House Type Approval Certificate

Certificate No: **STAS/23/052/DM137/SD**

Date: **15 September 2023**

A	**Certificate Holder:**	
	CALA Homes Ltd **Adam House, 5 Mid New Cutlins, Edinburgh EH11 4DU** **E-mail: SKelso@Cala.co.uk**	**Tel: 0131 453 0072**

B	**House Type Titles:**		
	Description:	2023 Regulations	**CALA Light and Space Range Model E – Standard Details**

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, Ve = For maximum effective height = Has funnelling been considered?	47.5 m/s 9m to ridge No
	Wind: (as defined in CP3: ChapterV)	Design wind speed, Vs = (relevant to the building frame, at a height of 3m or less)	24.5m/s
	Snow: (as defined in BS 6399-3)	Site snow load, So = Influenced by adjacent buildings?	0.75 kN/m2 No
	Resistance to moisture/durabilityof 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)	Exposure Zones 1, 2, 3 and 4 No 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 forcewith effect from 5 June 2023.
	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'sinstruction 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) Act2003 enacted from 1 May 2005
	6. The Harley Haddow Consulting Engineers Statement of Structural Adequacy referenced here under Section G dated 21 September 2023, 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 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
	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 and DDER for the STAS approved house type on each plot on a particular site.
	8. This certificate confirms compliance with Mandatory Standard 3.28. This is based on actual 'worst case' criteria outlined within CIBSE TM59 'Design methodology for the assessment of overheating risk in homes' (2017). On this basis, further site-specific information is not necessary.

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

F	**Document Reference:** CALA L&S Model E Standard Detail Pack Rev C **- updated 09.12.24**		**Description:** 97 Standard Drawing Details
	DET 10	External Wall/Ground Floor Junction	A
	DET 11	Garage/Dwelling Partition	A
	DET 11.1	Garage/Dwelling Partition - Door Threshold	A
	DET 12	External Garage Wall/Ground Floor Junction	-
	DET 13	GF Int LB Partition/Floor Junction Standard Foundation	-
	DET 13.1	GF Int LB Partition/Floor Junction Non-Standard Foundation	-
	DET 13.2	GF Int Non-LB Partition/Floor Junction	-
	DET 13.3	FF Int Non-LB Partition/Floor Junction	-
	DET 14	Threshold Detail	-
	DET 14.1	Threshold Detail - Concrete Slab Platt	-
	DET 14.2	Threshold Detail - Monoblock Slab Platt	-
	DET 14.3	Threshold Detail - Bi-Fold Patio Door - Patio Edge Detail	-
	DET 14.4	Threshold Detail - No Cill - Bi-Fold Patio Door Patio Edge Detail	A
	DET 14.5	Raised Patio Detail	-
	DET 14.9	Door Head & Jamb Details	-
	DET 15	Separation Wall/Ground Floor Junction	-
	DET 15.1	Separation Wall/Ground Floor Junction - Stepped	-
	DET 20	Window Detail	C
	DET 21	Window Detail Stone Surround	-
	DET 21.1	Window Detail Stone Surround Elevation and Section	B
	DET 24	External Wall/Mid Floor Junction Joists Perpendicular to Ext Wall	-
	DET 24.1	External Wall/Mid Floor Junction Joists Parallel to Ext Wall	A
	DET 25	External Wall Corner Junction	-
	DET 26	External Wall Movement Joint	-
	DET 27	Separation Wall/Mid Floor Junction	A
	DET 28	Separation Wall/External Wall Plan Detail	-
	DET 28.1	Separation Wall/External Wall Plan Detail - Stepped	A
	DET 28.2	Separation Wall/External Wall Isometric Detail - Stepped	-
	DET 28.3	Truss Horn Party Wall Detail	-
	DET 29.1	Garage Door Plan Blockwork and Stone Plinth Plan Detail	-
	DET 29.2	Garage Door Typical Section	-
	DET 29.3	Juliet Balcony Inward Opening Door Plan Detail	-
	DET 29.4	Juliet Balcony Inward Opening Door Elevation	A
	DET 29.5	Juliet Balcony Inward Opening Door Section	B
	DET 29.6	Juliet Balcony Inward Opening Window Plan Detail	-
	DET 29.7	Juliet Balcony Inward Opening Window Elevation	-
	DET 29.8	Juliet Balcony Inward Opening Window Section	A
	DET 30.1	Garage Door w/ Steel Goalpost Plan Detail	A
	DET 30.2	Garage Door w/ Steel Goalpost Typical Section	-
	DET 30.3	Patio Door w/ Steel Goalpost Typical Section	-
	DET 31	Carcassing Details Loadbearing Timber Partitions	-
	DET 33	Carcassing Details NON Loadbearing Timber Partitions	-
	DET 34	Fire Door Installation Details	-
	DET 40	Eaves Detail at Window 2 Storey - 37 deg roof pitch	-
	DET 40.1	Eaves Detail at Window 2 Storey - 37 deg roof pitch Slate	-
	DET 40.2	Eaves Detail at Window 2 Storey - 37 deg roof pitch Slimline Concrete Roof Tile	-
	DET 41	Eaves Detail 2 Storey - 37 deg roof pitch	-
	DET 41.1	Eaves Detail 2 Storey - 37 deg roof pitch Slimline Concrete Roof Tile	-
	DET 41.2	Eaves Detail 2 Storey - 37 deg roof pitch Slate	-
	DET 42	Verge and Ridge Detail	-
	DET 42.1	Ridge Detail Slate	-
	DET 42.2	Eaves Transition Elevation	-
	DET 42.3	Eaves Transition Detail	-
	DET 43	Typical Render Lathe/Gutter Detail	-
	DET 43.1	Typical Cill in Render Lathe Panel Detail	A
	DET 43.2	Typical Render Lathe & Blockwork Junction	A
	DET 43.3	Typical Smooth Render on Backing Board /Gutter Detail	-

	DET 44	Separation Wall Junctions Ceiling & Ridge Level	-
	DET 44.1	Separation Wall Junctions Ceiling & Ridge Level Stepped (>600mm)	-
	DET 44.2	Separation Wall Junctions Ceiling & Ridge Level Stepped (<600mm)	-
	DET 44.3	Separation Wall Junctions Ceiling & Ridge Level Slate	-
	DET 44.4	Separation Wall Junctions Ceiling & Ridge Level Spandrel Panel	A
	DET 44.5	Separation Wall Junctions Ceiling & Ridge Level Trusses at Right Angles	-
	DET 45	Typical Coombe Construction	-
	DET 48	Eaves Detail 2 Storey - 45 deg roof pitch	-
	DET 48.1	Eaves Detail 2 Storey - 45 deg roof pitch Slimline Concrete Roof Tiles	-
	DET 48.2	Eaves Detail 2 Storey - 45 deg roof pitch Slate	-
	DET 48.3	Eaves Detail at Window 2 Storey - 45 deg roof pitch	-
	DET 48.4	Eaves Detail at Window 2 Storey - 45 deg roof pitch Slimline Concrete Roof Tiles	-
	DET 48.5	Eaves Detail at Window 2 Storey - 45 deg roof pitch Slate	-
	DET 49	Sloping Eaves Detail 2 Storey - 45 deg roof pitch	-
	DET 49.2	Sloping Eaves Detail 2 Storey - 45 deg roof pitch Slate	-
	DET 50	Wet Floor Drain Ducting	-
	DET 50.1	Shower Tray Installation	-
	DET 50.2	Bathroom Bulkhead Detail	-
	DET 50.3	Bulkhead AAV Vent Detail	-
	DET 50.4	Garage Separating Floor MVHR Duct Placement	-
	DET 51	Typical Bath Panel Installation	-
	DET 51.1	Typical Bath Panel Installation With End Panel	-
	DET 52	Electrical Fixing Heights	-
	DET 54	Gas Ducting HTs with Integral Garage Semi Recessed Gas Meter Box	-
	DET 54.1	Gas Ducting HTs with Integral Garage Semi Recessed Gas Meter Box	-
	DET 54.2	Gas Ducting HTs with Integral Garage Universal Gas Meter Box	-
	DET 55	Gas Boiler Balanced Flue Set Out Details	-
	DET 55.1	Cylinder Discharge Enclosure	-
	DET 58	Typical SVP Offset in Timber Cassette Mid Floor	-
	DET 58.1	Typical SVP Pipe Box Details	-
	DET 59	Radiator Mounting Heights	-
	DET 59.1	Typical Towel Radiator Mounting	-
	DET 61	Service Store Layout FTTP	-
	DET 63	Service Store Layout FTTC	-
	DET 64	TV Distribution	-
	DET 65	PV Inverter Arrangement	-
	DET 66	Zaptec EV Charger Distribution Houses with Integral Garage	-
	DET 70	Boundary Treatment Timber Fence	-
	DET 70.1	Boundary Treatment Anstone Wall with Piers	-
	DET 70.2	Boundary Treatment Block/Render Wall with Piers	-

G	Certification:	Rev	Description:
	CALA Group Ltd Light And Space House Type Range		Harley Haddow Statement of Structural Adequacy Reference 310857 dated 21 September 2023

H	Specification:	Revision:	Description:
	Refer to Standard Specifications - STAS23/052/DM137//SS		Standard Specifications
	Refer to Standard Specifications - STAS23/052/DM137//UCR		U-Values and Condensation Risk

I	Authority:
	This system type approval certificate consisting of 3 pages is authorised by **West Lothian Council** on behalf on behalf of the Local Authority Building Standards Scotland (LABSS).