

## House Type Approval Certificate

Certificate No: **STAS/16/065/DM45/AMD05**

Date: **20 June 2017**

<b>A</b>	<b>Certificate Holder:</b>	
	Keepmoat, The Waterfront, Lakeside Boulevard, Doncaster, DN4 5PL.	
	E-mail: <a href="mailto:stu.king@keepmoat.com">stu.king@keepmoat.com</a>	Tel: <b>01709 263156</b>

<b>B</b>	<b>House Type Titles:</b>	
	Description:	<b>Fyvie V1 – 3B84 detached two storey house (including semi detached option)</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:</b> The design may be built in areas where the climatic conditions are equal to or less than those detailed below:		
	<b>Wind:</b> (as defined in BS 6399-2)	Standard effective wind speed, $V_e$ = For maximum effective height = Has funnelling been considered?	24.4 m/s 8.5m NO
	<b>Wind:</b> (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
	<b>Snow:</b> (as defined in BS 6399-3)	Site snow load, $S_o$ = Influenced by adjacent buildings?	0.75 Kn/m2 NO
	<b>Resistance to moisture/durability of exposed elements:</b>	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)	Refer to SBA performance specification J3127-900a: C3 Medium  NO
	<b>Design Life:</b> (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

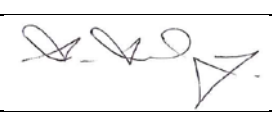
<b>E</b>	<b>Conditions of certification:</b>	
	1.	The design shown and the specifications and materials referred to have been assessed and approved in accordance with the Building (Scotland) Regulations 2004 and in accordance with the supporting guidance in the Domestic Technical Handbooks which came into force with effect from 1 June 2016.
	2.	The layout relating to the future installation of a stair lift, while contrary to guidance, has been approved as an acceptable alternative approach and is reflected in the Opinion by BSD dated 18 February 2015 – see Appendix A attached to and forming part of this certificate.
	3.	The certificate shall be valid until invalidated by formal notice by the Local Authority Building Standards Scotland
	4.	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.
	5.	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.
	6.	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
	7.	The Scott Bennett Associates (Group 2) Ltd statement dated 21/11/2016 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.
	8.	This certificate confirms compliance with mandatory standard 6.1. However, this is based on a national '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:
	2014/902v1-100 rev M	GA working drawing sheet 1 of 2
	2014/902v1-101 rev A	GA working drawing sheet 2 of 2
	10271-04 rev F	Heating layout, schedule of equipment and installation notes
	J3127-204 rev E	Structural layout
	2008/SD/224	Internal doors – clear opening widths
	SD800 rev A	Timber frame junction with ground bearing slab
	SD801 rev B	Timber frame junction with suspended slab
	SD802 rev A	Timber frame junction with ground bearing slab – basic gas protection
	SD803 rev A	Timber frame junction with suspended slab – basic gas protection
	SD804 rev C	Threshold details
	SD805 rev B	Eaves and verge
	SD806 rev A	Eaves and verge – room in roof
	SD807 rev A	Ridge, hip and valley
	SD808 rev A	Roof – abutment and junction with gable
	SD809 rev B	Window – head, cill and jamb detail
	SD810 rev A	Intermediate floor details
	SD811 rev C	Wall type
	SD812	Boiler panel
	J3127-670 rev B	Engineering construction details
	J3127-900 rev B	Engineering performance specification
	J3127-920 rev C	Engineering construction notes
	902 TJI 01 rev B	TJI joist layout

G	Certification:	
	V-WT-2 Robust Detail	Separating wall – timber frame (semi-detached houses only)
	Polypipe BBA Certification	For AAV's
	STAS/13/053/RD06/01	Registered detail certificate for ventilation system
	Statement of structural adequacy	From Scott Bennett Associates (Group 2) Ltd dated 21/11/2016

H	Specification:	
	Keepmoat – Scottish technical standards general building specification – rev J	Timber frame specification for all house types
	SRL Sound test 21887 – R01(4)	Floor sound test report
	SAP ratings	For all house types
	U value calculations	For all elements
	Vent Axia Lo-carbon dMEV unit	Manufacturers information for ventilation system

I	Authority:		
	This system type approval certificate consisting of 3 pages is authorised by:	Signature:	
			Lead Authority Building standards Manager on behalf of the Local Authority Building Standards Scotland (LABSS)

Appendix A

Regulation 9 Provisions on which dispensation is given	Decision	STAS Condition
<p>Technical standard 4.2 Access within buildings (Domestic) Every building must be designed and constructed in such a way that:....</p> <p>d) in dwellings, safe and convenient means of access is provided throughout the dwelling .."</p> <p><b>Guidance clause 4.2.8</b> of the technical handbook states that to allow for the future installation of a stair lift any stair giving access to a principal living level or to accommodation greater than may be accessed via a 600mm wide stair (see clause 4.3.3) should:</p> <ul style="list-style-type: none"> <li>• have an area of wall not less than 700mm in length, or an equivalent space, adjacent to the bottom riser of a stair and clear of any obstruction, fitting or doorway, to allow for parking of a stair lift at rest position. This space should be not less than 400mm in depth and;</li> <li>• have a similar area of not less than 200mm in length, on the same side of the flight, at landing level adjacent to the top nosing of the stair, to assist in transfer at the upper level, allowing for projection of a stair lift track.</li> </ul>	<p>Conditions of Dispensation</p> <ol style="list-style-type: none"> <li>1. A 700mm x 400mm area for stair lift parking is provided on the upper floor circulation area, clear of any obstruction, fitting or doorway.</li> <li>2. A transfer space of 700mm x 400mm is provided adjacent to the bottom riser which will accommodate a hinged rail extension and allow the lift to terminate clear of the stairs to enable passenger transfer.</li> </ol>	<p>That the layout shown in the supporting drawings and specifications shall be accepted with due regard taken of the BSD Opinion dated 18 February 2015</p>