

House Type Approval Certificate

Certificate No: **STAS/19/038/DM101/02**
Date: **6 April 2020**

A	Certificate Holder:	
	Taylor Wimpey West Scotland Ltd, Unit C, Lighthouse Building, Marchburn Drive, Paisley, PA3 2SJ E-mail: Kenny.blue@taylorwimpey.com Tel: 0141 849 5500	

B	House Type Titles:	
	Description:	Baxter 4 TK – 3 bedroom semi-detached house

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?	24m/s 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?	0.60 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 1, Zone 2, Zone 3. 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	50 Years 50 Years

E	Conditions of certification:	
	<ol style="list-style-type: none"> 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 October 2019. 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. The Indev Consult statement dated 01/11/2019 referenced here under Section G, 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 (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. 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:
	BAX 4 TK/00.00 Rev F	GA drawing package (including associated drawing register), 44 pages.
	16320-BAXTER 4 TK_10 rev A	Heating installation - Coates
	16320-BAXTER 4 TK_11 rev A	Heating installation - Coates
	16320-BAXTER 4 TK_20 rev A	Hot and cold water - Coates
	16320-BAXTER 4 TK_21 rev A	Hot and cold water - Coates
	11901-02-Baxter 4 TK rev A	Heating – Ideal, 6 pages
	P78207 Baxter FF 14a	DMEV first floor
	P78207 Baxter GF 13a	DMEV ground floor
	8305-BAX4-501	Kit layout – Alexanders option
	8532/BAX-AS(140)/100	Kit layout – SM option, 5 pages
	A13276	Plumbing isometric
	SC16/BAXT4/E/45 rev A	Joist layout first floor
	TW 2016 TK Details (rev A)	Standard detailing book, 53 pages

G	Certification:	
	Statement of structural adequacy	Indev Consult statement dated 01/11/2019
	ARC Building Solutions LTD	Certifier certificate of approval for cavity/fire barriers

H	Specification:	
	2016 Timber Frame Specification Rev C	Specification, 2 sheets
	SAP ratings	Regulation compliance report for semi-detached
	U value calculations	For all elements
	Doorkit schedule rev A	National Hickman - Doorkit Schedule
	Lintol schedule	Keystone schedules and summary, 2 pages
	Stair specific specification	Jeldwen and Staircraft options
	Broadband specification	For compliance with 4.14.
	PV layouts	Indicative arrays for all house types

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