

House Type Approval Certificate

Certificate No: **STAS/20/056/DM105/04**

Date: **29 January 2021**

A	Certificate Holder:	
	BDW Trading Ltd (Barratt Homes), 7 Buchanan gate, Cumbernauld Road, Stepps, Glasgow, G33 6FB	
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B	House Type Titles:	
	Description:	Inverbeg – 2 bedroom 2 storey semi detached

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)	Standard effective wind speed, V_e = For maximum effective height = Has funnelling been considered?	29.6 m/s 8.15m NO
	Wind: (as defined in CP3: Chapter V)	Design wind speed, V_s = (relevant to the building frame, at a height of 3m or less)	44.4M/S
	Snow: (as defined in BS 6399-3)	Site snow load, S_o = Influenced by adjacent buildings?	0.6 Kn/m2 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)	Zone 4 YES
		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

E	Conditions of certification:	
	<ol style="list-style-type: none"> 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 October 2019. The certificate shall be valid until invalidated by formal notice by the Local Authority Building Standards Scotland. 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. 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. 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 The Bayne Stevenson Associates statement dated January 2021 referenced here under Section G, confirms 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 (2017). 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. This certificate confirms compliance with mandatory standard 6.1. However, this is based on a notional 'worst case' criteria with regards to orientation, shading, sheltering and resultant PV array efficiency. Site specific information will be required to confirm the actual DER for the STAS approved house type on each plot on a particular site. 	

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

F	Drawing Number:	Description:
	2020/STAS/DATA rev 3	Data sheet
	2020/STAS/PLANNING	Planning
	2020/STAS/GFL rev B	Ground floor plan
	2020/STAS/ 1 st FL rev 3	First floor plan
	2020/STAS/FOUND	Foundation plan
	2020/STAS/ROOF rev 03	Roof plan
	2020/STAS/SECTION	Section
	2020/STAS/KITCHEN	Kitchen
	2020/STAS/BATH	Bathroom
	2020/STAS/SCHEDULE	Data sheet
	B-STAS(INVERBEG-DS00-As)TP	Template layouts
	B-STAS(INVERBEG-DS00-As)01	Wallplate setting out layouts
	B-STAS(INVERBEG-DS00-As)02	Roof truss details
	CD20/071-INVERBEG_10	Heating installation
	CD20/071-INVERBEG_11	Heating installation
	CD20/071-INVERBEG_20	Hot and cold water
	CD20/071-INVERBEG_21	Hot and cold water
	J5318-109	Foundation and ground floor slab layout
	J5318-110	Superstructure layouts
	J5318-111	Loadings, details and notes
	INVERBEG	Envirovent layout
	LHWS 2567	Staircraft layout
	Standard details pack	Refer to front sheet for drawing references

G	Certification:	
	Statement of structural adequacy	Bayne Stevenson Associates dated January 2021

H	Specification:	
	Bayne Stevenson Associates	Structural calculations
	20 CALEDONIA & AFFORDABLE RANGE	Specification revision E.
	RED/GREEN/BLUE	Section 6 specification summary
	NHER	SAP report
	U values	Calculations for all elements

I	Authority:		
	This system type approval certificate consisting of 2 pages is authorised by:	Signature:	Alan McAulay
			Lead Authority Building standards Manager on behalf of the Local Authority Building Standards Scotland (LABSS)