

DISPENSATION DECISION READ WITH STAS CONDITIONS

ANNEX A

Regulation 9 Provisions on which dispensation is given	Decision	STAS Condition
<p><b>Technical Standard 2.12</b> <i>Every building must be accessible to fire and rescue service.</i></p> <p><b>Guidance</b> <b>2.12.1 Vehicle access provision</b> Access from a public road should be provided to assist fire and rescue personnel in their rescue and fire-fighting operations. Whilst the access will depend to some extent on the vehicles and equipment used, assistance may be provided from adjoining fire and rescue services when the need arises.</p> <p>Vehicle access should be provided to at least one elevation of all <i>buildings</i> to assist in fire-fighting operations. The vehicle access route should be provided to the elevation or/and rescue elevations where the principal entrance, or entrances, are located.</p> <p>Vehicle access is recommended to other elevations of a <i>building</i> where:</p> <ul style="list-style-type: none"> <li>• the <i>building</i> is a <i>hospital</i>; or</li> <li>• the area of any <i>compartment</i> in a non-domestic <i>building</i> is more than 900 m<sup>2</sup>; or</li> <li>• the building footprint has a perimeter more than 150 m.</li> </ul> <p><b>2.12.2 Vehicle access routes</b> Access routes to <i>buildings</i> for fire and rescue service vehicles or personnel should not be assessed in isolation and the proposed vehicle access routes will in effect, be dictated by need for water hydrants and fire mains (see clause 2.14.7).</p> <p>Fire and rescue service vehicles should not have to reverse more than 20 m from the end of an access road. Where any dead-end route is more than 20 m long, turning facilities should be provided. This can be a turning circle or a hammerhead designed on the basis of the diagram and table contained in the Technical Standards.</p>	<p><b>Conditions of Dispensation</b> The buildings are small compact units with a low fire load used only 2-3 times a week. At the time of the application to the LOCAL AUTHORITY for building warrant to carry out the foundations and drainage these matters will be discussed and agreed with the local fire and rescue service.</p> <p><b>Reason for Decision</b> Given the particular circumstances of this case it is considered reasonable not to insist on the full requirements of the Technical Standard.</p>	<p>That the specific site characteristics shall be assessed by the verifier and approval granted based on this dispensation decision</p>

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**Technical Standard 2.13**

*Every building must be provided with a water supply for use by the fire and rescue service.*

**Guidance**

**2.13.1 Water supply**

Every non-domestic building should, be provided with a water supply to assist firefighting and rescue operations from:

- a public water supply; or
- an alternative water supply.

**2.13.2 Public water supply**

An existing hydrant may be used to supply water for fire-fighting where:

- the building has a footprint of not more than 280 m<sup>2</sup>; and
- the hydrant is located not more than 100 m away from the building; and
- no compartment has an area more than 280 m<sup>2</sup>; and
- top storey not more than 7.5 m above access level.

**2.13.3 Alternative water supply**

Where no piped water supply is available, or there is insufficient pressure and flow in the water main, or an alternative arrangement is proposed, the alternative source of supply should be provided in accordance with the following recommendations:

- a charged static water tank of at least 45,000 litres capacity; or
- a spring, river, canal, loch or pond capable of providing or storing at least 45,000 litres of water at all times of the year, to which access, space and a hard standing are available for a pumping appliance (see clause 2.12.2); or
- any other means of providing a water supply for fire-fighting operations considered appropriate by the fire and rescue service.

**Conditions of Dispensation**

Sites may be remote and therefore may not have a water supply for fire-fighting purposes. The buildings are small compact with a low fire load and would be expected to be extinguished by the fire engine's own reservoir supply.

At the time of the application to the LOCAL AUTHORITY for building warrant to carry out the foundations and drainage, that has to accompany the STAS approval, these matters will be discussed and agreed with the Local Fire and Rescue service.

**Reason for Decision**

Given the particular circumstances of this case it is considered reasonable to dispense with the requirements of the Technical Standard.

That the specific site characteristics shall be assessed by the verifier in association with the Local Fire and Rescue service and approval granted based on this dispensation decision.

Regulation 9 Provisions on which dispensation is given	Decision	STAS Condition
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**Technical Standard 3.12**

*Every building must be designed and constructed in such a way sanitary facilities are provided for all occupants of, and visitors the building in a form that allows convenience of use and that no threat to the health and safety of occupants or visitors.*

**Guidance**

**3.12.8 Accessible toilets**

An accessible *toilet* should be provided in any *building* with *toilet* facilities. There should be an accessible *toilet* at any location where other *toilets* are provided, unless all occupied parts of the *building* lie within the travel distance, noted in clause 3.12.9, to another accessible *toilet* elsewhere in the *building*.

**Conditions of Dispensation**

The units are generally occupied two to three times a week for a 2 - 3 hour period, specifically to provide changing facilities to support training and matches to help promote youth football.

One WC in each changing room will be provided with a 760mm wide access door and grab rails to form a lower standard of 'ambulant' disabled access.

**Reason for Decision**

Given the limited size of the changing facilities, nature of the use and the limited time the buildings are occupied it is considered reasonable not to insist on the full requirements of the Technical Standard and accept that the proposed layout will provide limited access to sanitary facilities for 'ambulant' disabled persons.

That the specific site characteristics shall be assessed by the verifier and approval granted based on this dispensation decision.

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<p><b>Technical Standards 4.2</b> <i>Every building must be designed and constructed in such a way that all occupants and visitors are provided with safe, convenient and unassisted means of access to and throughout the building.</i></p> <p><b>Guidance</b> <b>4.2.5 Internal doors</b> Within a building, doors should present as little restriction to passage as possible and be <i>constructed</i> in a manner that does not present a hazard or a potential barrier to access.</p> <p>A clear <i>glazed</i> vision panel, as described in clause 4.1.7, should be provided to any door across a corridor and:</p> <ul style="list-style-type: none"> <li>to a door between a circulation space and a room with an occupant capacity of more than 60; and</li> <li>to the outer door of a lobby leading solely to <i>sanitary</i> accommodation.</li> </ul> <p><b>4.1.7 Glazed vision panels</b> To assist in preventing collisions, a clear <i>glazed</i> vision panel or panels to a door should give a zone of visibility from a height of not more than 500 mm to at least 1.5 m above finished floor level. This may be interrupted by a solid element between 800 mm and 1.15 m above floor level.</p> <p><b>4.4 Pedestrian Protective Barriers</b> In the interests of safety, protective barriers should be provided where there is a sudden change in level and the possibility of severe injury from a fall.</p>	<p><b>Conditions of Dispensation</b> The space standards are restricted due to the standard size of prefabricated unit used but one WC in each Changing Unit will be provided with a 760mm wide access door and grab rails to form a lower standard of "ambulant" disable access – see Dispensation for Technical Standard 3.12 above.</p> <p>A glazed panel to the access door shall be dispensed with subject to the provision of a tie back to hold the door open.</p> <p><b>Reason for Decision</b> Given the limited size of the changing facilities, nature of the use and the limited time the buildings are occupied it is considered reasonable no to insist on the full requirements of the Technical Standard and accept that the proposed layout will provide limited access to sanitary facilities for 'ambulant' disabled persons.</p> <p>The provision of pedestrian protective barriers to the access door shall be dispensed with subject to the provision of a tie back to hold open the door.</p> <p><b>Reason for decision</b> Given the limited size of the changing facilities, nature of the use and the limited time the buildings are occupied it is considered reasonable no to insist on the full requirements of the Technical Standard.</p>	<p>That the specific site characteristics shall be assessed by the verifier and approval granted based on this dispensation decision.</p> <p>That the specific site characteristics shall be assessed by the verifier and approval granted based on this dispensation decision</p>

**STAS CONDITIONS in relation to SITE SPECIFIC Matters**

**ANNEX B**

Mandatory Standard	Regulation 9 Site specific considerations	STAS Condition	Dispensation Granted
<b>Procedures</b>	Provide a location drawing indicating the position of the building relative to the surrounding district (site specific).	That site layout drawings shall be submitted with the LOCAL AUTHORITY building warrant application to confirm minimum distances from boundaries - see Mandatory Standards 2.6 & 2.8 below.	
1.1	<b>Mandatory Standard 1.1</b> - Clarify the proposed base and/or foundation arrangements showing full and detailed compliance with Standard 1.1 and indicate any necessary holding down provisions (site specific).	That 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 type approved building is to be built which will take account of specific site characteristics and loadings capability should the verifier so request.	
2.6 & 2.8	<b>Mandatory Standard 2.6 &amp; 2.8</b> – The fire rating of the walls and the vulnerability of the roof covering require minimum distances from boundary.	That site layout drawings shall be submitted with the LOCAL AUTHORITY building warrant application to confirm minimum distances from boundaries.	
2.9	<b>Mandatory Standard 2.9, Clause 2.9.37</b> – External routes of escape will be site specific.	That site layout drawings shall be submitted with the LOCAL AUTHORITY building warrant application to confirm external routes of escape to a place of safety will comply.  That, on sites with enclosed and or fenced off areas, confirmation shall be given that the escape route shall be give access to a place of safety, during times of use.	
2.10	<b>Mandatory Standard 2.10, Clause 2.10.1</b> – External escape lighting will be site specific.	That drawings and specifications shall be submitted with the LOCAL AUTHORITY building warrant application to confirm external escape route lighting will comply.  That, on sites with enclosed and or fenced off areas, confirmation shall be given that the sustained escape route lighting will be provided, where necessary to a place of safety, during times of use.	

Mandatory Standard	Regulation 9 Site specific considerations	STAS Condition	Dispensation Granted
2.12	<b>Mandatory Standard 2.12</b> – The proposed building should be provided with suitable access for firefighting operations.	That site layout drawings shall be submitted with the LOCAL AUTHORITY building warrant application to confirm suitable access for firefighting in agreement with the Local Fire and Rescue service and approval granted based on the dispensation decision.	<b>YES – see Annex A</b>
2.13	<b>Mandatory Standard 2.13</b> – The proposed building should be provided with a suitable water supply to assist firefighting.	That site layout drawings shall be submitted with the LOCAL AUTHORITY building warrant application to confirm a suitable water supply for firefighting in agreement with the Local Fire and Rescue service and approval granted based on the dispensation decision.	<b>YES – see Annex A</b>
3.1	<b>Mandatory Standard 3.1</b> - The preparation of the site below the proposed building should eliminate risks from harmful or dangerous substances.	<p><b>Contamination/Brownfield</b> issues are <b>Site Specific items</b> and if encountered would be dealt with when an application for building warrant is submitted to a LOCAL AUTHORITY accompanied by this STAS Approval.</p> <p>That drawings and specifications shall be submitted with the LOCAL AUTHORITY building warrant application to confirm the preparation of the site below the proposed building taking into consideration harmful or dangerous substances.</p> <p>That the specific site characteristics shall be assessed by the verifier and approval granted only if the harmful and dangerous substances risk is eliminated.</p>	

Mandatory Standard	Regulation 9 Site specific considerations	STAS Condition	Dispensation Granted
3.2	<b>Mandatory Standard 3.2</b> - The preparation of the site below the proposed building should eliminate risks from the emission and containment of radon gas.	<p><b>Radon</b> issues are <b>Site Specific items</b> and if encountered would be dealt with when an application for building warrant is submitted to a LOCAL AUTHORITY accompanied by this STAS Approval.</p> <p>That drawings and specifications shall be submitted with the LOCAL AUTHORITY building warrant application to confirm the preparation of the site below the proposed building taking into consideration the existence or treatment of radon gas.</p> <p>That the specific site characteristics shall be assessed by the verifier and approval granted only if radon gas risk is eliminated.</p>	
3.3	<b>Mandatory Standard 3.3</b> – The position of the site will comply with the provisions of Mandatory Standard 3.3 relative to flooding.	<p><b>Flooding</b> issues are <b>Site Specific items</b> and if encountered would be dealt with when an application for building warrant is submitted to a LOCAL AUTHORITY accompanied by this STAS Approval.</p> <p>That the specific site characteristics shall be assessed by the verifier and approval granted only if flooding risk is eliminated.</p>	
3.4	<b>Mandatory Standard 3.4</b> – The preparation of the site below the proposed building should eliminate risks from moisture penetration from the ground.	<p>That the specific site characteristics generally shall be assessed by the verifier and approval granted based on the dispensation decision.</p>	
3.5	<b>Mandatory Standard 3.5</b> – The existence of existing underground drains should be indicated on the drawings submitted for building warrant.	<p>That the specific site characteristics shall be assessed by the verifier and approval granted based on local drainage services location and condition.</p>	
3.6	<b>Mandatory Standard 3.6</b> – The external surface water drainage including the drainage connections should be indicated for Building Standards assessment.	<p>That the specific site characteristics generally shall be assessed by the verifier and approval granted based on the dispensation decision.</p>	
3.7	<b>Mandatory Standard 3.7</b> – The internal plumbing and wastewater connections together with the underground external wastewater drainage systems including the drainage connections should be indicated for Building Standards assessment.	<p>That the specific site characteristics shall be assessed by the verifier and approval granted based on local drainage services location and condition.</p>	

Mandatory Standard	Regulation 9 Site specific considerations	STAS Condition	Dispensation Granted
3.12	<b>Mandatory Standard 3.12</b> – The sanitary facilities provided for all occupants of, and visitors to the building in a form that allows convenience of use and no threat to the health and safety of occupants or visitors.	That drawings shall be submitted with the LOCAL AUTHORITY building warrant application to confirm a suitable provision of sanitary facilities and approval granted based on the dispensation decision.	<b>YES – see Annex A</b>
4.2	<b>Mandatory Standard 4.2</b> – Provision of safe and unassisted access to the building	That drawings shall be submitted with the LOCAL AUTHORITY building warrant application to confirm a suitable provision of safe and unassisted access to the building and approval granted based on the dispensation decision.	<b>YES – see Annex A</b>
4.4	<b>Mandatory Standard 4.4</b> – Provision of protected barriers to pedestrian access.	That drawings shall be submitted with the LOCAL AUTHORITY building warrant application to confirm a suitable provision of safe and unassisted access to the building and approval granted based on the dispensation decision.	<b>YES – see Annex A</b>

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