

House Type Approval Certificate

Certificate No: **STAS/14/065/DM45/09**
Date: **20 February 2015**

A	Certificate Holder:	
	Keepmoat, The Waterfront, Lakeside Boulevard, Doncaster, DN4 5PL.	
	E-mail: stu.king@keepmoat.com	Tel: 01709 263156

B	House Type Titles:	
	Description:	Roxburgh – 3BTH96 detached three storey house (including mid terraced and semi detached options)

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)	<i>Standard</i> effective wind speed, V_e = For maximum effective height = Has funnelling been considered?	24.4 m/s 8.5m NO
	Wind: (as defined in CP3: Chapter V)	<i>Design wind speed</i> , V_s = (relevant to the building frame, at a height of 3m or less)	N/A
	Snow: (as defined in BS 6399-3)	<i>Site</i> 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)	Refer to SBA performance specification J3217-900a: C3 Medium 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	50 years 50 years

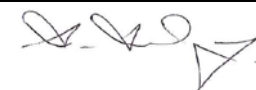
E	Conditions of certification:	
	1.	The design shown and the specifications and materials referred to have been assessed and approved in accordance with the Building (Scotland) Regulations 2004 and in accordance with the supporting guidance in the Domestic Technical Handbooks which came into force with effect from 1 October 2013.
	2.	The layout at second floor level, while contrary to guidance, has been approved as an acceptable alternative approach and is reflected in the Opinion by BSD dated 18 February 2015 – see Appendix A attached to and forming part of this certificate.
	3.	The certificate shall be valid until invalidated by formal notice by the Local Authority Building Standards Scotland
	4.	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.
	5.	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.
	6.	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
	7.	The Scott Bennett Associates (Group 2) Ltd statement dated 23/01/2015 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:
	2014/1033-100 rev D	GA working drawing sheet 1 of 2
	2014/1033-101 rev B	GA working drawing sheet 2 of 3
	2014/1033-102	GA working drawing sheet 3 of 3
	10271-08 rev A	Heating layout, schedule of equipment and installation notes
	J3127-208 rev C	Structural layout
	2008/SD/224	Internal doors – clear opening widths
	KM/2014/GRP01	Traditional Dormer (Roxburgh only)
	SD800	Timber frame junction with ground bearing slab
	SD801 rev A	Timber frame junction with suspended slab
	SD802	Timber frame junction with ground bearing slab – basic gas protection
	SD803 rev A	Timber frame junction with suspended slab – basic gas protection
	SD804 rev A	Threshold details
	SD805 rev A	Eaves and verge
	SD806 rev A	Eaves and verge – room in roof
	SD807	Ridge, hip and valley
	SD808	Roof – abutment and junction with gable
	SD809	Window – head, cill and jamb detail
	SD810	Intermediate floor details
	SD811 rev A	Wall type
	SD812	Boiler panel
	J3127-670 rev B	Engineering construction details
	J3127-900 rev A	Engineering performance specification
	J3127-920 rev B	Engineering construction notes
	1033 FF TJI 01 rev A	TJI joist layout
	1033 SF TJI 01 rev A	TJI joist layout

G	Certification:	
	V-WT-2 Robust Detail	Separating wall – timber frame (semi-detached houses only)
	GRP dormer UKAS testing results	For Roxburgh house type only
	Polypipe BBA Certification	For AAV's
	STAS/13/053/RD06/01	Registered detail certificate for ventilation system
	Statement of structural adequacy	From Scott Bennett Associates (Group 2) Ltd dated 23/01/2015

H	Specification:	
	Keepmoat – Scottish technical standards general building specification – rev D	Timber frame specification for all house types
	SRL Sound test 21887 – R01(4)	Floor sound test report
	NHER SAP ratings	For all house types
	NHBC Services – U value calculations	For all elements
	Electrical specification	Detailed electrical specification for Scotland
	Vent Axia Lo-carbon dMEV unit	Manufacturers information for ventilation system

I	Authority:		
	This system type approval certificate consisting of 3 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
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Technical standard 2.9 Escape (Domestic)

Every building must be designed and constructed in such a way that in the event of an outbreak of fire within the building, the occupants, once alerted to the outbreak of the fire, are provided with the opportunity to escape from the building, before being affected by fire or smoke.

Guidance clause 2.9.5 of the technical handbook for a storey at a height of more than 4.5m identifies that a dwelling should have:

- 1 route of escape,
- early warning,
- escape windows, and
- a protected enclosure, or suppression and enhanced early warning

Conditions of Dispensation

1. The 2nd storey bedroom (and access stair) is fire separated from the remainder of the dwelling on the 1st storey by walls having short fire resistance duration together with a self-closing fire door.
2. Additional smoke detection is to be provided to the top and bottom of the landing of the stair providing access to the 2nd storey bedroom.
3. An escape window is to be provided at the bottom landing of the stair serving the 2nd Storey.

That the layout shown in the supporting drawings and specifications shall be accepted with due regard taken of the BSD Opinion dated 18 February 2015