

5.0 Scottish Design Regulations & Guides

Regulations and guides are primary legislation (by Parliament or elected legislative body) that constitutes or constrains rights and allocates responsibilities.

Scotland has various regulations and guides relating to the design and installation of mechanical and electrical services.

5.1 British Standards

[British Standards](#) are the standards produced by BSI Group which is incorporated under a Royal Charter (and which is formally designated as the National Standards Body (NSB) for the UK).

BSI Group currently has over 27,000 active standards. Products are commonly specified as meeting a particular British Standard, and in general this can be done without any certification or independent testing. The standard simply provides a shorthand way of claiming that certain specifications are met, while encouraging manufacturers to adhere to a common method for such a specification.

The Highland Council expects that all designs, installations, plant, pipework, cabling etc. will fully conform to the relevant British Standards.

5.2 Building (Scotland) Regulations

The purpose of the building regulations system, which is administered and enforced by Scottish local authorities, is to protect public interest by creating Building Regulations and preparing technical guidance to ensure buildings are safe, efficient and sustainable for all. The system, therefore, does not so much control building work as set out the essential standards to be met when building work or a conversion takes place, and only to the extent necessary to meet the building regulations.

The government has subsequently produced Technical Handbooks titled the [Domestic Building Compliance Guide 2010](#) and the [Non-Domestic Building Compliance Guide 2010](#) which both provide practical guidance on ways of complying with specific aspects of the Building (Scotland) Regulations.

All Highland Council design tender submissions should, as a minimum, comply fully with the [Building \(Scotland\) Regulations](#).

5.3 CIBSE Guides

The Chartered Institution of Building Services Engineers (CIBSE) is the standard setter and authority on building services engineering. It publishes Guidance and Codes, which are internationally recognised as authoritative, and sets the criteria for best practice in the profession.

The Institution speaks for the profession and so is consulted by government on matters relating to construction, engineering and sustainability. It is represented on major bodies and organisations which govern construction and engineering occupations in the UK, Europe and worldwide.

The [CIBSE Guides](#) will form the basis of any Highland Council design project tender.

5.4 BREEAM

BREEAM is the world's foremost environmental assessment method and rating system for buildings, BREEAM sets the standard for best practice in sustainable building design, construction and operation and has become one of the most comprehensive and widely recognised measures of a building's environmental performance.

A certified BREEAM assessment provides The Highland Council with:

- Market recognition for low environmental impact buildings
- Confidence that tried and tested environmental practice is incorporated in the building,
- Inspiration to find innovative solutions that minimise the environmental impact

- A benchmark that is higher than regulation
- A system to help reduce running costs, improve working and living environments
- A standard that demonstrates progress towards corporate and organisational environmental objectives

BREEAM addresses wide-ranging environmental and sustainability issues and enables the council to demonstrate the environmental credentials of their buildings. Furthermore, the creation of the new Code for a Sustainable Built Environment is hoped to continue to drive forward interest and commitment to sustainable buildings.

A [BREEAM](#) report will be carried out on all Highland Council tender submission.

5.5 IEE Wiring Regulations (BS 7671)

The IEE Wiring Regulations (BS 7671) are the national standard for all industrial and domestic electrical installation in the UK and many other countries.

The Regulations are produced by the IET, fully known as the Institution of Engineering and Technology. The IET provides guidance on the application of the Regulations through publications focused on the various activities, from design of the installation through to test and maintenance.

All electrical design tenders and installation shall comply fully with the [IEE Wiring Regulations \(BS 7671\)](#).