

Type Approval Certificate

Certificate No: **STAS/25/100/DM/148/SD**

Date: **23 JANUARY 2026**

A	Certificate Holder:
	Bancon Construction Burnett House, Burn O'Bennie Road, Banchory, Aberdeenshire, AB31 ZU E-mail: steven.donald@bancon.co.uk

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B	Type Titles:
	STANDARD DETAILS

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 effective wind speed, V_e =</i> For maximum effective height = Has funnelling been considered?	43.808 m/s 10.9m to ridge Yes
	Wind: (as defined in CP3: Chapter V)	<i>Design wind speed, V_s =</i> (relevant to the building frame, at a height of 3m or less)	26.73 m/s
	Snow: (as defined in BS 6399-3)	<i>Site snow load, S_o =</i> Influenced by adjacent buildings?	0.86 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 2 No None
	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:
	- 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 Handbook which came into force with effect from 1 January 2025. - The certificate shall be valid until invalidated by formal notice by the Scottish Building Standards Hub. - The design shown and the materials specified shall not be changed without reference to the Scottish Building Standards Hub who are responsible for certifying the system. - 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. - 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. - The Cameron and Ross Statement of Structural Adequacy referenced here under Section G, 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 (January 2017). 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. - Mandatory Standard 4.14 - The applicant will provide a connectivity plan, showing details of proposed connections & network, to the verifier for each site.

8. This certificate confirms compliance with Mandatory Standard 3.28. This is based on actual 'worst case' criteria outlined within CIBSE TM59 'Design methodology for the assessment of overheating risk in homes' (2017). On this basis, further site-specific information is not necessary.
9. Site specific information will be required prior to completion to confirm the actual TDER and DDER for the STAS approved house type on each plot on a particular site.
10. Site specific elements, such as those for access, ground conditions, drainage, EV charging, broadband connection, suppression system drawings etc, require to be assessed by the verifier.
11. This certificate should be read with the related certificates STAS/25/100/DM/148/SS, and STAS/25/100/DM/148/UCR

F	Document Number	Rev	Description
	Cottage Flat Details		
	Flats SAP10-001	A	Suspended Concrete Floor Foundation Detail
	Flats SAP10-002	A	Separating / Party Wall Foundation Detail
	Flats SAP10-004	A	Load Bearing Partition Foundation Detail Both Sound & Non-Sound Insulated
	Flats SAP10-005	E	Flats Stairwell + External Wall Upper Floor Detail
	Flats SAP10-007	C	Non-Loadbearing Timber Partitions Upper Floor Detail
	Flats SAP10-008	C	Load-Bearing Timber Partitions Upper Floor Detail
	Flats SAP10-009	D	Separating Wall / Floor Upper Floor Detail
	Flats SAP10-010	D	External Blockwork Clad Head Detail, Cill & Jamb Window Detail (Precast Concrete lintel)
	Flats SAP10-011	D	External Blockwork Clad Head Detail, Cill & Jamb Window Detail (No Precast Concrete lintel)
	Flats SAP10-012	B	Services Duct Thru External Wall Detail
	Flats SAP10-014	B	Gable Wall Roof Horizontal Ceiling
	Flats SAP10-015	B	Window Head Roof Eaves Detail
	Flats SAP10-022	A	Separating / Party Wall Stepped Foundation Detail
	House Details		
	Detail 01 SAP10	P02	External Wall Suspended Concrete Floor Foundation
	Detail 02 SAP10	P02	Separating / Party Wall Foundation Detail
	Detail 06 SAP10	P06	Accessible Entrance Foundation Detail
	Detail 13 SAP10	P01	External Wall First Floor Detail
	Detail 14 SAP10	P03	Separating Wall First Floor Detail
	Detail 15 SAP10	-	Load-Bearing Partition First Floor Detail
	Detail 16 SAP10	P04	Section through Wall Cladding Head & base at Lean to Roof Detail
	Detail 19 SAP10	P02	External Blockwork adjoining Timber Cladding & Window Cill at Cladding Detail
	Detail 20 SAP10	P01	External Blockwork Wall Roof Eaves Detail
	Detail 21 SAP10	P01	Window Head Roof Eaves Detail
	Detail 23 SAP10	P03	Roof Verge Detail / Outrigger Roof Detail - Roof Detail
	Detail 24 SAP10	A	Head, Cill & Jamb Window Detail
	Detail 24-1 SAP10	A	Head, Cill & Jamb Window Detail (No PC Cill)
	Detail 29 SAP10	P06	Lead Gable Upstand at Party Separating Wall Detail
	Detail 33 SAP10	-	Window Firestopping Detail
	Detail 41 SAP10	P03	Party Wall Plan Blockwork Firestopping Detail
	Detail 42 SAP10	P04	Party Wall Plan Cladding Firestopping Detail
	Detail 50 SAP10	A	Ext. Wall Internal + External Corners Detail
	Detail 51 SAP10	C	Gable Wall Roof Detail
	Detail 56 SAP10	P03	Separating / Party Wall at Roof & Ceiling Detail
	Detail 57 SAP10	P03	Separating / Party Wall at Boxed Eaves Detail
	Detail 58 SAP10	A	Stairwell Handrail Detail
	Detail 62 SAP10	A	Stair Detail At House
	Detail 63 SAP10	-	Protected Enclosure Ceiling Detail

	C&R Details		
	250861-000-CAM-DR-S-001	C	General Notes
	250861-000-CAM-DR-S-300	B	Structural Details (Sheet 1)
	250861-000-CAM-DR-S-301	A	Structural Details (Sheet 2)
	250861-000-CAM-DR-S-302	B	Structural Details (Sheet 3)
	250861-000-CAM-DR-S-303	B	Structural Details (Sheet 4)
	250861-000-CAM-DR-S-304	B	Timber Stair Details

G	Certification	
	Tranche 1-6 No. Affordable House Types, Constructions Specification and House and Cottage Flat Standard Details	Cameron & Ross dated 02 September 2025

H	Specification	
	Refer to STAS/25/100/DM/148/SS	Construction Specification Houses and Cottage Flats Rev F
	Refer to STAS/25/100/DM/148/UCR	U-values and Condensation Risk
	Overheating Instruction Manual and Max Glazing and Purge Ventilation	Compliance Calculations Worksheet

I	Authority:	
	This system type approval certificate consisting of 3 pages is authorised by the Scottish Building Standards Hub on behalf of the Local Authority Building Standards Scotland (LABSS).	