

Commercial [Non-Domestic] Type Approval

Certificate No: **STAS/12/041/CM13 – 2017
Amendments**

Date: **14 October 2017**

A Certificate Holder:

Applicant:	Timpson Ltd Timpson House, Claverton Road, Wythenshawe, Manchester, M23 9TT	per Artel Associates Ltd 286 Annan Road Dumfries DG1 3JD
Contact E-mail:	john.shuttleworth@artelassociates.com	Tel: 01387 267696

B Type Approval Title:

**TIMPSON LTD
NON-DOMESTIC MODULAR RETAIL UNIT**

Overview of STAS Application

This is a modular building for customers depositing and collecting goods comprising dry cleaning, engraved items, key cutting and repair services for watches and shoes.

C Conditions of Registered Detail:

Validity and Scope

1. That the specifications and materials referred to have been assessed 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 1st July 2016.
2. That 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 STAS Certificate.
3. That the supporting drawing details and the materials specified shall not be changed without first gaining approval so to do from Local Authority Building Standards Scotland [LABSS]. Failure to do so will invalidate the STAS Certificate.
4. That the STAS Certificate shall be valid until invalidated by formal notice by LABSS.
5. This STAS 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

Dispensations Granted

6. That this Non-Domestic Building Type Approval is issued based on the drawing details and the materials specified.
7. That this approval shall contribute to compliance with relevant Mandatory Standards specified under the Building (Scotland) Regulations 2004 when read with the Dispensations specified under Annex A to this STAS approval.

Site Specific Assessments

8. That Site-Specific Assessments form an essential part of this submission and the conditions applied to the Site-Specific Elements, as specified under Annex B, must be read with this approval.
9. The 3e Consulting Engineers Ltd, 4 Calder Close, Calder Park, Wakefield, WF4 3BA structural appraisal documents dated May 2013, referenced here under Section E, confirm that a structural appraisal has been carried out for the modular unit superstructure.

10.	Further site specific information MUST BE made available when a building warrant is sought and should take cognisance of Procedural Guidance on Certification dated April 2010 Version 2 including information to be submitted with a Building Warrant Application should a verifier request such information.		
11.	That confirmation of a holistic approach to structural adequacy of the <u>entire completed building</u> shall be provided by a registered engineer to the verifier within whose area the site-specific building is to be built should the verifier so request – see Annex B.		
12.	Design Life: (per BS 7543 – Durability of buildings and building elements, products and components)	<i>Category of building design life =</i> Design life of primary building envelope	25 years 25 years

D	Drawing Number:	Description:
	Design Drawings	
	11767-001rev00_	General Layout dated 161012
	11767-002rev01_	External Elevations dated 161012
	11767-006rev00_	Small Power Layout dated 110113
	11767-007rev00_	Lighting Layout dated 110113
	11767-008rev00_	Fire Alarm Layout dated 110113
	10865-005rev00_	Wall Mounted Electrical Elevations 6.6mx2.6m Unit
	10865-030rev01_	Sectional Details 6.6mx2.6m Unit
	10865-031rev00_	Protan Roof Sheet Details 6.6mx2.6m Unit
	10865-032rev00_	Door Details 6.6mx2.6m Unit
	10865-033rev00_	Typical Plywood Fixing Details 6.6mx2.6m Unit
	10865-101rev01_	Concrete Paving Slab Foundation Detail 6.6mx2.6m Unit
	10865-800rev00_	Trim Details 6.6mx2.6m Unit

E	Specification	
	All in accordance with the supporting design drawings listed under Section E above.	
	Type Super Structure PDF –	3e Consulting Engineers Ltd, 4 Calder Close, Calder Park, Wakefield, WF4 3BA Job Reference 11126 – May 2013
	HRProf-leaflet	CERTIFICATION: BS EN 13823 & BS EN 11925-2 SBI Euro class B–s1–d0. (Equivalent to UK Class O BS 476: Part 6 & BS 476: Part 7) NT 053 & NT 054 Accelerated weathering of Fire-Retardant treated wood for fire testing. Euro-class C (Equivalent to UK Class 1 & 2) for plywood

F	Authority:
	This STAS Certificate consisting of 8 pages is authorised by:
	Signature:
	Dated: 14 October 2017
	<i>Robert A Renton STAS Administrator for and on behalf of FIFE Council, Lead Authority on behalf of Local Authority Building Standards Scotland (LABSS).</i>

DISPENSATION DECISION READ WITH STAS CONDITIONS

Annex A

Regulation 9 Provisions on which dispensation is given	Decision	STAS Condition
<p>Technical Standard 3.4 <i>Every building must be designed and constructed in such a way that there will not be a threat to the building or the health of the occupants as a result of moisture penetration from the ground.</i></p> <p>Guidance 3.4.6 Floors at or near ground level Floors at or near ground level should be <i>constructed</i> in accordance with the recommendations in Clause 11 of CP 102: 1973. However, the ventilation of the sub-floor as described in Clause 11.8.4 of CP 102: 1973 is not recommended but should be provided as described in clause 3.4.4 for suspended timber floors.</p>	<p>Conditions of Dispensation In order to accommodate a ramp and level access (which will be detailed in the site-specific Warrant application) it is the intention to construct the concrete foundations pads/base at or just above ground level. The floor cassette is constructed from 60mm steel RHS, 2 layers of Foiltherm membrane draped over and finished with 18mm plywood. The resultant airspace beneath the building would vary from a maximum of around 60mm, allowing for the draped membrane and assuming that the foundations are at finished ground level.</p> <p>Reason for Decision Given the construction of the prefabricated units it is considered reasonable to dispense with the requirements to provide a solum treatment to the top of the hard core solum.</p>	<p>That the specific site characteristics shall be assessed by the verifier and approval granted based on this dispensation decision.</p>

Regulation 9 Provisions on which dispensation is given	Decision	STAS Condition
<p>Technical Standard 3.12 <i>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.</i></p> <p>Guidance 3.12.2 Provision for staff A building should be provided with sanitary facilities for staff in accordance with the table to 3.12.2.</p>	<p>Conditions of Dispensation The units are occupied by members of staff for very short periods and only for the purpose of serving customers collecting goods by car, at a pre-arranged time, which have previously been ordered on- line.</p> <p>Reason for Decision The units are to be located adjacent to and within the curtilage of existing Tesco stores which have adequate sanitary facilities for the existing staff serving the unit.</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
Procedures	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	Mandatory Standard 1.1 - Clarify the proposed base and/or foundation arrangements relative to the unit 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 <u>entire completed building</u> 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	Mandatory Standard 2.6 & 2.8 – 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	Mandatory Standard 2.9, Clause 2.9.37 – 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 given access to a place of safety, during times of use.	
2.10	Mandatory Standard 2.10, Clause 2.10.1 – 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	<p>Mandatory Standard 2.12 – The proposed building should be provided with suitable access for firefighting operations.</p>	<p>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.</p>	
2.13	<p>Mandatory Standard 2.13 – The proposed building should be provided with a suitable water supply to assist firefighting.</p>	<p>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.</p>	
3.1	<p>Mandatory Standard 3.1 - The preparation of the site below the proposed building should eliminate risks from harmful or dangerous substances.</p>	<p>Contamination/Brownfield issues are Site Specific items 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	Mandatory Standard 3.2 - The preparation of the site below the proposed building should eliminate risks from the emission and containment of radon gas.	<p>Radon issues are Site Specific items 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	Mandatory Standard 3.3 – The position of the site will comply with the provisions of Mandatory Standard 3.3 relative to flooding.	<p>Flooding issues are Site Specific items 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	Mandatory Standard 3.4 – The preparation of the site below the proposed building should eliminate risks from moisture penetration from the ground.	That the specific site characteristics generally shall be assessed by the verifier and approval granted based on the dispensation decision.	YES – see Annex A
3.5	Mandatory Standard 3.5 – The existence of existing underground drains should be indicated on the drawings submitted for building warrant.	That the specific site characteristics shall be assessed by the verifier and approval granted based on local drainage services location and condition.	
3.6	Mandatory Standard 3.6 – The external surface water drainage including the drainage connections should be indicated for Building Standards assessment.	That the specific site characteristics generally shall be assessed by the verifier and approval granted based on the dispensation decision.	



Mandatory Standard	Regulation 9 Site specific considerations	STAS Condition	Dispensation Granted
4.1	Mandatory Standards 4.1 to 4.3 – Specify and detail access proposals to the proposed building, including: <ul style="list-style-type: none">• Disabled parking,• Access paths,• Ramps,• Plats, and• Thresholds	That site layout drawings shall be submitted with the LOCAL AUTHORITY building warrant application to confirm external access arrangements. Access roads, parking and paths would be assessed at the time of submission to the LOCAL AUTHORITY Verifier when an assessment of reasonable provision would be made. That these specific site characteristics shall be assessed by the verifier and approval granted based on this dispensation decision.	
4.5	Mandatory Standard 4.5 – Clarify all electrical works which should comply with BS7671:2008.	That certification of ALL electrical installations shall be submitted in the form of a Certificate of Construction [SELECT or NICEIC Certification] to the LOCAL AUTHORITY in support of the completion certificate.	
6.10	Mandatory Standard 6.10 – Metering to be provided to the building	That drawings and specifications shall be submitted with the LOCAL AUTHORITY building warrant application to confirm that power is either: <ul style="list-style-type: none">• taken from the adjoining facilities or• where in standalone project mains power is to be taken to a meter in the storage building and distributed to the unit from there.	