

House Type Approval Certificate

Certificate No:

STAS/23/056/DM105AMD/02

Date:

20 March 2024

A	Certificate Holder:	
	BDW Trading Ltd (Barratt Homes) 7 Buchanan gate, Cumbernauld Road, Stepps, Glasgow, G33 6FB E-mail: michael.mclean@barratthomes.co.uk Tel: 0141 779 8300	

B	House Type Titles:	
	Description:	2022 Regulations Finlas – 2 bedroom semi-detached bungalow

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: ChapterV)	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 exposurezone: 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 None
	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 material time at the point of construction.
	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.	The Bayne Stevenson Associates Statement of Structural Adequacy referenced here under Section G dated March 2024, confirm that a structural appraisal has been carried out. It confirms that 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 (January 2017). Confirmation of a holistic approach to structural adequacy of the <u>entire completed building</u> shall be provided by a registered engineer to the local authority within whose area the site-specific dwelling is to be built.
	7.	This certificate confirms compliance with Mandatory Standard 6.1, based on example 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:	Rev
	2020/STAS/DATA	Data Sheet	3
	2020/STAS/01	Planning Layout A	A
	2020/STAS/02	Elevation Layout	A
	2020/STAS/03	Ground Floor Layout	B
	2020/STAS/05	Foundation Layout	A
	2020/STAS/07	Roof Layout	A
	2020/STAS/08	Section A-A	A
	2020/STAS/09	Section B-B	A
	2020/STAS/11	Kitchen Layout	-
	2020/STAS/12	Bathroom	-
	2020/STAS/13	Future Shower	-
	B-STAS(FINLAS-SA02-SEMI)TP	TEMPLATE LAYOUT	A
	B-STAS(FINLAS-SA02-SEMI)01	BLOCK WALLPLATE & SOLEPLATE SETTING OUT LAYOUT	A
	B-STAS(FINLAS-SA02-SEMI)02	BLOCK ROOF TRUSS LAYOUT	A
	B-STAS(FINLAS-SA02-SECTION)01	SECTIONS (1 OF 1)	A
	140267/FINLAS/001	Timber Frame Appraisal Sheet 1	-
	Eco2Solar FINLAS PV DESIGNS	Finlas PV Designs	

G	Certification	
	Statement of structural adequacy	Bayne Stevenson Associates dated March 2024

H	Specifications	
	Bayne Stevenson Associates	Structural calculations
	Barratt North Scotland Timber Frame 2022	Specification 25.10.23
	Summary of variations	Information document

I	Authority:
	This system type approval certificate consisting of 2 pages is authorised by Scottish Building Standards Hub on behalf on behalf of the Local Authority Building Standards Scotland (LABSS).