors to check the validity of certificates submitted to them.

You can use the Register to find firms that have gained approved body status under the scheme by their registration number or simply by their trading name.

To find an Approved Certifier:

- choose a scheme and
- choose a local authority area
- view all the member firms that offer certification services in that area.

Alternatively, type in the name of a firm you know to see if it is registered with the scheme.

View the chosen firm's details and contact the Certification Co-ordinator in the firm to make all the necessary arrangements.

5. Information and Contacts

For further information about Certification and the new system of building standards in Scotland contact:

The Scottish Government Building Standards Division

Denholm House, Livingston, EH54 6GA

Email: Certification@scotland.gsi.gov.uk

Web: www.sbsa.gov.uk

Telephone: 01506 600400

Further information can also be provided by the **Scottish Association of Building Standards Managers**. Web: www.sabsm.co.uk

Details of the Certification Schemes can be requested from the scheme providers:

Domestic Scheme

BRE Global Ltd

ACD Scheme Manager

Scottish Enterprise Technology Park

East Kilbride G75 0RZ

Email: acd@bre.co.uk Web: www.bre.co.uk/acd

Telephone: 01355 576254

Royal Incorporation of Architects in Scotland

15 Rutland Square

Edinburgh EH1 2BE

Email: info@rias.org.uk

Web: www.rias-regs.co.uk

Telephone: 0131 229 7545

Non-Domestic Scheme

BRE Global Ltd – see above

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Certification

Energy Design

The purpose of this leaflet is to explain how energy design work carried out by suitably qualified and experienced building professionals can be certified as complying with building regulations.

Certification of work is optional but there are benefits including reduced fees and faster turnaround of applications by local authorities.

A building warrant application may be accompanied by a certificate of design that confirms the energy design meets the requirements of building regulations.

This leaflet explains the background to certification and the benefits of using an Approved Certifier of Design on your projects.



Directorate for
The Built Environment
Building Standards Division

