

House Type Approval Certificate

Certificate No: **STAS/18/015/DM88/01**

Date: **15 May 2019**

A	Certificate Holder:	
	Springfield Properties, Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX	
	E-mail: craig.veldon@springfield.co.uk	Tel: 01324 555536

B	House Type Titles:	
	Description:	Kincraig – 4B 1798dt detached two storey house with integrated garage

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?	44.1 m/s 10.0m 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)	27 m/s
	Snow: (as defined in BS 6399-3)	Site snow load, S_o = Influenced by adjacent buildings?	0.75 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 4 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	60 years 60 years

E	Conditions of certification:	
	<ol style="list-style-type: none"> 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 July 2017.. The certificate shall be valid until invalidated by formal notice by the Local Authority Building Standards Scotland 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. 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. 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 The Bill Henderson Consulting Engineer Ltd amended statement dated 27 February 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. 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. 	


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

F	Drawing Number:	Description:
	1798dt(AS)001 A	Schedules for use with masonry feature material
	1798dt(AS)103	Plot Works Layout, Gas & Air Source Heating Hybrid Heating
	1798dt(AS)201 A	Underbuilding Layout
	1798dt(AS)205 A	Drainage Isometric
	1798dt(AS)223 A	Underground Services Layout Gas & Air Source Heat Pump Hybrid Heating
	1798dt(AS)301 A	Ground Floor Layout
	1798dt(AS)302 B	First Floor Layout
	1798dt(AS)305 D	First Floor Services Layout
	1798dt(AS)324 D	Ground Floor Services Layout, Gas & Air Source Heat Pump Hybrid Heating
	1798dt(AS)421 C	Elevations – Standard Arrangement Gas & Air Source Heat Pump Hybrid Heating
	1798dt(AS)501 A	Section A-A
	1798dt(AS)502 A	Section B-B
	1798dt(AS)503 A	Section C-C
	1798dt(AS)504	Section D-D
	1798dt(AS)505 A	Stair Section
	1798dt(AS)506	Stair Layouts
	1798dt(AS)601	Floor Joist Layout
	1798dt(AS)602	Roof Layout
	1798dt(AS)701	Cloak Room Layout
	1798dt(AS)702 A	Ground Floor Shower Room Layout
	1798dt(AS)703 A	Kitchen Layout
	1798dt(AS)704 A	Utility Layout
	1798dt(AS)705	Bathroom Layout
	1798dt(AS)706	En Suite Layout
	J13457_Kincraig	Finnjoist (FJI) Kerto LVL
	Q18802FO-01AF	Truss Layout + Profiles AS
	SPRSTAS S1 W1	Structural Notes Timber Frame Construction
	SPRSTAS S2 W1	Timber Frame Typical Details Ground Bearing Floor Slab
	608 S5 W1	Timber Frame Typical Details Suspended Slab
	DET(TK)03-01 F	Ground Floor Detail with Suspended Slab, Polished Finish
	DET(TK)03-02 D	Ground Floor Detail with Ground Bearing Slab, Polished Finish
	DET(TK)04-01 D	Render on Lath Detail at Movement Joint to Masonry
	DET(TK)04-02 C	External Wall, Internal & External Corner Detail
	DET(TK)04-03 D	External Wall, Internal & External Corner Detail for timber Cladding Situation
	DET(TK)04-04 C	Timber Cladding Detail at Vertical Junction to Masonry
	DET(TK)04-05 B	Timber Cladding Detail at Horizontal Junction to Masonry
	DET(TK)05-01 E	Typical Cavity Barrier Positions
	DET(TK)08-01 C	Mid Floor Detail at External Wall, Parallel Joists
	DET(TK)08-02 C	Mid Floor Detail at External Wall, Perpendicular Joists
	DET(TK)08-03 C	Mid Floor Detail at External Wall, Parallel Joists
	DET(TK)09-01 E	Mid Floor Detail over Garage
	DET(TK)11-02 E	Render on Lath Detail at Roof Eaves – Ground & First Floor Level
	DET(TK)11-07 D	40 degrees Eaves Detail at First Floor Wall Head
	DET(TK)11-08 D	40 degrees Eaves Detail at First Floor Window Head
	DET(TK)11-12 C	Verge Detail
	DET(TK)11-13 B	GRP Valley Detail
	DET(TK)14-01 C	Window Cill Detail – Render
	DET(TK)14-03 E	Window Cill Detail – Cladding
	DET(TK)14-05 B	Window Jamb Detail – Render
	DET(TK)14-06 G	Window Cill Detail – Cladding
	DET(TK)14-07 C	Window Head Detail – Ground Floor, Render
	DET(TK)14-08 C	Window Head Detail – First Floor, Render
	DET(TK)14-09 H	Window Head Detail – Ground Floor, Cladding
	DET(TK)14-10 F	Window Head Detail – Top Floor, Cladding
	DET(TK)15-01 C	External Door Detail Level Access Threshold Polished Slab Finish
	DET(TK)15-02 C	External Door Detail Stepped Access Threshold Polished Slab Finish
	DET(TK)15-06 A	External Door Detail Stepped Access Threshold Ground Bearing Slab
	DET(TK)15-07 A	External Door Detail Level Access Threshold Ground Bearing Slab
	DET(TK)19-01 B	Boiler Flue Detail

DET(TK)21-1 B	Electrical Fixture Installation Guide
DET(TK)29-01	Timber Kit Hold Down strap Detail
DET(TK)29-02	Typical Roof Fixing Details Page 1
DET(TK)29-03	Typical Roof Fixing Details Page 2
DET(TK)29-04	Typical Roof Fixing Details Page 3
DET(TK)29-05	Typical Roof Fixing Details Page 4
CAS 10408_52	Vent Axia Alba House Type Range Kincaig
608 Sk(KINC)20 Rev A	Structural overlay

G	Certification:	
	BRE Global Ltd Certificate of Design (Section 6 – Energy)	BRE-S6-1-03158
	STAS/13/053/RD06/01 – 2017 Update	Registered detail certificate for ventilation system
	Amended Statement of structural adequacy	From Bill Henderson Consulting Engineer Ltd dated 27 February 2019

H	Specification:	
	Springfield – 2019 Building Standards Technical Specification Mainstream Housing – Timber Frame Hybrid Air Source Heat Pump & Gas Central Heating, Rev C Date 14/05/2019	For all house types
	Stroma SAP ratings 2012	Kincaig
	Sustainability Bronze Active Level	Kincaig
	BRE report	Intermediate Floor sound test
	Sound test c/03/5L/0835/1	Intermediate Floor sound test report
	Sound performance of timber stud partition	British Gypsum extract C04.S11.P04
	Finframe Floor System, MetsaWood	Manufactures brochure
	Acoustic Reports	Charlie Fleming Associates letters dated 13/05/19; 6/05/19
	BRE Report on intermediate floor	Dated 9/03/12
	Vent Axia Lo-carbon dMEV unit	Manufacturers information for ventilation system
	Bill Henderson Consulting Engineer Ltd Calculation Sheet 608(i)W1	Introduction
	Bill Henderson Consulting Engineer Ltd Calculation Sheet 608(ii)W2	Notes for Timber Kit manufacture
	U-value calculation	Floor – KINCRAIG 0.17
	U-value calculation	Floor – exposed floor over garage 0.14
	U-value calculation	Rendered External Wall 0.21
	U-value calculation	Timber Clad External Wall 0.21
	U-value calculation	Wall – garage wall – 145mm insulation 0.2
	U-value calculation	Roof - main roof – 300mm insulation 0.15
	U-value calculation	Roof – slope roof – 150 + 30mm insulation 0.14
Robust Wall specification	Bill Henderson Consulting Engineer Ltd – letter and fixing specification dated 7 March 2017	

I	Authority:		
	This system type approval certificate consisting of 4 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 3.12 Sanitary facilities (Domestic)</p> <p>Every building must be designed and constructed in such a way that sanitary facilities are provided for all occupants of, and visitors to, the building in a form that allows convenience of use and that there is no threat to the health and safety of occupants or visitors.</p> <p>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</p>	<p>Conditions of Dispensation</p> <p>Robust walls to structural engineers Specification (Bill Henderson Consulting Engineer Ltd letter and fixing specification dated 7 March 2017)</p>	
<p>Technical Standard 2.4 Cavities (Domestic)</p> <p>Every building must be designed and constructed in such a way that in the event of an outbreak of fire within the building, the unseen spread of fire and smoke within concealed spaces in its structure and fabric is inhibited.</p> <p>Guidance Clause 2.4.2 of the technical handbook for dwellings identifies that roofspace cavities should be divided by cavity barriers so that the maximum distance between cavity barriers is not more than 10m where the cavity has surfaces which are very high risk materials.</p>	<p>The roofspace will be provided with automatic smoke detection hard wired and interlinked to the main AFD system</p>	