

LABSS Information Paper STAS/01/V6/2021 General**Partnership Schemes
“A Better Way to Build”****Scottish Type Approval Scheme**

LABSS is at the forefront of delivering national decisions, offering **Partnership Schemes** that provide a consistent, effective assessment and approval service for designers, developers and contractors. LABSS provides various options for these national discussion and decisions.

Options are

- The **Consortia Technical Working Group (CTWG)** will, at the request of applicants, investigate new ideas, wherever they occur.
- **Scottish Type Approval Scheme (STAS)** provides assessments and approvals of designs of standard buildings that are to be constructed in Scotland. All Scottish Local Authority verifiers accept STAS approvals.
- **Memorandums of Understanding (MOUs)** provide working in partnership with the Scottish Fire & Rescue Service (SRFS) and Homes for Scotland (H for S) - others will follow.

This Information Paper explains the Scottish Type Approval Scheme (STAS)

If you are a developer who is likely to be building throughout Scotland, then the **Scottish Type Approval Scheme (STAS)** is likely to be useful to you.

INTRODUCING THE SCOTTISH TYPE APPROVAL SCHEME

STAS is the Scottish Type Approval Scheme administered by **Local Authority Building Standards Scotland (LABSS)** in Scotland's Local Authorities. The scheme has been established to offer designers and developers standard design appraisals and approvals which promote faster responses to applications for a Building Warrant. All local authorities throughout Scotland will accept a design that has been approved by a nominated Lead Authority as complying with the requirements of the building standards.

Scottish Type Approval Certification

Once a STAS Certificate has been obtained, a building warrant application must still be made to the local authority in whose area the building is to be constructed. However, the aim of the scheme is to avoid applicants having to undergo a full building warrant assessment of their design each time the same building is to be constructed in a different authority area.

Any organisation, individual designer, developer or builder may obtain a Type Approval for a design. The scheme is ideally suited to standard building types where the intention is to repeat the design in various locations throughout Scotland but there is no reason why one off approvals may not be given.

Domestic and Non-Domestic Building Type Approval

Type Approval is suitable for complete standard building designs and for standard building modules (domestic and commercial) that are replicated in different local authority areas. Permanent variations to such designs can be

included with a Type Approval and any subsequent amendments to the approved design can be obtained from the local authority in whose area the building warrant is obtained.

User Guides

These are available from our Administrator or from the LABSS web site to explain the operation of each scheme in more detail:

- Domestic Type Approval
- Non-Domestic Type Approval

If you are a house builder and you erect a range of house types, or a developer and you erect a range of commercial or industrial type buildings in different local authority areas, the **STAS** Scottish Type Approval Scheme has special benefits for you.

To apply for a Building (Domestic or Non-Domestic) Type Approval for your house or your commercial or industrial type buildings all you need do is return, a completed application form, (using the form obtainable from the address at the end of this leaflet or through our web site) together with a register of the names and type of houses or building types to be subjected to assessment together with, in every case, the prescribed fee to the Administrator of the STAS.

After registration and acknowledgement to confirm that your application is suitable for the STAS, a Lead Authority will be appointed to deal with it. Following an agreement between you and our Administrator, you will be informed who this is and where to send the detailed information in support of your initial submission.

Your plans and supporting information will be checked under the scheme procedures, and a Domestic or Non-Domestic Type Approval certificate will be issued for each house or building type once it complies with current Building Standards. Please note that this Type Approval is not site specific and also that a fee is payable for each building applied for.

Once a certificate has been issued, using it is just as easy. You simply deposit the building warrant application form and plans together with all supporting information to the appropriate local authority, in the normal way, together with the statutory building warrant fee, attaching a copy of your Type Approval certificate. The local authority will not re-examine type approved plans, and will only look at site-related matters that are not covered under the **STAS** certificate. You may make amendments to the Type Approval on individual sites by applying to the local authority for an amendment to the warrant in the usual manner. Type Approvals will last until an amendment to the building standards means a re-design is necessary. The Secretary/Administrator of the **STAS** will inform you when this is happening to enable you to address the necessary items without delay, so your approval can be re-validated to meet revised building standards.

Architects and Design Engineers: Pass on real savings courtesy of STAS

If you have standard units or modular buildings, or if you have a range of standard designs that you use for different buildings, these can all be Type approved under the **STAS**. Similarly, if you have developed a building system that uses standard components and construction details to produce a variety of building types, these can be System approved under the unique System Type Approval Scheme.

STAS offers significant benefits for major clients commissioning complex developments that include standard elements.

Retail developments, shell fit outs, restaurants, hotels, leisure facilities, warehousing, office buildings and industrial units all frequently incorporate standard design elements within the overall scheme. A **STAS** certificate for standard details will speed up the approval process and ensure that your project progresses more rapidly.

One of the major benefits of a **STAS** certificate is that it gives the buildings and industrial units all frequently

incorporate standard design elements within the overall scheme. A **STAS** certificate for standard details will speed up the approval process and ensure that your project progresses more rapidly.

System building manufacturers - A time saving, flexible approval scheme

STAS understands the needs of the specialist field of modular system building and intends to provide a flexible scheme to suit any building or module constructed using a building system

What can STAS do for you?

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The involvement of local authority professional building standards staff is the client's guarantee of a service, which is publicly accountable, with independent plan checking and site inspection.

Depending on the nature of your project you may wish to use either the House Builders (Domestic Type Approval), the Commercial or Industrial Building Developers (Non-Domestic Type Approval) or the Buildings Systems (System Type Approval) Scheme.

We are committed to offering every assistance to make the application and approval system as quick and easy as possible – including providing a single point of contact for you.

Benefits

The Scottish Type Approval Scheme is your guarantee of

- consistent interpretation of building standards,
- a fast track through building standards approval,
- an agreed performance standard between the you and the Lead Authority,
- a single point of contact with building standards authorities,
- confidence in a design checked by **STAS**,
- checks by the local authority will be confined to site related matters

Any questions?

If you would like to know more about the **STAS** described in this brochure, you can contact the LABSS Technical Director at labss@labss2018.onmicrosoft.com or the **STAS** Administrator direct on bob.renton@labss2018.onmicrosoft.com or visit our web site www.labss.org