

House Type Approval Certificate

Certificate No: **STAS/21/095/DM131/02**

Date: **20 March 2023**

A	Certificate Holder:	
	<p>Ogilvie Homes Ltd Ogilvie House, 200 Glasgow Road, Stirling, FK7 8ES E-mail: gregor.robertson@ogilvie.co.uk Tel: 01786 811 811</p>	

B	House Type Titles:	
	Description: 2022 Standards	Caldwell Detached - 21P(022dt)

C	The domestic type approval has been assessed on the following drawings and specifications:	
	See attached annexe to this certificate	

D	Climatic conditions: The design may be built in areas where the climatic conditions are equal to or less than those detailed below:		
	Wind: (as defined in BS 6399-2)	<i>Standard effective wind speed, V_e =</i> For maximum effective height = Has funnelling been considered?	24 m/s 5 m NO
	Wind: (as defined in CP3: Chapter V)	<i>Design wind speed, V_s =</i> (relevant to the building frame, at a height of 3m or less)	m/s
	Snow: (as defined in BS 6399-3)	<i>Site snow load, S_o =</i> Influenced by adjacent buildings?	0.6 Kn/m ² No
	Resistance to moisture/durability of exposed elements:	Max exposure (to wind driven rain) grading, as defined in BRE Report – Thermal Insulation: Avoiding Risks, Second Edition, 1994, to be exposure zone: Exposure to sea spray (i.e., coastal region) or de-icing salts? Other air contaminants or biological factors – please specify any enhanced resistance if applicable (refer to BS7543 for guidance)	Exposure Zones 1, 2, 3 and 4 Yes/No
	Design Life: (per BS 7543 – Durability of buildings and building elements, products and components)	Category of building design life = Design life of primary building envelope	60 years 60 years

E	Conditions of certification:	
	1. The design shown and the specifications and materials referred to have been assessed and approved in accordance with the Building (Scotland) Regulations 2004 and in accordance with the supporting guidance in the Domestic Technical Handbooks which came into force with effect from 1 June 2022.	
	2. The certificate shall be valid until invalidated by formal notice by the Local Authority Building Standards Scotland	
	3. The design shown and the materials specified shall not be changed without reference to the Local Authority Building Standards Scotland responsible for certifying the system.	
	4. Where reference is made on a plan or specification document to any Code of Practice, British or European Standard or manufacturer's instruction it shall be construed as a reference to such publication in the form in which it is in force at the date of this certificate.	
	5. This certificate should not be regarded as a formal approval under the building warrant process prescribed by the Building (Scotland) Act 2003 enacted from 1 May 2005	

6. Indev Consult Ltd statement dated June 2021 referenced here under Section F, confirm that a structural appraisal has been carried out. Further site-specific information MUST BE made available when a site-specific building warrant is sought. Such additional information should take cognisance of Procedural Guidance on Certification including information to be submitted with a Building Warrant Application dated April 2010 Version 2. Confirmation of a holistic approach to structural adequacy of the entire completed building shall be provided by a registered engineer to the local authority within whose area the site- specific dwelling is to be built.

Annexe of drawings, certificates and specification documents used in the assessment:

F	Drawing Number:	Description:	Version
	Ogilvie Homes Architectural Drawings		
	21P(022dt)201	Underbuilding Layout	
	21P(022dt)202	Underground Drainage Layout	
	21P(022dt)211	Drainage Isometric	A
	21P(022dt)301	General Arrangement Floor Plans & Schedules	D
	21P(022dt)311	Services Floor Plans	
	21P(022dt)401	Elevations - Brick & Render Option	
	21P(022dt)411	Elevations - Stone & Render Option	
	21P(022dt)501	Roof Plan	
	21P(022dt)601	Section A-A	
	21P(022dt)602	Section B-B	
	21P(022dt)603	Section C-C	
	21P(022dt)701	Kitchen, Utility & Cloaks Layout	
	21P(022dt)705	Ground Floor Future Shower Layout	
	21P(022dt)801	Plot Works	A
	Ogilvie Homes SAP		
	1279435-Report - Caldwell	SAP Report Submission for Building Regulation Compliance	25/05/2022
	Structural Timber Kit		
	21-092-716	Timber Kit Base-7-716C-Timber Kit Layout	C
	21-092-712	Structural Details	A
	Certification		
	Indev Consult Ltd	Statement of Structural Adequacy 21 June 2021 Climatic Conditions Statement 21 June 2021	
	Specification		
	21P-SPEC 2020 Range Technical Specification		J 22.02.2023
	CAS-10524	Vent-Axia dMEV Design	
	11182 / Caldwell	Viridian PV Design	

G	Supporting Documents	Description:
	Refer to Standard Details – STAS/21/095/DM131/SD	Standard Details
	Refer to Standard Specifications – STAS/21/095/DM131/SS	Standard Specifications

H	Authority:
	This system type approval certificate consisting of 2 pages is authorised by: Falkirk Council as Lead Authority on behalf of the Local Authority Building Standards Scotland (LABSS)