


Examples of domestic electrical work

Warrant required?

Notes

Work that does not require a warrant must still comply with Building Regulations unless otherwise designated.

			
Installation as part of new building	✓	✓	
Complete or partial rewire	✗*	✓	* Warrant required if work adversely affects a separating wall
Change of consumer unit	✗*	✓	
Installing or upgrading main or supplementary equipotential bonding	✗*	✓	
Electrical work in a new single storey extension up to 8m ²	✗*	✓	* Warrant required if the extension contains a flue, fixed combustion appliance (e.g. gas boiler) or toilet.
Electrical work in a new single storey extension larger than 8m ²	✓*	✓	*Unless it is a porch, conservatory, greenhouse, carport or covered area under 30m ² and does not contain a flue, fixed combustion appliance or toilet.
Electrical work in a loft conversion	✓	✓	
Electrical work in garage conversion to living facilities	✓	✓	
Installing a new circuit (e.g. for lighting, socket-outlets, a shower or a cooker)	✗	✓*	* Unless it is for an extract fan or a stairlift
Adding a socket-outlet to an existing final circuit	✗	✓	
Adding a lighting point to an existing final circuit	✗	✓	
Adding a fused connection unit to an existing final circuit	✗	✓*	* Unless it is for an extract fan or a stairlift
Replacing a damaged accessory, such as a socket-outlet	✗*	✗*	* Must be no less compliant with Building Regulations than existing
Replacing a light fitting	✗*	✗*	
Replacing a cable with the same general type and size	✗*	✗*	
Installing and fitting a storage heater, including final circuit	✗	✓	
Installing and fitting an extractor fan only or stairlift only, including final circuit	✗	✗	
Connecting an appliance to an existing adjacent fixed wiring outlet (e.g. a cooker, heater or shower)	✗	✗	
Installing extra-low voltage lighting	✗	✓	
Replacing an immersion heater	✗	✗	
Installing a new battery operated bell	✗	✗	
Installing a new bell fed from a transformer	✗	✓	
Installing a new socket-outlet or light outdoors	✗	✗*	*Warrant required if it involves wiring or connections indoors
Change of use of a building or part of a building from any other use to domestic	✓	✓	
Splitting a building into more dwellings than existing	✓	✓	
Demolition	✓*	✓*	* Unless it does not affect roof, external walls or structural elements.

 House with no storey over 4.5m

 Flat or Maisonette or House with one or more storeys over 4.5m

Notes: For situations not covered in the Table, reference should be made to the Building (Scotland) Regulations 2004 to find out whether the work concerned requires a warrant. Non-domestic work also requires a warrant.