

House Type Approval Certificate

Certificate No: **STAS/16/056/DM62/13**
Date: **30 March 2017**

A	Certificate Holder:	
	Barratt Homes North Scotland, Blairton House, Old Aberdeen Road, Balmedie, Aberdeenshire, AB23 8SH E-mail: barry.mitchell@barratthomes.co.uk Tel: 01358 741349	

B	House Type Titles:	
	Description:	2017/S/BAL BALMORAL House Types Reference: BBMR 017D

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?	41.4 m/s 8.5 m 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)	N/A
	Snow: (as defined in BS 6399-3)	Site snow load, S_o = Influenced by adjacent buildings?	0.64 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)	Exposure Zones 1, 2, 3 and 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 October 2013. 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 Fairhurst letter dated 8 May 2014 reference 100982-STAS.Itr03-Balmoral.js 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:
	2017/S/BMR/DS1	Data Sheet
	2017/S/BMR/01	Planning
	2017/S/BMR/02	Elevations
	2017/S/BMR/03	Ground Floor Plan
	2017/S/BMR/04	First Floor Plan
	2017/S/BMR/05	Foundation Plan
	2017/S/BMR/05SEG	Foundation Plan External Gully
	2017/S/BMR/07	Joist Plan
	2017/S/BMR/08	Roof Plan
	2017/S/BMR/09	Section A-A
	2017/S/BMR/10	Kitchen Plan
	2017/S/BMR/11	Utility Plan
	2017/S/BMR/12	Bedroom 4 Activity Spaces
	2017/S/BMR/13	Future Shower Room
	Structural Engineers Drawings	
	100982-3275 rev A	Foundation Plan
	100982-4727	Ex Lintels & Movement Joints
	100982-4647	Timber Kit Appraisal
	100982-STAS.ltr	Letter re: Design Calculations
	Coates Design Drawings	
	17/008-017	Heating Installation - GF
	17/008-018	Heating Installation - FF
	17/008-019	Hot and Cold Water - GF
	17/008-020	Hot and Cold Water - FF
G	Certification	
	Statement of Structural Adequacy	Fairhurst letter dated 8 May 2014 reference 100982-STAS.ltr03-Balmoral
	DER 2009 Worksheet	BALMORAL HT BMR 017D - Detached - DER 2009 Worksheet - 2017 Range
	TER 2009 Worksheet	BALMORAL HT BMR 017D - Detached - TER 2009 Worksheet - 2017 Range
	Section 6: Regulations Compliance Report	BALMORAL HT BMR 017D - Detached - Regulations Compliance Report - 2017 Range
H	Specification	
	Barratt Developments PLC	Specification for Scotland – Caledonia & Alba Range – 2013 Standards - Detached and Semi-Detached Two & Three Storey Timber Frame Houses – 23-page Document dated 5 January 2017 Reference Revision K
	Consolidated Caledonian Range Spreadsheet	Specification and Table of Descriptions noting retention of Balmoral HT
I	Authority:	
	This system type approval certificate consisting of 2 pages is authorised by:	Signature: _____
		Robert A Renton, Secretary to STAS on behalf of the Local Authority Building Standards Scotland (LABSS)