

House Type Approval Certificate

Certificate No: **STAS/14/056/DM46/02R**
Date: **1 August 2014**

A	Certificate Holder:	
	Barratt Homes North Scotland, Blairton House, Old Aberdeen Road, Balmedie, Aberdeenshire, AB23 8SH E-mail: david.beverley@barratthomes.co.uk Tel: 01358 741363	

B	House Type Titles:	
	Description:	2012/S/BRO/01 Brodie House Types Reference: BBDI 0S2E (END TERRACE) BBDI 0S2I (MID TERRACE) BBDI 0S2 (SEMI-DETACHED)

C	The domestic type approval has been assessed on the following drawings and specifications: See attached annexe to this certificate
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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:	
	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 Fairhurst letter dated 8 May 2014 reference 100982-STAS.ltr01-Brodie.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 entire completed building 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:
	2012/S/BRO/01A	Planning
	2012/S/BRO/02F	Elevations
	2012/S/BRO/03H	Ground Floor Plan
	2012/S/BRO/04E	First Floor Plan
	2012/S/BRO/05F	Foundation Plan
	2012/S/BRO/06B	Joist Plan
	2012/S/BRO/07C	Roof Plan
	2012/S/BRO/08B	Section A-A
	2012/S/BRO/09A	Kitchen Plan
	2012/S/BRO/10X	Bedroom 3 Activity Spaces
	2012/S/BRO/11X	Future Shower Room
	2012/S/BRO/RV1	Revision Index
	Structural Engineers Drawings	
	100982-3004A	Foundation Layout End & Mid Terrace
	100982-3107X	Foundation End Terrace
	100982-3108X	Foundation End Terrace Handed
	100982-3109X	Foundation Mid Terrace
	100982-3110X	Foundation Mid Terrace Handed
	100982-4004B	Lintel Layout
	100982-4204A	Movement Joint
	100982-4404A	Timber Kit Appraisal
G	Certification	
	Statement of Structural Adequacy	Fairhurst letter dated 8 May 2014 reference 100982-STAS.Itr01-Brodie
	DER 2009 Worksheet	Brodie Semi Assessor 3539 – Report dated 25 September 2012 – 5 page Draft Report
	DER 2009 Worksheet	Brodie Mid Terrace Assessor 5982 – Report dated 20 November 2013 – 5 page Draft Report
	SAP 2009 Worksheet	Brodie Semi Assessor 3539 – Report dated 25 September 2012 – 6 page Draft Report
	SAP 2009 Worksheet	Brodie Mid Terrace Assessor 5982 – Report dated 20 November 2013 – 6 page Draft Report
	SAP Data Input Report	Brodie Semi Assessor 3539 – Report dated 25 September 2012 – 4 page Draft Report
	SAP Data Input Report	Brodie Mid Terrace Assessor 5982 – Report dated 20 November 2013 – 4 page Draft Report
	Section 6: Regulations Compliance Report	Brodie Semi Assessor 3539 – Report dated 25 September 2012 – 2 page Draft Report
	Section 6: Regulations Compliance Report	Brodie Mid Terrace Assessor 5982 – Report dated 20 November 2013 – 2 page Draft Report
H	Specification	
	Barratt Developments PLC	Specification for Scotland – Caledonia & Alba Range – 2013 Standards - Detached and Attached Two & Three Storey Timber Frame Houses – David Wilson Homes – 23 page Document dated 11 October 2013 Reference Revision G
	Barratt Developments PLC	Addendum to Standard Specification – 8 page Document dated 7 April 2014 reference DBev
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)