



NEWSLETTER

Building Standards App

Launched in April 2026, the [Scottish Building Standards mobile app](#) provides a free, user-friendly platform for accessing guidance, documents and key resources in one place.

The app allows users to track projects through CCNP uploads, contact local authorities, and navigate information via a built-in chatbot. Developed by Skirr AI with support from the Scottish Government, it is aimed at both system users and practitioners, with further enhancements planned.

Information Papers

Temporary Demountable Structures – Best Practice Guidance (Update)

[The Temporary Demountable Structures Including Raised Structures – Best Practice Guidance](#) has been updated to include additional case studies, primarily focused on applications under Section 89 of the Civic Government (Scotland) Act.

The paper aims to support Local Authority Building Standards teams by addressing gaps in technical guidance and promoting a consistent and robust approach to the assessment of temporary demountable structures. While the case studies relate to Section 89, the guidance is also intended to assist with broader applications, including structures considered under the Licensing (Scotland) Act.

As neither legislative route provides detailed technical direction on erection and use, the paper offers supplementary guidance to enhance understanding and inform local processes.

INFOP052026 (Version 12) – External Wall Insulation (EWI)

Published in April, this [updated information paper](#) provides the latest guidance for designers on external wall insulation (EWI) installations.

To support industry awareness, the Scottish Building Standards Hub (SBSH) also presented the update at the Insulated Render and Cladding Association (INCA) breakfast event held at BE-ST in March.

LABSS Procedural Guidance on Verification of Certified and Non-Certified Routes for Compliance with the Building Regulations (Version 3)

A review of this guidance is currently underway. This follows the publication of the updated [Appendix A \(Competency Self-Assessment for Unregistered Electrical Contractors and Individuals\)](#). Further details are provided in the CTWG section of this newsletter.

Maturation Warehouse Fire Safety – Draft Information Paper

A draft information paper on whisky maturation warehouses has been developed to support ongoing collaborative work in this area. Further information on this topic can be found in the Fire Hub section of this newsletter.



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Dispute Resolution

LABSS members links to recently concluded cases noted below:

[01/26/CTWG/DRC/WLC Mandatory Standard 4.2 - Accessibility within a storey of a dwelling | SBSH](#)

Recent improvements have been made across various areas of the website, including the [Dispute Resolution](#) section, to make documents easier to locate. These updates provide clearer alignment with the relevant Technical Handbook sections, helping users quickly access the information they need.

This work follows a stakeholder request to explore similar enhancements for dispute resolution case documents. As a result, the [Information Papers](#) have now also been updated.

CTWG Areas of Discussion

Updated Form for LABSS Procedural Guidance on Verification of Certified and Non-Certified Routes for Compliance with the Building Regulations (Version 3) (Appendix A: Competency Self-Assessment for Unregistered Electrical Contractors and Individuals)

The Scottish Building Standards Hub (SBSH) has published an updated LABSS Declaration of Competency for Unregistered Electrical Contractors and Electricians.

The editable PDF form is intended for domestic electrical work only and provides a mechanism to demonstrate compliance with the Building (Scotland) Regulations 2004 where work has not been carried out or certified by an Approved Certifier or a contractor registered with recognised bodies such as NICEIC, SELECT or NAPIT.

The declaration supports verifiers in assessing competency and “reasonable inquiry”, helping to promote consistency in approach across Local Authority verifiers.

While the updated form currently applies to domestic installations, it reflects a proportionate, risk-based approach and builds on established equivalence guidance. There is potential for wider application in future, with an extension to non-domestic work to be considered as part of the ongoing review of the equivalence guide in collaboration with industry stakeholders.



Continuous Professional Development (CPD) / Learning Material for LABSS Members

Virtual Learning Environment (VLE) Modules:

- [Measuring Travel Distances](#)
- [Digital Induction Module](#)
- [New Management Modules](#)
- [Scottish Water Byelaws](#)
- [Overheating](#)
- [Electrical Safety](#)
- [Fire fighting facilities](#)

VLE modules in development:

- Compliance Plan – Introduction, what and how
- Management – Operating Framework for Verifiers
- Management – Performance Framework for Verifiers
- Product Certification
- Passivhaus Trust supported modules

Upcoming Training Opportunities

- ◆ Level 6 Certificate in Principles of Fire Engineering (Oct 2026 cohort)
- ◆ Level 6 Certificate in Building Standards Management (May 2027)
- ◆ Dangerous Buildings Workshop (Nov 2026)
- ◆ Fire door inspection & certification course (TBC – late 2026)
- ◆ Understanding Passive Fire Protection course (TBC – early 2027)
- ◆ 1-day Fire Engineering Session, hosted by University of Edinburgh (various dates, autumn 2026)

Upcoming in-person events:

- ⇒ 3 Nov 2026 – Leaders Forum (Edinburgh)
- ⇒ 4 Nov 2026 – Dangerous Buildings (Edinburgh)
- ⇒ 3 Feb 2027 – Accessible Buildings (Edinburgh)
- ⇒ 24 Mar 2027 – Workforce Strategy (Stirling)
- ⇒ 2 Jun 2027 – Compliance Plans (Dunfermline)

Skills Builder / Digitised CAS

As we approach the conclusion of the LABSS peer review process, the data gathered will be used to identify future training needs and influence the content for the next batches of VLE modules. We will continue to support LABSS in the peer review process, and engage with BSD on the review of the process through the competency steering group.

SBSH Roadshows

SBSH would like to thank all attendees and local authorities who supported recent roadshows in Ayr, Aberdeen and Edinburgh. An online roadshow will be held on 10 September 2026 (09:00–12:30), with invitations to follow.

* **Fire Hub National Collaborative Forum**

The third meeting of the Fire Hub National Collaborative Forum was held on 8 May 2026, bringing together relevant stakeholders to discuss a range of key technical topics. Agenda items included consideration of BS 8663 and the provision of alternative evidence, alongside fire safety issues relating to whisky maturation warehouses.

The meeting also featured a presentation from the University of Edinburgh on the CladFire project, including insights into testing, results and analysis, with further information available via the [CladFire data portal](#).

The [Fire Hub Terms of Reference](#) have now been finalised and published on the SBSH website, alongside the [minutes](#) from the second meeting. A [Fire Hub information flyer](#) has also been produced to support awareness of the group and its ongoing work.

* **Spray Paint Booths**

A recent enquiry has highlighted the need for clarification on the use of guidance for spray paint booths, particularly whether HSE publication PM25 remains applicable. It is generally recognised that PM25 has been superseded in practice, with more current standards and legislation now providing a suitable framework for demonstrating compliance.

A performance-based approach may be adopted, drawing on relevant legislation and standards such as DSEAR, COSHH, and BS EN 16985, provided that key risks, particularly those associated with fire and explosion, are appropriately addressed. In the interim, a pragmatic approach has been advised for verifiers when assessing such proposals.

Following consultation, the Scottish Government's Building Standards Division (BSD) has confirmed that while PM25 is no longer the latest guidance, it is not necessary to wait for formal handbook updates where newer standards exist. Verifiers may accept designs based on up-to-date guidance where they are satisfied that the relevant functional standards are met. For example, a robust, project-specific risk assessment under DSEAR may be used to demonstrate compliance.

The BSD has also confirmed that clause 2.1.8 will be reviewed as part of the wider fire safety review of Section 2, including consideration of current industry guidance such as DSEAR and BS EN 16985 for potential inclusion in the Non-Domestic Technical Handbook.

* **Cladding Battens – Fire Performance Clarification**

Recent enquiries have highlighted the need for advice regarding the fire performance of cladding battens, particularly for external walls within 1 m of a boundary.

It is important to recognise that where a cladding system is required to achieve an A1 or A2 classification, this applies to the entire system—not just the external panel. Battens and the supporting subframe are integral components and are expected to achieve the same level of reaction to fire performance, as demonstrated through appropriate testing and classification.

In practice, this means timber battens would not typically be suitable where an A1 or A2 classification is required, as they generally achieve no better than Class B.

Where combustible cladding systems are proposed (typically Class B, C, D or E), combustible battens may be acceptable, provided they form part of a fully tested and classified system.

* **Whisky Maturation Warehouses – Collaborative Group**

The first collaborative meeting on whisky maturation warehouses was recently held, with representation from SBSH, LABSS, BSD, Scottish Whiskey Association (SWA), SFRS and industry stakeholders.

The aim of the group is to support the SBSH to develop guidance to support a consistent interpretation of the Technical Handbook guidance.

Key points discussed included building classification, racking arrangements, compartment measurement, fire service access, and escape route lighting.



Recent Enquiries

Non Domestic Technical Handbook (NDTH) Guidance Clause 2.14.9 – Venting of Heat and Smoke from Basements: Clarification

Recent discussion has highlighted an important point of interpretation regarding NDTH Standard 2.14.9 on the venting of heat and smoke from basements.

An enquiry considered a basement approximately 3 m below ground with a floor area of around 220 m². The question focused on how the NDTH wording should be applied, noting that the guidance states smoke outlets need not be provided where certain criteria are met, including basement depth being less than 4.5 m. On this basis, it was suggested that the depth criterion alone could determine the requirement, with floor area becoming secondary.

The SBSH response advised that the standard should be read by considering each bullet point individually, as each represents a condition that increases risk to fire-fighting and rescue operations. Although written in the negative and linked by “or” statements, a basement with a storey area greater than 200 m² is considered to present a risk at any depth, and therefore requires mitigation through ventilation.

This position aligns with BSD feedback, which confirms the general intent of the guidance: large basements or deep basements present particular hazards to firefighters due to the risks associated with under-ventilated compartment fires.

Caravans and Mobile Homes – Clarification of Key Principles

Recent enquiries have highlighted the need for greater clarity in relation to the treatment of caravans and mobile homes, particularly in the context of Schedule 1 (Type 12) of the Building (Scotland) Regulations. Reference has been made to [LABSS Information Paper 18](#), which is due to be reviewed but still provides relevant advice.

SBSH has provided the following key principles to assist verifiers:

Definition of a Caravan: The definition is derived from the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968. This definition focuses on size limitations and whether the unit is physically capable of being moved when assembled. Importantly, the legislation does not consider the method of assembly, meaning factors such as on-site construction, off-site manufacture, or self-assembly are not determining considerations.

Measurement of Height: The Caravan Sites Act 1968 specifies that height should be measured internally, from the lowest floor level to the highest point of the ceiling. The SBSH view is that this should include the highest ceiling point open to the accommodation below.

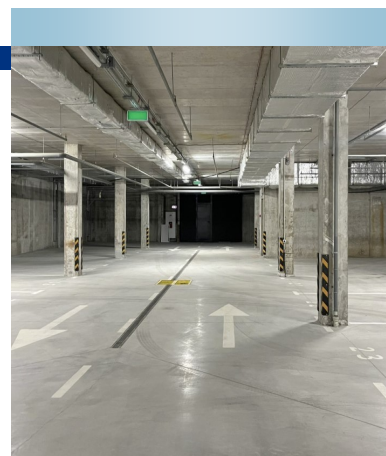
Capability of Movement: The key test is whether the structure is capable of being moved as a whole. This relates solely to the physical and structural capability of movement, rather than practical constraints such as site access, road conditions, or legality of transport. In this regard, an engineer's statement confirming structural capability is considered a reasonable basis for assessment.

STA Pattern Book

Verifiers are reminded that STA Pattern Book solutions can be relied upon where they are used strictly within their defined field of application, and where the project is being delivered by an STA member. Where deviations from the published details are proposed, further justification and evidence should be sought as part of the verification process.

SER Certification – Amendments and Stage Applications

Building warrant applicants are reminded of the requirements of Section 34 of The Building (Procedure) (Scotland) Regulations 2004 which requires for the provision of further certificates to cover amendments or stages, submitting calculations for an amendment or stage is not permitted. S34 notes - Where in making an application for a building warrant under section 9 of the Act the applicant has submitted a certificate in accordance with section 11 of the Act, any application under section 9 for amendment to the warrant once granted shall include a further certificate in accordance with section 11 if the proposed amendment to the building warrant will affect the matters covered in the certificate submitted with the original application.



Energy and Environment



SBEM Submitter Statement

Recent enquiries have provided clarity on who should complete the SBEM Submitter Statement.

To clarify, the statement should be completed by the party who produced the SBEM calculation, as it relates directly to the accuracy of the modelling inputs, assumptions, and outputs. This ensures that the individual or organisation responsible for the assessment confirms its validity.

Dynamic Thermal Analysis (DTA) and TM59

Recent enquiries and STAS considerations have identified a need to clarify overheating assessments under Section 3.28.3 of the Domestic Technical Handbook 2026.

Dwellings must demonstrate compliance with the Domestic Technical Handbook and CIBSE TM59 (2017) using the Type I (vulnerable) occupancy profile, providing a cautious and representative assessment. In contrast, applications elsewhere in the UK often default to Type II (domestic), which is less conservative.

Verification should ensure that DTA modelling for Standard 3.28 applies Type I assumptions, supporting consistency and a robust assessment of overheating risk.

Benchmarking Exercises

A number of national benchmarking exercises have recently been completed, providing valuable insight and supporting greater consistency across local authority Building Standards services.

The completed **Cost Recovery Report** is national guidance, developed in respect of Sections 28–30 of the Building (Scotland) Act 2003, is intended to support local authorities in applying cost recovery powers in a consistent and proportionate manner. It sets out good practice principles, along with practical considerations and tools to assist in identifying and recovering reasonable expenses. The guidance was issued to Building Standards Managers on 28 April. In addition, the **Section 50 of the Licens-**

ing (Scotland) Act 2005 Application Fees Survey report was circulated to managers on 16 March 2026, providing a national overview of current approaches to fee setting.

More recently, the **Out of Hours Survey** - issued in May, has been completed, with analysis now finalised and a report shared with all managers. The findings offer useful insight to support service delivery, particularly as many authorities review their out-of-hours arrangements. Thanks are extended to all those who responded, whose input has been invaluable in building a clear national picture of current practices.



For more information on any of the matters raised in this newsletter please email sbsh@fife.gov.uk. LABSS members can also refer to the note of the most recent [CTWG meeting](#).

If you are not a member of LABSS and wish to directly receive future SBSh newsletter's please email sbsh@fife.gov.uk

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