

House Type Approval Certificate

Certificate No: **STAS/13/052/DM39/31**

Date: **25 July 2014**

A	Certificate Holder:
	<p>CALA Homes Ltd, Johnstone House, 52-54 Rose Street, Aberdeen, AB10 1HA E-mail: pmcculloch@cala.co.uk Tel: 01324 600000</p>

B	House Type Titles:
	<p>Description: Lowther BE</p>

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)	<p><i>Standard</i> effective wind speed, $V_e =$ For maximum effective height = Has funnelling been considered?</p>	<p>49.2 m/s 9m to ridge NO</p>
	Wind: (as defined in CP3: Chapter V)	<p><i>Design wind speed</i>, $V_s =$ (relevant to the building frame, at a height of 3m or less)</p>	N/A
	Snow: (as defined in BS 6399-3)	<p><i>Site</i> snow load, $S_o =$ Influenced by adjacent buildings?</p>	<p>0.65 Kn/m2 No</p>
	Resistance to moisture/durability of exposed elements:	<p>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)</p>	<p>Exposure Zones 1, 2, 3 & 4 No</p>
Design Life: (per BS 7543 – Durability of buildings and building elements, products and components)	<p>Category of building design life = Design life of primary building envelope</p>	<p>Category 4 60 Years</p>	

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 October 2013.
	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 Harley Haddow Consulting Engineers Statement of Structural Adequacy referenced here under Section H, confirm that a structural appraisal has been carried out. It confirms that 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	CALA Plans:	Description:
	B228 BE/WD1 Rev G	GA Plans and Elevations - Version BE Bookend
	B228 BE+X/WD2 Rev B	Sub & Super U/B layouts - G/Bear Slab.
	B228 BE+X/WD2.1 Rev B	Sub & Super U/B layouts - Suspended Slab.
	B228 BE+X/WD2.2 Rev C	Sects. A-A, B-B, C-C & Truss Profiles
	B228 BE+X/WD3 Rev A	Kitchen and Utility Plans & Elevations
	B228 BE+X/WD4	Bathroom, En-Suite & Clks Plans and Elevations
	B228 BE+X/WD6 Rev B	Stair Details
	B228 BE/WD9 Rev D	Cavity Vents Configuration - Version BE Bookend
	B228 BE+X/WD10 Rev C	Various Details
	B228 BE+X/WD10.1 Rev C	Juliet Balcony Details
	B228 BE/WD11 Rev B	Stone Components Schedule - Version BE Bookend
	B228 BE/WD12 Rev C	Door and Window Styles - Version BE Bookend
	MARLEY Drainage Plans:	
	CALA226A-3	Internal Drainage
	CALA226B-3	External Drainage
	MYSON Service Plans:	
	16420 - 29p sheets 1 , 2 , 3, 5 , 6 , 8 , 9	B228 Lowther Design
HARLEY HADDOW Engineers Plans:		
2008204-B228BE/01	Found. & G/bear Slab & Details - verBE	
2008204-B228BE/02	Found. & Susp. Slab & Details - verBE	
2008204-B228BE/03	Ground & First Floor Layouts & Schedules - verBE	
2008204-B228BE/04	Roof Truss Layout & Details - verBE	
2008204-B228BE/05	Timber Frame Construction Details - verBE	
VENT-AXIA Mechanical Ventilation Plan:		
CAS 8132_21 Sheet No 1	dMEV System	
G	Certification	
	Statement of Structural Adequacy – Job No. 2008 204	Harley Haddow Consulting Engineers dated
H	Specification	
	Development Specification (2013 Regs) Version BX3 (Nov 2013) dated 23 March 2014	
	Model B Standard Details BX3 Spec 10/2013, issue Jan 2014	
	Construction and U-value Calculations “spec BX3”, issue Oct 2013	
	Elmhurst Energy Systems – Building Regulation Compliance, Full	
	SAP Calculation Printout, U-value calculator report, Summary Information	
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)