

# House Type Approval Certificate

Certificate No: **STAS/23/056/DM141/20**  
 Date: **8 April 2024**

<b>A</b>	<b>Certificate Holder:</b>	
	Barratt North Scotland Blairton House, Old Aberdeen Road, Balmedie, Aberdeenshire, AB23 8SH E-mail: <a href="mailto:garry.bisset@barratthomes.co.uk">garry.bisset@barratthomes.co.uk</a> <b>Tel: 01358 741320</b>	

<b>B</b>	<b>House Type Titles:</b>	
	Description:	2022 Regulations <b>SINCLAIR 2020</b>

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

<b>D</b>	<b>Climatic conditions: The design may be built in areas where the climatic conditions are equal to or less than those detailed below:</b>		
	Wind: (as defined in BS 6399-2)	Standard effective wind speed, $V_e$ = For maximum effective height = Has funnelling been considered?	41.4 m/s 8.5m 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)	N/A
	Snow: (as defined in BS 6399-3)	Site snow load, $S_o$ = Influenced by adjacent buildings?	0.64 kN/m <sup>2</sup> 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

<b>E</b>	<b>Conditions of certification:</b>	
	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.	Fairhurst letter dated 20 November 2020 reference 139663 – STAS – Caledonia 2020 Range referenced here under Section G, 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/D/SIN/DS1	Data Sheet	3
	2020/D/SIN/01	Planning Drawing	-
	2020/D/SIN/02	Elevations	A
	2020/D/SIN/03	Ground Floor Plan	A
	2020/D/SIN/04	First Floor Plan	A
	2020/D/SIN/05	Foundation Plan	A
	2020/D/SIN/06	Joist Plan	-
	2020/D/SIN/07	Roof Plan	A
	2020/D/SIN/08	Section A-A	A
	2020/D/SIN/09	Kitchen & Utility	-
	2020/D/SIN/10	Future Shower Room	-
	<b>Structural Engineer's Drawings</b>		
	139663/3010	Foundation Layout	
	139663/4216	Housetype Elevation	
	AS-4441/01	Structural Components	
	AS-4441/02	Foundation Line Loads	
	Eco 2 Solar PV	Solar PV Arrangement - 405w	R1
	<b>Heating &amp; Hot Water</b>		
	12595/M154	Ground Floor	
	12595/M155	First Floor	
	12595/M156	Equipment Schedule	
	<b>Ventilation</b>		
	CAS 11571 26	Vent Axia	B

G	Certification
	Statement of Structural Adequacy   Fairhurst letter dated 20 November 2020 reference 139663 – STAS – Caledonia 2020 Range

H	Specifications
	Refer to Standard Details – STAS/23/056/DM141/DM142 Standard Details   Standard Details
	Refer to Standard Specifications – STAS/23/056/DM141/DM142 SS   Standard Specification
	BSIN 02GD Sinclair-20 DS00 (Gable Roof) Detached Section 6   SAP

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