

DISPENSATION DECISION READ WITH STAS CONDITIONS

ANNEX A

Regulation 9 Provisions on which dispensation is given	Decision	STAS Condition
<p>Technical Standard 3.4 <i>Every building must be designed and constructed in such a way that there will not be a threat to the building or the health of the occupants as a result of moisture penetration from the ground.</i></p> <p>Guidance 3.4.6 Floors at or near ground level Floors at or near ground level should be <i>constructed</i> in accordance with the recommendations in Clause 11 of CP 102: 1973. However the ventilation of the sub-floor as described in Clause 11.8.4 of CP 102: 1973 is not recommended but should be provided as described in clause 3.4.4 for suspended timber floors.</p>	<p>Conditions of Dispensation As the units are prefabricated, constructed of rolled steel and are built off the ground ensuring a minimum 150mm clear airspace between the ground and the underside of the unit.</p> <p>Any topsoil under the unit is scraped away and a minimum of 150mm well rolled hardcore is provided as a solum treatment, which is similar to the treatment required for suspended concrete floors as noted in section 3.4.3 of the Technical handbooks.</p> <p>Reason for Decision Given the construction of the prefabricated units it is considered reasonable to dispense with the requirements to provide a solum treatment to the top of the hardcore solum.</p>	<p>That the specific site characteristics shall be assessed by the verifier and approval granted based on this dispensation decision.</p>

Regulation 9 Provisions on which dispensation is given	Decision	STAS Condition
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Technical Standard 3.12

Every building must be designed and constructed in such a way sanitary facilities are provided for all occupants of, and visitors the building in a form that allows convenience of use and that no threat to the health and safety of occupants or visitors.

Guidance

3.12.2 Provision for staff

A building should be provided with sanitary facilities for staff in accordance with the table to 3.12.2.

Conditions of Dispensation

The units are occupied by members of staff for very short periods and only for the purpose of serving customers collecting goods by car, at a pre-arranged time, which have previously been ordered on-line.

Reason for Decision

The units are to be located adjacent to and within the curtilage of existing Tesco stores which have adequate sanitary facilities for the existing staff serving the unit.

That the specific site characteristics shall be assessed by the verifier and approval granted based on this dispensation decision.

Approved 9th March 2022

STAS CONDITIONS in relation to SITE SPECIFIC Matters

ANNEX B

Mandatory Standard	Regulation 9 Site specific considerations	STAS Condition	Dispensation Granted
Procedures	Provide a location drawing indicating the position of the building relative to the surrounding district (site specific).	That site layout drawings shall be submitted with the LOCAL AUTHORITY building warrant application to confirm minimum distances from boundaries - see Mandatory Standards 2.6 & 2.8 below.	
1.1	Mandatory Standard 1.1 - Clarify the proposed base and/or foundation arrangements relative to the unit showing full and detailed compliance with Standard 1.1 and indicate any necessary holding down provisions (site specific).	That 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 type approved building is to be built which will take account of specific site characteristics and loadings capability should the verifier so request.	
2.6 & 2.8	Mandatory Standard 2.6 & 2.8 – The fire rating of the walls and the vulnerability of the roof covering require minimum distances from boundary.	That site layout drawings shall be submitted with the LOCAL AUTHORITY building warrant application to confirm minimum distances from boundaries.	
2.9	Mandatory Standard 2.9, Clause 2.9.37 – External routes of escape will be site specific.	That site layout drawings shall be submitted with the LOCAL AUTHORITY building warrant application to confirm external routes of escape to a place of safety will comply. That, on sites with enclosed and or fenced off areas, confirmation shall be given that the escape route shall be give access to a place of safety, during times of use.	
2.10	Mandatory Standard 2.10, Clause 2.10.1 – External escape lighting will be site specific.	That drawings and specifications shall be submitted with the LOCAL AUTHORITY building warrant application to confirm external escape route lighting will comply. That, on sites with enclosed and or fenced off areas, confirmation shall be given that the sustained escape route lighting will be provided, where necessary to a place of safety, during times of use.	

Approved 9th March 2012

Mandatory Standard	Regulation 9 Site specific considerations	STAS Condition	Dispensation Granted
2.12	Mandatory Standard 2.12 – The proposed building should be provided with suitable access for fire fighting operations.	That site layout drawings shall be submitted with the LOCAL AUTHORITY building warrant application to confirm suitable access for fire fighting in agreement with the Local Fire and Rescue service and approval granted based on the dispensation decision.	
2.13	Mandatory Standard 2.13 – The proposed building should be provided with a suitable water supply to assist fire fighting.	That site layout drawings shall be submitted with the LOCAL AUTHORITY building warrant application to confirm a suitable water supply for fire fighting in agreement with the Local Fire and Rescue service and approval granted based on the dispensation decision.	
3.1	Mandatory Standard 3.1 - The preparation of the site below the proposed building should eliminate risks from harmful or dangerous substances.	<p>Contamination/Brownfield issues are Site Specific items and if encountered would be dealt with when an application for building warrant is submitted to a LOCAL AUTHORITY accompanied by this STAS Approval.</p> <p>That drawings and specifications shall be submitted with the LOCAL AUTHORITY building warrant application to confirm the preparation of the site below the proposed building taking into consideration harmful or dangerous substances.</p> <p>That the specific site characteristics shall be assessed by the verifier and approval granted only if the harmful and dangerous substances risk is eliminated.</p>	

Approved 9th March 2022

Mandatory Standard	Regulation 9 Site specific considerations	STAS Condition	Dispensation Granted
3.2	<p>Mandatory Standard 3.2 - The preparation of the site below the proposed building should eliminate risks from the emission and containment of radon gas.</p>	<p>Radon issues are Site Specific items and if encountered would be dealt with when an application for building warrant is submitted to a LOCAL AUTHORITY accompanied by this STAS Approval.</p> <p>That drawings and specifications shall be submitted with the LOCAL AUTHORITY building warrant application to confirm the preparation of the site below the proposed building taking into consideration the existence or treatment of radon gas.</p> <p>That the specific site characteristics shall be assessed by the verifier and approval granted only if radon gas risk is eliminated.</p>	
3.3	<p>Mandatory Standard 3.3 – The position of the site will comply with the provisions of Mandatory Standard 3.3 relative to flooding.</p>	<p>Flooding issues are Site Specific items and if encountered would be dealt with when an application for building warrant is submitted to a LOCAL AUTHORITY accompanied by this STAS Approval.</p> <p>That the specific site characteristics shall be assessed by the verifier and approval granted only if flooding risk is eliminated.</p>	
3.4	<p>Mandatory Standard 3.4 – The preparation of the site below the proposed building should eliminate risks from moisture penetration from the ground.</p>	<p>That the specific site characteristics generally shall be assessed by the verifier and approval granted based on the dispensation decision.</p>	<p>YES – see Annex A</p>
3.5	<p>Mandatory Standard 3.5 – The existence of existing underground drains should be indicated on the drawings submitted for building warrant.</p>	<p>That the specific site characteristics shall be assessed by the verifier and approval granted based on local drainage services location and condition.</p>	
3.6	<p>Mandatory Standard 3.6– The external surface water drainage including the drainage connections should be indicated for Building Standards assessment.</p>	<p>That the specific site characteristics generally shall be assessed by the verifier and approval granted based on the dispensation decision.</p>	

Approved Pathway

Mandatory Standard	Regulation 9 Site specific considerations	STAS Condition	Dispensation Granted
4.1	<p>Mandatory Standards 4.1 to 4.3 – Specify and detail access proposals to the proposed building, including:</p> <ul style="list-style-type: none"> • Disabled parking, • Access paths, • Ramps, • Plats, and • Thresholds 	<p>That site layout drawings shall be submitted with the LOCAL AUTHORITY building warrant application to confirm external access arrangements.</p> <p>Access roads, parking and paths would be assessed at the time of submission to the LOCAL AUTHORITY Verifier when an assessment of reasonable provision would be made.</p> <p>That these specific site characteristics shall be assessed by the verifier and approval granted based on this dispensation decision.</p>	
4.5	<p>Mandatory Standard 4.5 – Clarify all electrical works which should comply with BS7671:2008.</p>	<p>That certification of ALL electrical installations shall be submitted in the form of a Certificate of Construction [SELECT or NICEIC Certification] to the LOCAL AUTHORITY in support of the completion certificate.</p>	
6.10	<p>Mandatory Standard 6.10 – Metering to be provided to the building</p>	<p>That drawings and specifications shall be submitted with the LOCAL AUTHORITY building warrant application to confirm that power is either:</p> <ul style="list-style-type: none"> • taken from the adjoining facilities or • where in standalone project mains power is to be taken to a meter in the storage building and distributed to the unit from there. 	

Approved 9th March 2023