

## House Type Approval Certificate

Certificate No: **STAS/15/015/DM50/04/AMD02**  
Date: **22 March 2017**

|          |   |
|----------|---|
| <b>A</b> | <b>Certificate Holder:</b>  |
|          | Springfield Properties, Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX<br><br>E-mail: <a href="mailto:gregor.robertson@springfield.co.uk">gregor.robertson@springfield.co.uk</a> Tel: <b>01324 555536</b> |

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| <b>B</b> | <b>House Type Titles:</b>  |
|          | Description: <b>2015 Uplift Braemar – 4B 1339dt detached two storey house with integrated garage</b> |

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

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| <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, $V_e$ =<br>For maximum effective height =<br>Has funnelling been considered?   | <b>44.1 m/s</b><br><b>10.0m</b><br><b>NO</b> |
|          | <b>Wind:</b> (as defined in CP3: Chapter V)  | Design wind speed, $V_s$ =<br>(relevant to the building frame, at a height of 3m or less)   | <b>25.5 m/s</b>                              |
|          | <b>Snow:</b> (as defined in BS 6399-3)   | Site snow load, $S_o$ =<br>Influenced by adjacent buildings?  | <b>0.75 Kn/m2</b><br><b>NO</b>               |
|          | <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:<br>Exposure to sea spray (i.e. coastal region) or de-icing salts?<br>Other air contaminants or biological factors – please specify any enhanced resistance if applicable (refer to BS7543 for guidance) | <b>Zone 4</b><br><br><b>NO</b>               |
|          | <b>Design Life:</b> (per BS 7543 – Durability of buildings and building elements, products and components)                                 | Category of building design life =<br><br>Design life of primary building envelope  | <b>60 years</b><br><br><b>60 years</b>       |


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| <b>E</b> | <b>Conditions of certification:</b>   |
|          | <ol style="list-style-type: none"> <li>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 2015.</li> <li>The certificate shall be valid until invalidated by formal notice by the Local Authority Building Standards Scotland</li> <li>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.</li> <li>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.</li> <li>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</li> <li>The Bill Henderson Consulting Engineer Ltd amended statement dated 7 February 2017 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. 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.</li> </ol> |

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

| <b>F</b> | <b>Drawing Number:</b> | <b>Description:</b>   |
|----------|------------------------|---|
|          | 1339dt(AS)304 L        | Ground Floor Services Layout, Gas Central Heating                       |
|          | 1339dt(AS)305 J        | First Floor Services Layout   |
|          | 1339dt(AS)324          | Ground Floor Services Layout, Gas & Air Source Heat Pump Hybrid Heating |
|          | 1339dt(AS)421          | Elevations, Gas & Air Source Heat Pump Hybrid Heating                   |
|          | 1339dt(AS)701 G        | Accessible Cloakroom Layout   |
|          | <b>DET(TK)09-01 C</b>  | Mid Floor Detail over Garage  |
|          | <b>DET(TK)11-17 B</b>  | Coombed Ceiling Detail  |

| <b>G</b> | <b>Certification:</b>  |   |
|----------|--|---|
|          | <b>BRE Global Ltd Certificate of Design (Section6 – Energy) BRE-S6-1-02534</b> | For all house types   |
|          | <b>Amended Statement of structural adequacy</b>                                | From Bill Henderson Consulting Engineer Ltd dated 7 February 2017 |

| <b>H</b> | <b>Specification:</b>   |   |
|----------|---|---|
|          | <b>Springfield – 2015 Building Standards Technical Specification Mainstream Housing – Timber Frame, Hybrid Air Source Heat Pump &amp; Gas Central Heating Revision G 21/03/2017</b> | For all house types   |
|          | <b>Stroma SAP ratings SAP 2012</b>  | For all house types   |
|          | <b>Sustainability Bronze Active Level - 06/02/17</b>  | For all house types   |
|          | <b>U-value calculation</b>  | Floor – BRAEMAR 0.17  |
|          | <b>U-value calculation</b>  | Exposed floor over garage   |
|          | <b>U-value calculation</b>  | External Wall   |
|          | <b>U-value calculation</b>  | Garage Wall   |
|          | <b>U-value calculation</b>  | Dormer Wall   |
|          | <b>U-value calculation</b>  | Dwarf Wall  |
|          | <b>U-value calculation</b>  | Main Roof   |
|          | <b>U-value calculation</b>  | Slope Roof  |
|          | <b>Robust Wall specification</b>  | Bill Henderson Consulting Engineer Ltd – letter and fixing specification dated 7 March 2017 |

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

**Appendix A**

| <b>Regulation 9 Provisions on which an alternative approach is given</b>   | <b>Decision</b>   |
|--|---|
| <b>Technical Standard 3.12 Sanitary facilities (Domestic)</b>  |   |
| Guidance Clause 3.12.3 of the technical handbook for dwellings identifies that walls adjacent to any sanitary facility are of robust construction that will permit secure fixing of grab rails or other aids in the zones noted in figure 3.32 | Robust walls to structural engineer's specification (Bill Henderson Consulting Engineer Ltd letter and fixing specification dated 7 March 2017) |