



Scottish Government  
Riaghaltas na h-Alba

# Construction products/materials Digitalisation of information

Building Regulations perspective  
Building Standards Division, ScotGov

Frank Doherty

Standards Compliance and Digital Strategy

# Purpose of Building Regulations

- secure the health, safety, welfare and convenience of persons in or about buildings
- and of others who may be affected by buildings or matters connected with buildings
- further the conservation of fuel and power and
- further the achievement of sustainable development.

*Building (Scotland) Act 2003 (asp 8)*

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Building (Scotland) Act 2003  
2003 asp 8

# Regulation 8

- *Work to every building designed, constructed and provided with services, fittings and equipment to meet a requirement of regulation 9 to 12 must be carried out in a technically proper and workmanlike manner, and the materials used must be durable, and fit for their intended purpose.*
- *All materials, services, fittings and equipment used to comply with a requirement of regulations 9 to 12 must, so far as reasonably practicable, be sufficiently accessible to enable any necessary maintenance or repair work to be carried out.*

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SCOTTISH STATUTORY INSTRUMENTS

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**2004 No. 406**

## **BUILDING AND BUILDINGS**

The Building (Scotland) Regulations 2004

*Made* - - - - 22nd September 2004

*Laid before the Scottish Parliament* 23rd September 2004

*Coming into force* - - 1st May 2005

# Regulation 8 - Scope

- *Regulation 8 applies to all building work, and requires that materials, fittings and components used in the construction of buildings should be suitable for their purpose, correctly used or applied, and sufficiently durable, taking account of normal maintenance practices, to meet the requirements of these regulations. For example, external timber cladding for low-rise buildings that is readily accessible and replaceable need not be as durable as that which is to be used at a higher level on medium-rise buildings.*



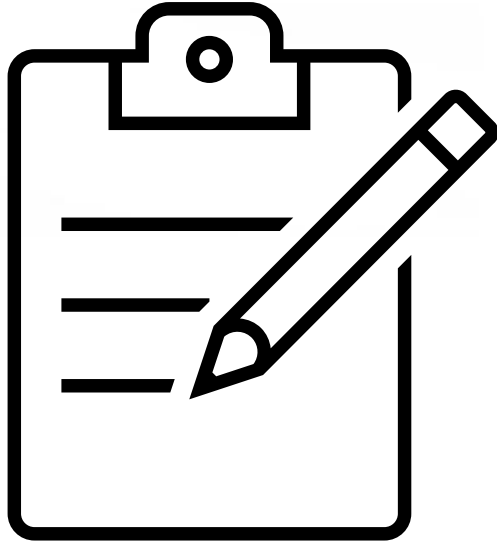
The Scottish Building Standards  
**Technical Handbook**  
Non-domestic



April 2026 Edition

# Regulation 11

- *Every service, fitting or piece of equipment provided so as to serve a purpose of these regulations shall be so provided in such a way as to further those purposes.*



## Key requirements

- health, safety, welfare
- conservation of fuel and power
- sustainable development
- materials used must be durable, and fit for their intended purpose
- suitable for their purpose, correctly used or applied, and sufficiently durable

# Building Standards teams must only approve a building warrant if

*nothing in any plan, specification or other information submitted with the application indicates that the services, fittings or equipment will fail to comply with building regulations*

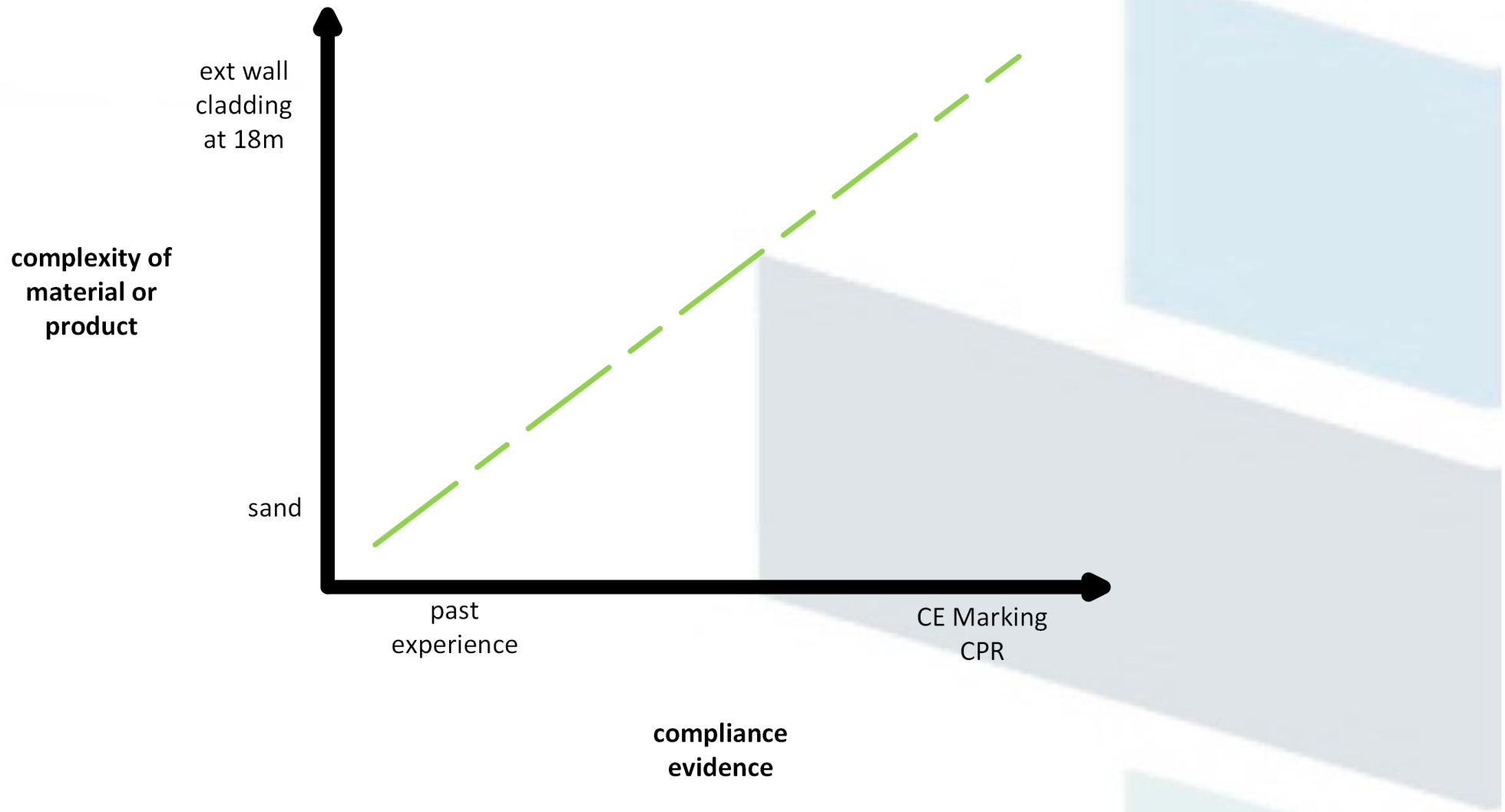


<https://www.justcolor.net/>

# Ways of establishing the fitness of materials and workmanship

- CE marking under the CPR
- CE marking under other EU Directives and Regulations
- British Standards
- Other national and international technical specifications
- Independent certification schemes
- Management systems (eg UKAS)
- Tests and calculations
- Past experience

# Simple to complex





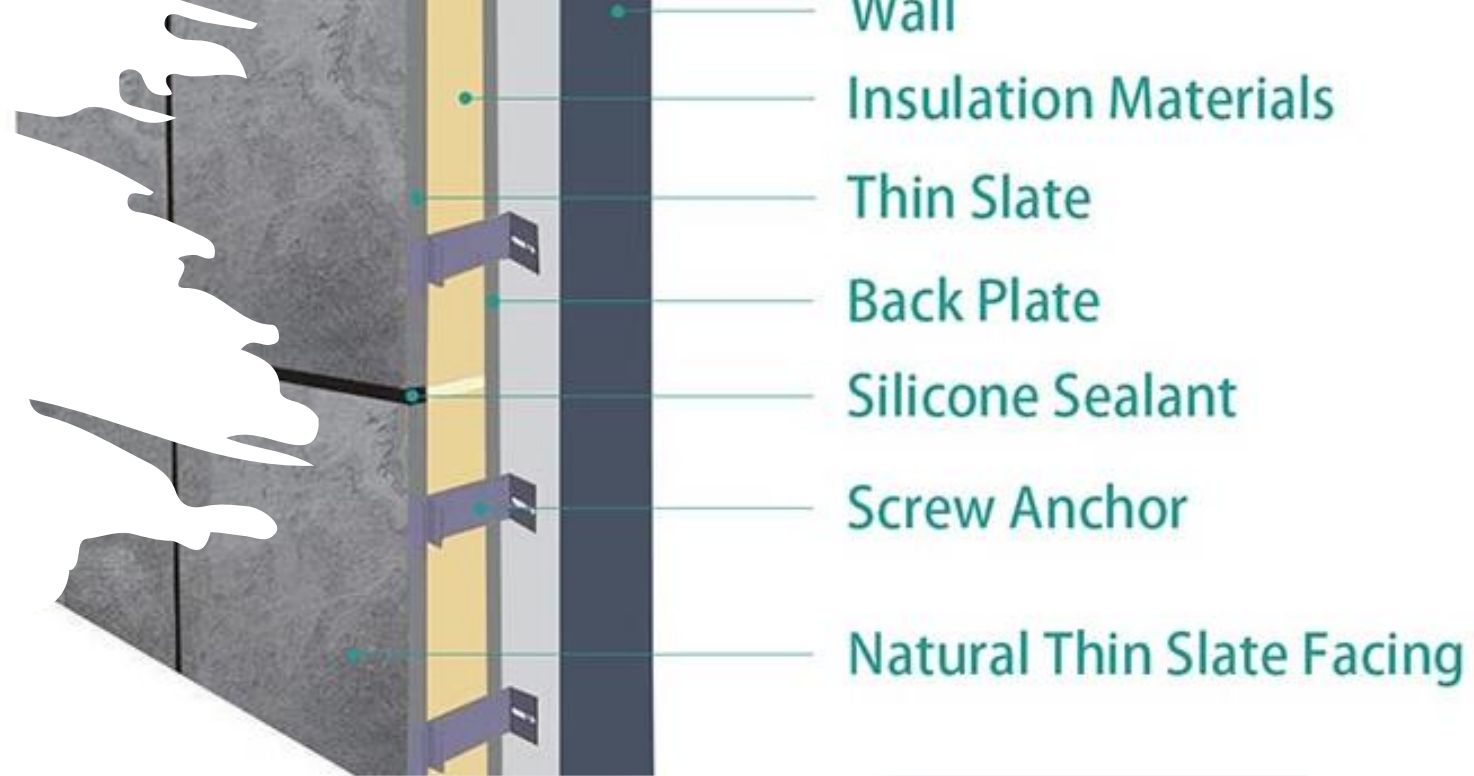
Simple products/materials



Manufactured – condition?

# Complex requirements

- Tested as a system
- Designed by a specialist
- High life safety impact



# Construction products 2026

- UKCA or CE marking
- "any product or kit which is produced and placed on the market for incorporation in a permanent manner in construction works or parts thereof and the performance of which has an effect on the performance of the construction works with respect to the basic requirements for construction works“
- A material can sometimes be a product too,...eg mineral wool
- Reused materials and products?

# Role of governments

Ongoing work by UK Government around reform to construction products regulation.

In England and Wales the equivalent to regulation 8 is their regulation 7.

UKGs white paper that an update to reg 7 will consider guidance on how the adequacy of re-used products can be assessed (6.9.7 of the white paper)

BSD will continue to liaise with MHCLG on developments and will amend regulation 8 to align with an updated reg 7 once this work is complete.

[Construction Products Reform White Paper - GOV.UK](#)

# Why digitalisation?

Information and Data on products must be..

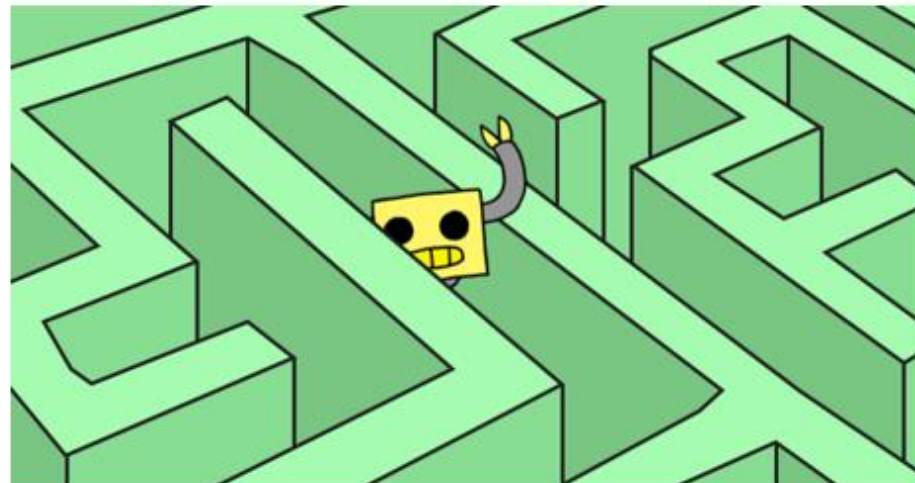
- Accessible
- Complete
- Trusted
- Standardised
- Current



# When I was young.....



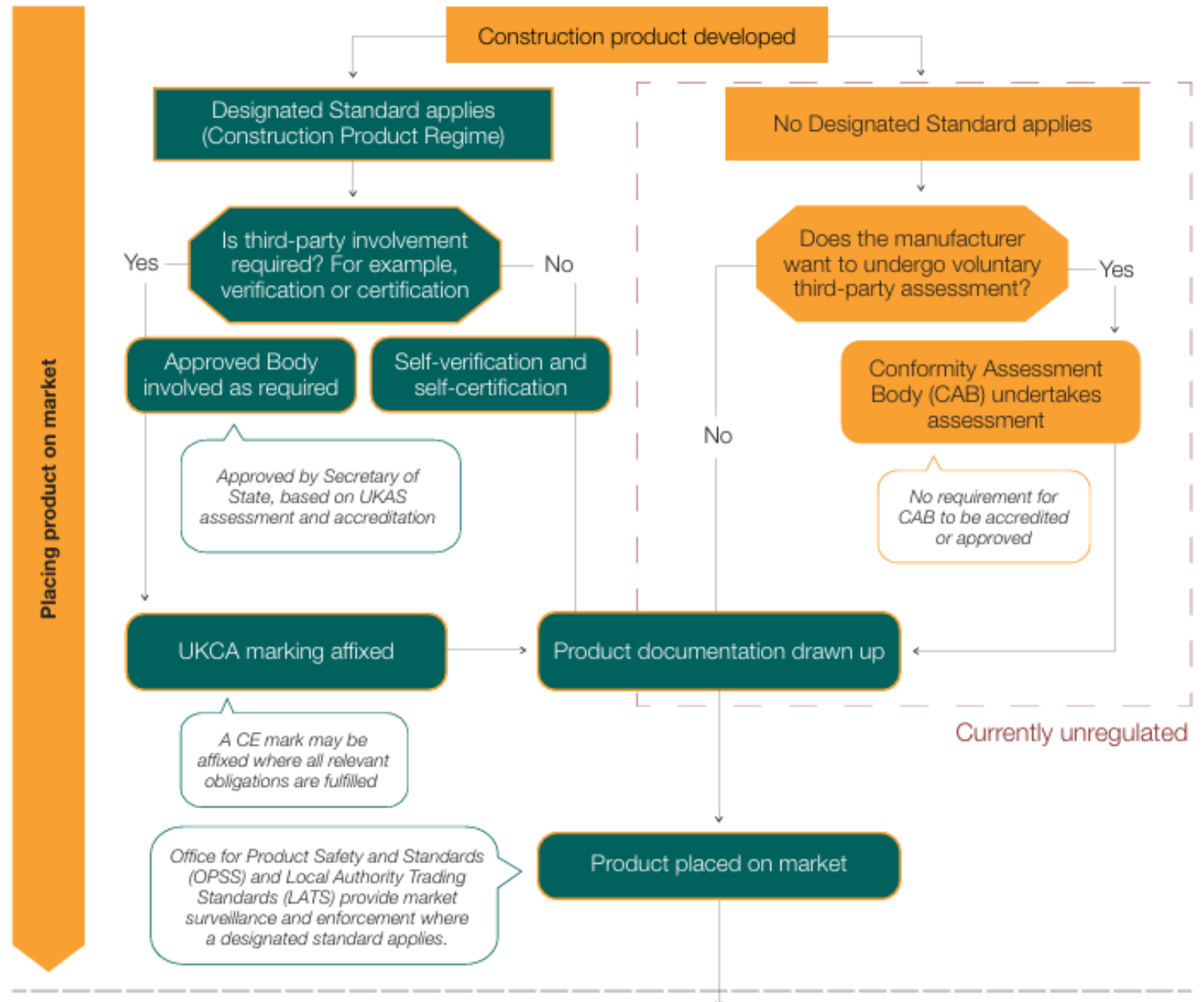
Its better now.....



# Construction Products Reform White Paper – 2026

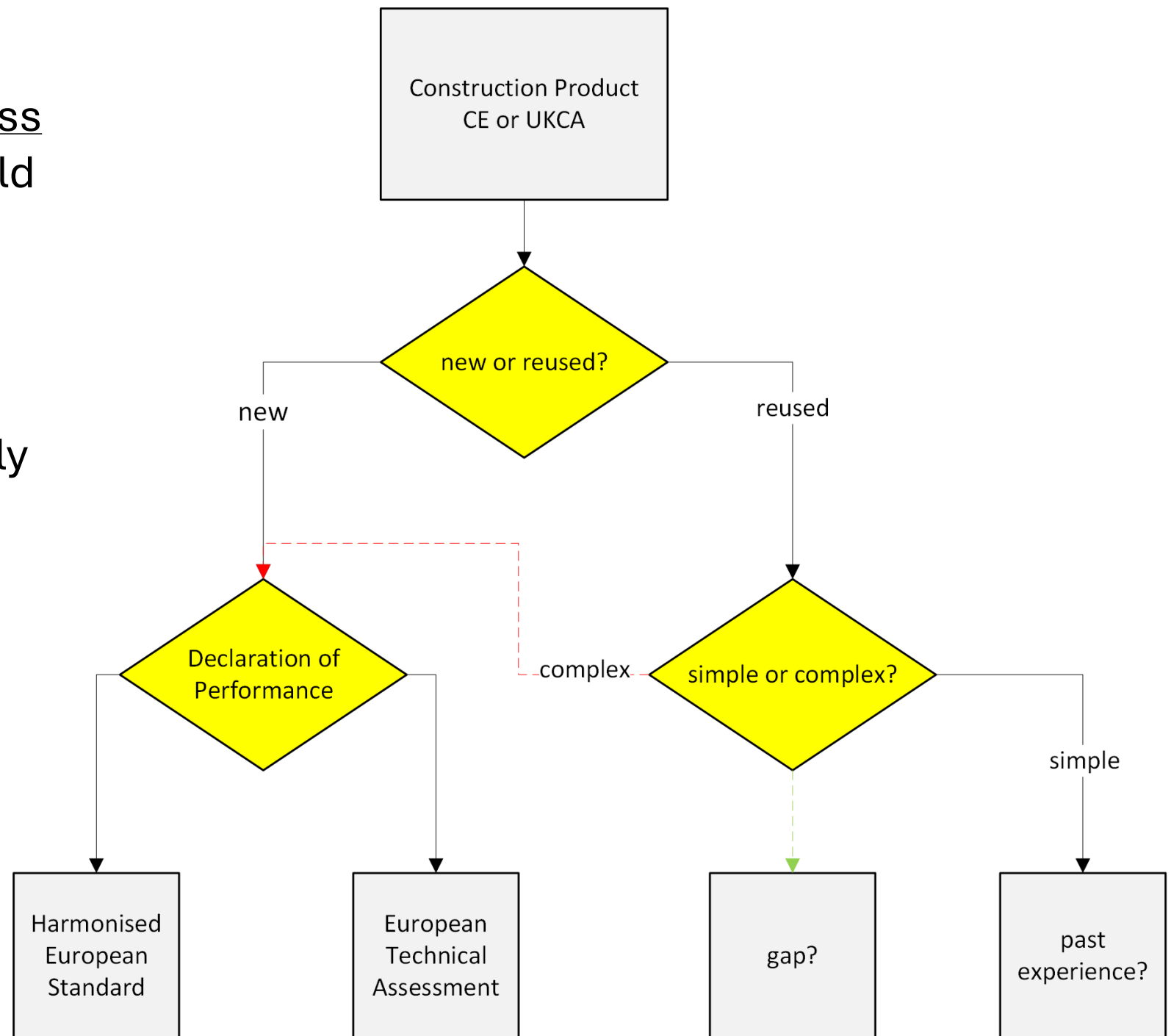
- Issues with existing framework
- If no designated standard, then performance assessment is voluntary
- No pathway for reused products

Figure 1: Current construction product lifecycle



## Building Standards process

- Reused materials should be simple to approve
- Construction products are more difficult
- Simple products have simple solutions but rely on experience
- Products which are not simple, have more complex requirements for approval
- Current CE or UKCA routes are not practical for reused products
- There is a gap to fill



# Construction Products Reform White Paper – 2026

The E U -C P R 2024 retains the fundamental elements of mandatory standards and associated testing, certification, and information requirements related to those standards. However, it also represents far reaching and significant reform, incorporating measures to enhance the safety of construction products. Measures include:

- Improvements to market surveillance and enforcement, including making explicit reference to manufacturers' liabilities; the introduction of powers for national regulators

to recover costs; and new obligations on conformity assessment bodies to support market surveillance.

- Establishment of a database of construction products and requirement that product information should be accessible via a 'digital product record' – with any relevant information becoming available via a Quick Response (Q R ) code.

# Construction Products Reform White Paper – 2026

- Bringing re-used and recycled products within scope.
- Expanding the actors to whom obligations apply, to include online marketplaces and fulfilment service providers.
- Providing clarity on the future approach to the development of standards, through publication of a three-year work plan, as well as a mechanism for Member States to communicate product requirements.
- Additional requirements for placing construction products on the market, such as manufacturers providing information on a product's environmental sustainability, and installation information.

# Filling the gap – reused products and materials

Existing structures assume products are new and supported by factory QA processes.

Reused isn't the same as remanufactured.

Reused – condition/repair – fit for purpose?

Reused – original documentation?

Instead of production consistency, reuse requires **transparent, traceable and well documented processes**, operated by **competent actors** contributing to the demonstration that the **claimed properties and performance values are reliable**.



# Scottish Building Standards Hub Transformation – Mobile App



Apple



# Contact me

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