House Type Approval Certificate

Certificate No: **STAS/15/015/DM50/04**
Date: **24 November 2015**

A **Certificate Holder:**

Springfield Properties, Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX

E-mail: **gregor.robertson@springfield.co.uk** **Tel: 01324 555536**

B **House Type Titles:**

Description:	**Braemar – 4B 1339dt detached two storey house with integrated garage**

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, Ve = For maximum effective height = Has funnelling been considered?	**44.1 m/s** **10.0m** **NO**
Wind: (as defined in CP3: Chapter V)	*Design wind speed, Vs* = (relevant to the building frame, at a height of 3m or less)	**25.5 m/s**
Snow: (as defined in BS 6399-3)	*Site* snow load, So = 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)	**Zone 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 Bill Henderson Consulting Engineer Ltd statement dated May 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 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:**
	1339dt(AS)000	Cover sheet drawing list
	1339dt (AS)001 D	Schedules
	1339dt (AS)101 C	Plot Works Layout
	1339dt (AS)205 D	Foul Water Drainage Isometric
	1339dt (AS)301 E	General Floor General Arrangement
	1339dt (AS)302 C	First Floor General Arrangement
	1339dt (AS)304 D	Ground Floor Services Layout
	1339dt (AS)305 D	First Floor Services Layout
	1339dt (AS)401 D	Elevations
	1339dt (AS)501 D	Section A-A
	1339dt (AS)502 C	Section B-B
	1339dt (AS)503 B	Stair Sections
	1339dt (AS)504 C	Stair Plans
	1339dt (AS)601 C	Floor Joist Layout
	1339dt (AS)602 B	Roof Plan
	1339dt (AS)701 D	Accessible Cloakroom Layout
	J1000_Braemar	Finnjoist (FJI) Kerto LVL
	Q12593AM	Roof Truss Layout and Truss Profiles
	608 S1 W1	Structural Notes Timber Frame Construction
	608 S2 W3	Timber Frame Typical Details Ground Bearing Floor Slab
	608 S5 W1	Timber Frame Typical Details Suspended Slab
	DET(TK)03-01 B	Ground Floor Detail with Suspended Slab, Polished Finish
	DET(TK)03-02 A	Ground Floor Detail with Ground Bearing Slab, Polished Finish
	DET(TK)03-07 B	Dwarf Wall Detail with Suspended Slab, Polished Finish
	DET(TK)03-16	Garage Floor Detail
	DET(TK)04-02 B	External Wall, Internal & External Corner Detail
	DET(TK)05-01 C	Typical Cavity Barrier Positions
	DET(TK)08-01 B	Mid Floor Detail at External Wall, Parallel Joists
	DET(TK)08-02 B	Mid Floor Detail at External Wall, Perpendicular Joists
	DET(TK)08-03 B	Mid Floor Detail at External Wall, Parallel Joists
	DET(TK)11-07 B	40 degrees Eaves Detail at First Floor Wall Head
	DET(TK)11-08 B	40 degrees Eaves Detail at First Floor Window Head
	DET(TK)11-12 B	Verge Detail
	DET(TK)11-13 A	GRP Valley Detail
	DET(TK)12-01 A	Dormer Window, Typical Details
	DET(TK)12-02 B	Dormer Window, Eaves/Roof Junction Detail.
	DET(TK)14-01 B	Window Cill Detail – Ground Floor, Render
	DET(TK)14-02 B	Window Cill Detail – First Floor, Render
	DET(TK)14-05 A	Window Jamb Detail – Render
	DET(TK)14-06 C	Window Jamb Detail – Cladding
	DET(TK)14-07 B	Window Head Detail – Ground Floor, Render
	DET(TK)14-08 B	Window Head Detail – First Floor, Render
	DET(TK)14-10 B	Window Head Detail – First Floor, Cladding
	DET(TK)15-01 A	External Door Detail Level Access Threshold Polished Slab Finish
	DET(TK)15-02 A	External Door Detail Stepped Access Threshold Polished Slab Finish
	DET(TK)29-01	Timber Kit Hold Down strap Detail
	DET(TK)29-02	Typical Roof Fixing Details Page 1
	DET(TK)29-03	Typical Roof Fixing Details Page 2
	DET(TK)29-04	Typical Roof Fixing Details Page 3
	DET(TK)29-05	Typical Roof Fixing Details Page 4
	CAS 8499_07	Vent Axia Braemar 1339DT
	608 SK(BRAE)20	Structural overlay

G	**Certification:**	
	BRE Global Ltd Certificate of Design (Section6 – Energy)	For all house types
	STAS/13/053/RD06/01	Registered detail certificate for ventilation system
	Statement of structural adequacy	From Bill Henderson Consulting Engineer Ltd dated May 2015

H	**Specification:**	
	Springfield – Technical Specification – Mainstream Housing, Bronze Standard Compliant Gas Central Heating Revision G	For all house types
	Elmhurst SAP ratings	For all house types
	BRE report	Intermediate Floor sound test
	Sound test c/03/5l/0835/1	Intermediate Floor sound test report
	Vent Axia Lo-carbon dMEV unit	Manufacturers information for ventilation system
	Bill Henderson Consulting Engineer Ltd Calculation Sheet 608(ii)W2	Notes for Timber Kit manufacture

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