

House Type Approval Certificate

Certificate No: **STAS/18/086/DM80/02**

Date: **21 December 2018**

A	Certificate Holder:
	Discovery Homes (Dundee) Ltd, 26 Bruce Gardens, Dunfermline, KY11 8HG E-mail: nicky@discoveryhomesltd.co.uk Tel: 01382 250800

B	House Type Titles:
	Description: House Type A, Option 2 – 3B semi-detached two storey house

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?	34.7 m/s 3.24m YES
	Wind: (as defined in CP3: Chapter V)	Design wind speed, $V_s =$ (relevant to the building frame, at a height of 3m or less)	26.2 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 2 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:
	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 July 2017.
	2. The certificate shall be valid until invalidated by formal notice by the Local Authority Building Standards Scotland
	3. 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.
	4. 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.
	5. 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
	6. The McKinney Nicolson Ltd statement dated June 2018 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 confirm compliance in the structural adequacy of the <u>entire completed building</u> must be provided by a registered engineer to the local authority within whose area the site-specific dwelling is to be built.
	7. In terms of Section 1 and 3 Structure and Environment of the Technical Handbooks Domestic, the design may be built in areas where the climatic conditions are equal to or less than those detailed in Section D of the certificate.
	8. In terms of Section 6 Energy of the Technical Handbooks Domestic, further site-specific information MUST BE made available when a site-specific building warrant is sought. Confirmation of a holistic approach to confirm compliance in the energy use assessment (SAP) of the <u>entire completed building</u> shall be provided by a registered energy surveyor 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:
	3963/WD/10 Ver 4	House Type A, Option 2, Floor Plans & Specification
	3963/WD/11 Ver 3	House Type A, Option 2, Elevations, Sections, Details
	3963/WD/13 Ver 3	House Type A, Option 2, Separating Wall Details
	53647.2 A	First Floor and Roof Details – House Type A
	53647.5 A	Timber Kit and Connection Details

G	Certification:	
	Statement of structural adequacy	From McKinney Nicolson Ltd dated June 2018

H	Specification:	
		For all house types
	Elmhurst SAP ratings	House Type A, Option 2
	U-value calculation	Rendered Wall – 0.21W/m2K
	U-value calculation	Pitched Roof – 0.14W/m2K
	U-value calculation	Solid Ground Floor – 0.18W/m2K
	Fermacell Gypsum Fibreboard	BBA Certificate 90/2439
	Fermacell PowerPanel Cement board	BBA Certificate 13/05044
	Fermacell Gypsum Fibreboard	Data Sheet
	Fermacell PowerPanel Cement board	Installation data sheet
	Fermacell	Technical Literature
	Fermacell	Timber Frame Systems, September 2014
	Werzalit	Technical Data Sheet
	Tenmat FF102/50	Technical Data Sheet
	Glenalmond Timber Company Ltd	Technical Data Brochure

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

Approved 21 December 2018