

## Scope Changes

### **C.I.S. – Review of Scope**

Below is a summary of the main text changes and amendments that will be made to the CIS manual in order to improve clarity. These changes will be reflected where appropriate in the CIS 340 when we next update the guide.

**Artistic Works.** Additional clarification regarding building functions & works of art, e.g. mosaic floors, tiled walls etc.

You should consider whether the 'works' are integral to the building or structure and fulfil a particular function. A mosaic wall or floor in a swimming pool or a shower, for example, may be artistic but in addition have both a structural and a protective purpose. This may be considered analogous to building a bathroom wall and covering it with ceramic tiles. Therefore, the purpose of the mosaic wall/floor in these circumstances would not be considered 'wholly' artistic.

Another approach, in deciding whether works are wholly artistic, is to consider whether the art work itself can be removed relatively easily and without any damage to the building or structure. If it can, it is likely to be wholly artistic, for example, removing a painting from a wall or lifting a freestanding sculpture.

If the act of removing the 'artistic work' item necessitates construction operations to be carried out, then it is likely that its purpose was not wholly artistic. For example, chiselling up a mosaic floor will require another replacement floor covering. Again, in these circumstances the item could not be considered to be wholly artistic.

### **Within CIS**

The exclusion does not apply to

- stained glass windows
- ornamental gates, balustrades
- decorative tiling
- decorative paintwork, for example gold leaf work/painting on a banister, dado rails, skirting boards, ceiling rose/cornice, architraves
- ornamental fountains that may require the following; foundation work, installation of a water supply source and associated pipe-work, installation of electrical power source for water pumps and/or lighting.

### **Excluded from CIS**

The following are excluded from CIS

- sculptures
- murals
- other works serving a wholly artistic purpose.

**Building Service Systems.** What falls within the scope of the scheme is often misunderstood. Therefore more clarity given regarding the installation of full systems only being caught, not repairs, alterations or extensions. Also removal of any reference to part systems being within CIS.

### **'Systems' generally**

This provision refers only to the installation in a building or structure of the following service systems.

## CISOF – minutes (24<sup>th</sup> June 2009)

**Heating** - including, central heating systems, hot air convection systems, storage heating systems.

**Lighting** - including, electrical lighting systems that provide illumination to the interior of a building or structure. Does not include street lighting.

**Air-conditioning** - normally, systems that use refrigerant, compressors and fans to cool the internal temperature of buildings and structures.

**Ventilation** – normally, systems that allow clean/fresh air to flow in a building/structure, or the removal of stale air, dust or fumes. Also used to tackle condensation or humidity.

**Power supply** - systems that supply power such as gas, for example, mains gas supply or liquefied gas. Electricity, for example, electrical wiring/cablings in building/structure.

**Drainage** - any system that takes waste water away from a building, for example, guttering, down pipes, waste pipes, over-flows and external drainage, up to the point that they join the main sewer system.

**Sanitation** - toilets, urinals, hospital sluices and associated pipe-work.

**Water Supply** - can include water mains pipe-work to property, stopcock, water meters, hot and cold water pipe-work to taps, baths, showers, water tanks and so on, when carried out as part of the installation of the water supply system.

Although repairs to building service systems are not in isolation caught by the Scheme, if the contract to repair includes any making good to the building or structure then the Scheme will apply to any payment under that contract.

### **Repair of systems**

The legislation regarding building service systems only refers to their installation. Therefore, repairs to any of these systems are outside the scope of CIS. Soldering a leaking pipe or patching a leaking boiler, replacing a defective tap, rewiring a single defective circuit, replacing a burned-out ventilation fan motor, replacing a broken wash basin, fixing a leaking radiator or replacing standard radiator valves with thermostatic valves, are all plainly repairs to a part of the overall building system.

Even where the repaired/replaced item may represent a significant component part of the overall system, such as a central heating boiler, its replacement does not constitute 'the installation of a system of heating' and therefore will not fall within CIS.

When repairs/replacements to building service systems will be caught, is where they are carried out as part of a mixed contract of works, for example, a payment under a single contract to repair both a broken gutter (normally excluded) and replace broken roof tiles will all be caught under the scheme.

### **Extending Existing Systems**

As mentioned above, only the installation of building systems is within CIS. As with repairs, extensions to systems will similarly be excluded. This could be, for example, the addition of an extra radiator to a central heating system, or the wiring of additional electrical plug sockets.

Where a building has been extended by the addition of further floors above or rooms to the side, the extension work will be a construction operation caught by the scheme FA04/S74 (2) (a). Any system extensions carried out as part of the same contract to extend a building or structure, will also be caught as part of a mixed contract.

**Buildings & Structures.** We have clarified the difference between 'stair' lifts and 'chair' lifts and their scope under the scheme.

### **Chair Lifts and Stair Lifts**

Chair lifts are different from stair lifts. A chair lift will normally rise vertically through a building, in order to move the passenger from one level or floor to another. The nature of the plant and equipment

## CISOF – minutes (24<sup>th</sup> June 2009)

involved in a chair lift requires it to be integrally fixed to the fabric of the building, and its installation will be a construction operation to the building or structure. FA04/S74 (2)(a) refers.

Stair lifts utilise the existing stairwell of a building by running a purpose made rail along the profile of the staircase. The rail is simply bolted to the wall and a chair moves along the rail powered by an electric motor connected to a nearby power supply. As the installation of a stair lift can be installed and removed without any significant alteration or repair to the building, the installation and/or repair of stair lifts in isolation will be outside the scope of CIS.

**Cleaning.** Clearance of sewerage pipes after building construction removed.

**Computer and telephone networks.** Removed this work from the scheme.

The installation of computer networks or telephone networks in buildings or structures, in isolation, will not fall within the scheme. They will only be caught under a mixed contract of work where their installation necessitates other construction work on the building or structure.

**Fire protection systems.** We have removed the distinction that was made between systems that protect the building being caught, but not being caught if they protected the people in the building. All Fire Protection systems will now be within CIS.

In the past, many of these 'systems' had been fairly basic in nature, often consisting of individual smoke detectors simply fixed throughout the building. Modern fire protection systems are more sophisticated, and coupled with current health and safety regulations, their installation in a building or structure is more likely to be integral rather than superficial in nature. Whether fire alarm systems and fire detection systems are limited to providing audible/visible warnings only, or where in addition, they provide facilities of detection and/or protection, the installation of these types of systems (1 -4 above) will all be caught by the scheme.

Maintenance and repairs to these systems is outside the scope of CIS

**Locksmiths.** Work of locksmiths will no longer be caught by CIS, unless it also includes other construction operations.

### **Excluded from CIS**

- New or replacement locks, where there is no requirement for repair or modification to the door, doorframe or the surrounding structure and surfaces.

**Manufacture and Delivery.** Clarifying the position of wet concrete pumped from delivery point to point of use.

### **Delivery of ready mixed concrete**

The delivery to site of ready mixed concrete in isolation is outside the scope of the scheme. If, as part of that delivery, the subcontractor uses pipe-work merely to enable delivery of the concrete mix directly from the lorry to a specific point on site, and there is no contractual obligation for the subcontractor to 'lay' the mix, then the use of pipe-work will also be outside the scheme. Where the subcontractor uses his own pumps to convey the wet mixed concrete through the pipe-work their use will be outside CIS. Should another business be subcontracted to provide the pumps to move the wet mix around the site, this will fall within CIS.

**Painting and Decorating.** Clarify scope position regarding 'off-site' work.

## CISOF – minutes (24<sup>th</sup> June 2009)

Occasionally, items will need to be sent to specialist workshops for repair/restoration work, for example, cupboard doors removed for French polishing or doors sent away to have existing paintwork stripped and gilding applied. If this work is carried out by a subcontractor, in isolation, it will be outside the scheme. However if the contract requires the subcontractor carrying out the work, to also remove/dismantle the items to be treated and/or to replace them on completion of the treatment, then all the work will fall within CIS.

**Plant Hire.** Clarifying that hire purchase, HP, is not plant hire and HP is not deductible as materials.

Some contractors have tried to argue that as they have bought the equipment or plant used, under a 'hire purchase' agreement, then they should be entitled to make deductions for plant. However, the fact that they have used hire purchase to obtain plant for the particular job does not entitle them to a deduction as materials for the payments.