

Mr Michael Johnson
c/o IMAC Architecture
5 Hawthorn Place
Blairgowrie
Perthshire
PH10 6UP

Please ask for: Chris Milne
Direct Dial: (01349) 868817
Our Ref: 16/00135/ERD
Your Ref:
Date: 15 February 2017

Dear Sir/Madam

**BUILDING (SCOTLAND) ACT 2003
ERECTION OF HOUSE AT LAND 25M NE OF OLD SCHOOLHOUSE, ARINACRINACHD,
ARRINA, STRATHCARRON,**

I refer to your application for Building Warrant and enclose Warrant No. **16/00135/ERD** along with one set of the plans docketted with the reference number. You should note that it is a condition of the warrant that the works have to be in accordance with the building regulations.

Please be aware that it is not the function of the building standards surveyors (BSS) to act as clerk of works. The responsibility rests with the relevant person (see notes) to ensure works are carried out, not only in accordance with the regulations and the approved plans but to the standards which they seek in relation to quality of workmanship, materials and finishes, and consideration should be given to the need for independent professional advice during construction phases.

Building Standards Surveyors will carry out site visits as circumstances allow and/or as may be indicated, if this is for a new building, on any Completion Check List that may have been enclosed to assist you.

Once you are in a position to commence works a **Notice Regarding Start of Work** (Form J) should be completed and submitted, and if the services of a Certifier of Construction have been indicated in your application and a fee discount given then a **Notice of Intention to use an Approved Certifier of Construction** (Form L) must also be completed and submitted.

Any forms that you require in order to notify us are available online via the eBuildingStandards.scot Portal at <http://www.edevelopment.scot/> or if you are unable to submit additional information to us using the Portal the forms can be requested from our service point detailed below.

A **Completion Certificate Submission** (Form 5) must be completed, signed, dated and submitted when work is complete and ready for inspection. An electrical test compliance certificate may also be required and must confirm the installation has either been tested or installed by a qualified electrician and complies with BS 7671 as amended. In addition, for new buildings a copy of an Energy Performance Certificate (EPC) and sustainability label should be provided, the originals being fixed within the building. Other certificates may be required for a new building, as indicated on your CCNP and Completion Checklist. Also may I draw your attention that it is your responsibility to request a postal address from the Council prior to the completion of a new building, an application for this can also be obtained from our website [http://www.highland.gov.uk/downloads/download/206/street and property naming](http://www.highland.gov.uk/downloads/download/206/street%20and%20property%20naming) or any of our Service Points.

Yours faithfully



Chris Milne
Trainee Building Standards Surveyor

**BUILDING (SCOTLAND) ACT 2003
BUILDING WARRANT**

This warrant is granted by the Highland Council in connection with the application by:-

Mr Michael Johnson per IMAC Architecture 5 Hawthorn Place Blairgowrie Perthshire PH10 6UP

Dated 1 February 2016 for the Erection of house at Land 25M NE Of Old Schoolhouse
Arinacrinachd Arrina Strathcarron

The reference number of this warrant is 16/00135/ERD

The following conditions apply:-

1. That the work will be carried out as described in the building warrant and in accordance with building regulations and that nothing in any drawing, specification, or other information submitted with the application indicates that the building when constructed will fail to comply with building regulations.

A copy of the agreed plans is returned.

..... *Glenn Campbell* (Signed) for the Highland Council

Dated: 15 February 2017

WARNING

1. A BUILDING WARRANT DOES NOT EXEMPT YOU FROM OBTAINING OTHER TYPES OF PERMISSION THAT MAY BE NECESSARY E.G. PLANNING PERMISSION OR LISTED BUILDING CONSENT. CONSULT THE LOCAL AUTHORITY IF IN DOUBT.
2. THE ISSUE OF THIS BUILDING WARRANT GIVES NO GUARANTEE OF THE STANDARDS OF WORKMANSHIP CARRIED OUT ON SITE. APPLICANTS ARE THEREFORE STRONGLY ADVISED TO ENGAGE THEIR OWN PROFESSIONAL ADVISERS AT ALL STAGES OF CONSTRUCTION.
3. IT IS AN OFFENCE TO USE OR OCCUPY THE BUILDING(S) BEFORE OBTAINING AN ACCEPTANCE OF THE COMPLETION CERTIFICATE, UNLESS THE WORK IS FOR ALTERATION ONLY. PERMISSION FOR TEMPORARY OCCUPATION MAY BE REQUESTED FROM HIGHLAND COUNCIL.
4. THIS WARRANT IS AN IMPORTANT DOCUMENT THAT MAY BE REQUIRED DURING PROPERTY TRANSACTIONS, AND SHOULD BE KEPT IN A SAFE PLACE.