

SBSH INFORMATION REFERENCE PAPER

Assessment of Domestic Building Warrant applications with Scottish Type Approval Scheme (STAS) approval

Information for verifiers

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Purpose

The purpose of this document is to provide guidance on the areas which have not been reviewed as part of the STAS application. Although commonly known that a lot of the site-specific items will require to be checked by the verifier this document serves to support the verifier by way of a checklist – aid memoir.

It also aims to provide guidance to verifiers on how to process STAS applications in the event of a change in regulations after the approval was issued, and when deviations are noted from the original STAS approval.

Background Information

STAS is a national approval scheme that allows customers to have their building design, or system design pre-approved, which then quickens the building warrant application process as only site-specific elements require to be checked. This also aids verifiers as they spend considerably less time and resource assessing applications accompanied by a STAS certificate. All Scottish local authority verifiers accept STAS approved designs.

Please note this guidance checklist should be read in conjunction with the STAS conditions detailed on the STAS approval as this will highlight any additional aspects specific to that application. i.e. site-specific items over and above the usual.

Section 0: General

	Checked	Comment
0.8 - Durability, workmanship and fitness of materials	<input type="checkbox"/>	A STAS approval often includes generic performance specifications with product specifics forming part of the site-specific building warrant application. This information may either be detailed on the STAS certificate or highlighted within the overall specification.
0.10 - Building standards applicable to demolition	<input type="checkbox"/>	Often multi plot developments may have demolition, and site preparation works associated with them prior to the application
0.13 - Provision of protective works	<input type="checkbox"/>	
0.14 - Clearing of footpaths	<input type="checkbox"/>	
0.15 - Securing of unoccupied and partially completed buildings	<input type="checkbox"/>	

				or included within the site wide application
Section 1 : Structure				
Mandatory Standard 1.1 - Structure			<input type="checkbox"/>	A statement of structural adequacy and structural design drawings have been provided as part of the STAS application. However, an SER Ltd Certificate of Design, including all associated drawings, details and specifications should be expected with the Building Warrant application.
Section 2: Fire				
Mandatory Standard 2.6 - Spread to neighbouring buildings			<input type="checkbox"/>	The boundaries have all been taken to be a minimum of a metre from the boundary. However, site specific boundaries may differ.
Guidance Clause	2.6.1	Fire resistance duration of external walls	<input type="checkbox"/>	
Guidance Clause	2.6.2	Unprotected area	<input type="checkbox"/>	
Guidance Clause	2.6.3	The simple geometry method	<input type="checkbox"/>	
Guidance Clause	2.6.4	External wall cladding	<input type="checkbox"/>	
Mandatory Standard 2.7 - Spread on external walls			<input type="checkbox"/>	External wall cladding systems have been assessed where detailed as both more than 1m from the boundary, and not more than 1m from the boundary. However, site specific boundaries may alter proposals.
Guidance Clause	2.7.0	Introduction	<input type="checkbox"/>	
Guidance Clause	2.7.1	External wall cladding systems	<input type="checkbox"/>	
Guidance Clause	2.7.2	Specified attachments	<input type="checkbox"/>	
Mandatory Standard 2.12 - Fire and rescue service access			<input type="checkbox"/>	Access will require to be assessed when proposed site plan is available with building warrant application.
Guidance Clause	2.12.0	Introduction	<input type="checkbox"/>	
Guidance Clause	2.12.1	Vehicle access provision	<input type="checkbox"/>	

Guidance Clause	2.12.2	Vehicle access routes	<input type="checkbox"/>	
Guidance Clause	2.12.3	Operating spaces for high reach appliances	<input type="checkbox"/>	
Guidance Clause	2.12.4	Access for fire and rescue service personnel	<input type="checkbox"/>	
Mandatory Standard 2.13 - Fire and rescue service water supply			<input type="checkbox"/>	
Guidance Clause	2.13.0	Introduction	<input type="checkbox"/>	Water supply provisions will require to be assessed when proposed site plan and specification is available with building warrant application.
Guidance Clause	2.13.1	Fire and rescue service water supply	<input type="checkbox"/>	
Guidance Clause	2.13.2	Public water supply	<input type="checkbox"/>	
Guidance Clause	2.13.3	Alternative water supply	<input type="checkbox"/>	
Mandatory Standard 2.15 - Automatic fire suppression systems			<input type="checkbox"/>	Layout plans and generic specification have been provided to demonstrate compliance as part of the STAS submission. However final proposals will be expected as part of the building warrant application along with information on the water supply.
Guidance Clause	2.15.5	Water supply	<input type="checkbox"/>	
Section 3: Environment				
			Checked	Comment
Mandatory Standard 3.1 - Site preparation – harmful and dangerous substances			<input type="checkbox"/>	Requirement for site specific site investigation.
Guidance Clause	3.1.0	Introduction	<input type="checkbox"/>	
Guidance Clause	3.1.1	Preparation of a site	<input type="checkbox"/>	
Guidance Clause	3.1.2	Harmful or dangerous substances	<input type="checkbox"/>	
Guidance Clause	3.1.3	Hazard identification and assessment	<input type="checkbox"/>	

Guidance Clause	3.1.4	Development on land that may be contaminated	<input type="checkbox"/>	
Guidance Clause	3.1.5	Land not initially identified as being contaminated	<input type="checkbox"/>	
Guidance Clause	3.1.6	Risk management techniques	<input type="checkbox"/>	
Guidance Clause	3.1.7	Housing on land affected by contamination	<input type="checkbox"/>	
Guidance Clause	3.1.8	Re-development of industrial land	<input type="checkbox"/>	
Guidance Clause	3.1.9	Risks to construction materials and services	<input type="checkbox"/>	
Mandatory Standard 3.2 - Site preparation – protection from radon gas			<input type="checkbox"/>	In general, no methods for radon gas protection will have been reviewed as part of the STAS submission, however some applications may include standard details for certain radon gas risk levels.
Guidance Clause	3.2.0	Introduction	<input type="checkbox"/>	
Guidance Clause	3.2.1	Radon probability areas	<input type="checkbox"/>	
Guidance Clause	3.2.2	Protection from radon gas	<input type="checkbox"/>	
Mandatory Standard 3.3 - Flooding and groundwater			<input type="checkbox"/>	Requirement to check if proposed site requires a flood risk assessment.
Guidance Clause	3.3.0	Introduction	<input type="checkbox"/>	
Guidance Clause	3.3.1	Groundwater	<input type="checkbox"/>	
Guidance Clause	3.3.2	Flood risk assessment	<input type="checkbox"/>	
Guidance Clause	3.3.3	Resilient construction in flood risk areas	<input type="checkbox"/>	
Mandatory Standard 3.4 – Moisture from the ground			<input type="checkbox"/>	The topography of the site should be assessed for each building warrant application.
Mandatory Standard 3.5 - Existing drains			<input type="checkbox"/>	This would be reviewed on a site-by-site basis.
Guidance Clause	3.5.0	Introduction	<input type="checkbox"/>	
Guidance Clause	3.5.1	Existing drains	<input type="checkbox"/>	

Guidance Clause	3.5.2	Re-routing of drains	<input type="checkbox"/>	
Guidance Clause	3.5.3	Re-construction of drains	<input type="checkbox"/>	
Guidance Clause	3.5.5	Sealing disused drains	<input type="checkbox"/>	
Mandatory Standard 3.6 - Surface water drainage			<input type="checkbox"/>	External underground surface water drainage for each plot, and proposals for the full development will require to be assessed and suitable calculations and plans submitted. Consultation responses should also be sought from all relevant bodies.
Guidance Clause	3.6.0	Introduction	<input type="checkbox"/>	
Guidance Clause	3.6.1	Surface water drainage from dwellings	<input type="checkbox"/>	
Guidance Clause	3.6.2	Surface water drainage of paved surfaces	<input type="checkbox"/>	
Guidance Clause	3.6.3	Surface water discharge	<input type="checkbox"/>	
Guidance Clause	3.6.4	Sustainable Urban Drainage Systems	<input type="checkbox"/>	
Guidance Clause	3.6.5	Soakaway single dwellings and extensions	<input type="checkbox"/>	
Guidance Clause	3.6.6	Surface water run-off from small paved areas	<input type="checkbox"/>	
Guidance Clause	3.6.7	Rainwater harvesting	<input type="checkbox"/>	
Guidance Clause	3.6.8	Traditional drainage systems	<input type="checkbox"/>	
Guidance Clause	3.6.9	Discharges into a drainage system	<input type="checkbox"/>	
Guidance Clause	3.6.10	Testing	<input type="checkbox"/>	
Mandatory Standard 3.7 - Wastewater drainage			<input type="checkbox"/>	External underground foul water drainage for each plot, and proposals for the full development will require to be assessed and suitable calculations and plans submitted. Consultation responses should also be sought from all relevant bodies.
Guidance Clause	3.7.0	Introduction	<input type="checkbox"/>	
Guidance Clause	3.7.2	Sanitary appliances below flood level	<input type="checkbox"/>	
Guidance Clause	3.7.3	Drainage system outside a building	<input type="checkbox"/>	
Guidance Clause	3.7.4	Connection to a public sewer	<input type="checkbox"/>	
Guidance Clause	3.7.5	Combined sewers	<input type="checkbox"/>	

Guidance Clause	3.7.7	Sewers intended for vesting	<input type="checkbox"/>	
Guidance Clause	3.7.9	Testing	<input type="checkbox"/>	
Guidance Clause	3.7.10	Wastewater discharge	<input type="checkbox"/>	
Mandatory Standard 3.8 - Private wastewater treatment systems - treatment plants			<input type="checkbox"/>	As above.
Guidance Clause	3.8.0	Introduction	<input type="checkbox"/>	
Guidance Clause	3.8.1	Treatment plants	<input type="checkbox"/>	
Guidance Clause	3.8.2	Treatment plant covers	<input type="checkbox"/>	
Guidance Clause	3.8.3	Inspection and sampling	<input type="checkbox"/>	
Guidance Clause	3.8.4	Location of a treatment plant	<input type="checkbox"/>	
Guidance Clause	3.8.5	Discharges from a septic tank and treatment plants	<input type="checkbox"/>	
Guidance Clause	3.8.6	Access for desludging	<input type="checkbox"/>	
Guidance Clause	3.8.7	Labelling	<input type="checkbox"/>	
Mandatory Standard 3.9 - Private wastewater treatment systems – infiltration systems			<input type="checkbox"/>	
Guidance Clause	3.9.0	Introduction	<input type="checkbox"/>	
Guidance Clause	3.9.1	Assessing the suitability of the ground	<input type="checkbox"/>	
Guidance Clause	3.9.2	Design of infiltration fields	<input type="checkbox"/>	
Guidance Clause	3.9.3	Greywater disposal	<input type="checkbox"/>	
Guidance Clause	3.9.4	Location of infiltration fields – pollution	<input type="checkbox"/>	
Guidance Clause	3.9.5	Location of infiltration fields – damage to buildings	<input type="checkbox"/>	

Mandatory Standard 3.10 Precipitation			<input type="checkbox"/>	Cavity ventilation may be required at high level as well as low level, to provide a ventilated cavity in severely exposed areas. Site specific requirement.
Guidance Clause	3.10.5	Wall constructions (framed)	<input type="checkbox"/>	
Guidance Clause	3.10.6	Ventilation of wall cavities	<input type="checkbox"/>	
Mandatory Standard 3.11- Facilities in dwellings			<input type="checkbox"/>	External drying of washing provision to be reviewed on proposed site plan at building warrant stage.
Guidance Clause	3.11.6	Drying of washing	<input type="checkbox"/>	
Mandatory Standard 3.23 - Fuel storage – protection from fire			<input type="checkbox"/>	Possible requirement to be checked when site boundaries confirmed. Note – May only be relevant for applications processed under the regulations prior to 1 st April 2024.
Guidance Clause	3.23.1	Separation of oil tanks from buildings and boundaries	<input type="checkbox"/>	
Guidance Clause	3.23.2	Additional fire protection	<input type="checkbox"/>	
Guidance Clause	3.13.4	Bulk storage of woody biomass fuel	<input type="checkbox"/>	
Mandatory Standard 3.24 Fuel storage – containment			<input type="checkbox"/>	Note – May only be relevant for applications processed under the regulations prior to 1 st April 2024.
Mandatory Standard 3.25 Solid waste storage			<input type="checkbox"/>	Site specific review required
Guidance Clause	3.25.0	Introduction	<input type="checkbox"/>	
Guidance Clause	3.25.1	Solid waste storage point	<input type="checkbox"/>	
Guidance Clause	3.25.2	Enclosed storage	<input type="checkbox"/>	
Guidance Clause	3.25.3	Solid waste collection point	<input type="checkbox"/>	
Guidance Clause	3.25.4	Provision for washing down	<input type="checkbox"/>	
Guidance Clause	3.25.5	Security against vermin	<input type="checkbox"/>	

Section 4: Safety				
			Checked	Comment
Mandatory Standard 4.1 - Access to buildings			<input type="checkbox"/>	
Guidance Clause	4.1.0	Introduction	<input type="checkbox"/>	
Guidance Clause	4.1.1	Accessible car parking to flats or maisonettes	<input type="checkbox"/>	
Guidance Clause	4.1.2	Car parking within the curtilage of a dwelling	<input type="checkbox"/>	
Guidance Clause	4.1.3	Accessible routes	<input type="checkbox"/>	
Guidance Clause	4.1.4	Surface to accessible routes	<input type="checkbox"/>	
Guidance Clause	4.1.5	Length of accessible routes	<input type="checkbox"/>	
Guidance Clause	4.1.6	Width of accessible routes	<input type="checkbox"/>	
Mandatory Standard 4.3 - Stairs and ramps			<input type="checkbox"/>	Site specific flights of steps/ramps within the site boundaries
Guidance Clause	4.3.0	Introduction	<input type="checkbox"/>	
Guidance Clause	4.3.1	Measurement for stairs	<input type="checkbox"/>	
Guidance Clause	4.3.2	Rise, going, tread and pitch of stairs	<input type="checkbox"/>	
Guidance Clause	4.3.3	Width of stair flights and landings	<input type="checkbox"/>	
Guidance Clause	4.3.4	Number of rises in a flight	<input type="checkbox"/>	
Guidance Clause	4.3.5	Risers and treads	<input type="checkbox"/>	
Guidance Clause	4.3.6	Stair landings	<input type="checkbox"/>	
Guidance Clause	4.3.7	Warning surfaces to landings of external steps	<input type="checkbox"/>	
Guidance Clause	4.3.10	Stair flights consisting wholly of tapered treads	<input type="checkbox"/>	
Guidance Clause	4.3.11	Pedestrian ramps	<input type="checkbox"/>	
Guidance Clause	4.3.12	Width of ramps flights	<input type="checkbox"/>	

Guidance Clause	4.3.13	Ramp landings	<input type="checkbox"/>	
Guidance Clause	4.3.14	Handrails to stairs and ramps	<input type="checkbox"/>	
Guidance Clause	4.3.15	Height of handrails	<input type="checkbox"/>	
Mandatory Standard 4.4 - Pedestrian protective barriers			<input type="checkbox"/>	Site specific flights of steps/ramps within the site boundaries
Guidance Clause	4.4.0	Introduction	<input type="checkbox"/>	
Guidance Clause	4.4.1	Location of pedestrian protective barriers	<input type="checkbox"/>	
Guidance Clause	4.4.2	Design of pedestrian protective barriers	<input type="checkbox"/>	
Guidance Clause	4.4.3	Guarding to the edge of ramps	<input type="checkbox"/>	
Mandatory Standard 4.12 - Vehicle protective barriers			<input type="checkbox"/>	External provisions will not generally form part of STAS assessment.
Guidance Clause	4.12.0	Introduction	<input type="checkbox"/>	
Guidance Clause	4.12.1	Vehicle protective barriers	<input type="checkbox"/>	
Mandatory Standard 4.14 - Gigabit-ready physical infrastructure for electronic communications networks			<input type="checkbox"/>	Connectivity plan required for each site.
Guidance Clause	4.14.0	Introduction	<input type="checkbox"/>	
Guidance Clause	4.14.1	In-building physical infrastructure in dwellings	<input type="checkbox"/>	
Guidance Clause	4.14.2	Onsite physical infrastructure	<input type="checkbox"/>	
Guidance Clause	4.14.3	Type and level of connectivity	<input type="checkbox"/>	
Guidance Clause	4.14.4	Connectivity plan	<input type="checkbox"/>	
Annex 4.A - Connectivity plan template			<input type="checkbox"/>	
Section 5: Noise				
			Checked	Comment
Mandatory Standard 5.1 - Noise separation			<input type="checkbox"/>	Requirement for sound tests on completion.
Guidance Clause	5.1.9	Post-completion testing	<input type="checkbox"/>	

Section 6: Energy				
			Checked	Comment
Mandatory Standard 6.1 - Energy demand			<input type="checkbox"/>	STAS approval confirms compliance with Mandatory Standard 6.1, based on example criteria with regards to orientation, shading, sheltering and resultant PV array efficiency. Where any particular site-specific plot is considered to be more onerous than the example criteria the verifier should request the actual DER and DDER for any such plots. These considerations are not applicable where a Certification of Design for Section 6 has been provided.
Guidance Clause	6.1.1	Dwelling	<input type="checkbox"/>	
Guidance Clause	6.1.2	Setting the Target Delivered Energy Rate	<input type="checkbox"/>	
Guidance Clause	6.1.3	Calculating the Dwelling Delivered Energy Rate	<input type="checkbox"/>	
Guidance Clause	6.1.4	Buildings with multiple dwellings	<input type="checkbox"/>	
Mandatory Standard 6.2 - Building Insulation Envelope			<input type="checkbox"/>	
Guidance Clause	6.2.5	Air tightness testing	<input type="checkbox"/>	The air tightness of the property should be cross referenced with the SAP designed air permeability.
Section 7: Sustainability				
			Checked	Comment
Mandatory Standard 7.1 - Statement of sustainability			<input type="checkbox"/>	In general, Sustainability aspects are only checked to levels as stated on STAS application form. It should be noted that individual building warrant applications may vary.
Guidance Clause	7.1.0	Statement of sustainability (sustainability label)	<input type="checkbox"/>	
Guidance Clause	7.1.1	Levels of sustainability	<input type="checkbox"/>	
Guidance Clause	7.1.2	Bronze level	<input type="checkbox"/>	
Guidance Clause	7.1.3	Bronze Active level	<input type="checkbox"/>	

Guidance Clause	7.1.4	Silver level	<input type="checkbox"/>	To be reviewed when site, and site layout confirmed as part of building warrant submission.
Guidance Clause	7.1.5	Silver Active level	<input type="checkbox"/>	
Guidance Clause	7.1.6	Gold level	<input type="checkbox"/>	
Guidance Clause	7.1.7	Greenhouse gas emissions only at Platinum level	<input type="checkbox"/>	
Mandatory Standard 7.2 - Electric Vehicle Charging			<input type="checkbox"/>	
Guidance Clause	7.2.0	Introduction	<input type="checkbox"/>	
Guidance Clause	7.2.1	Charge point provision to new dwellings (including creation of one or more dwellings by conversion)	<input type="checkbox"/>	
Guidance Clause	7.2.2	Provision to domestic buildings undergoing major renovation works	<input type="checkbox"/>	
Guidance Clause	7.2.3	Mixed Development	<input type="checkbox"/>	
Guidance Clause	7.2.4	Location of charge points	<input type="checkbox"/>	
Guidance Clause	7.2.5	Specification of electric vehicle charge points	<input type="checkbox"/>	
Guidance Clause	7.2.6	Enabling infrastructure and future charge points	<input type="checkbox"/>	
Guidance Clause	7.2.7	Information on the installation and operation of charge points	<input type="checkbox"/>	
<p>Please note This has been provided for guidance purposes only and the list is not exhaustive for all STAS approvals. It should also be noted that where an application benefits from a STAS certificate for a detailed design or system i.e. standard details package, other checks will require to be made to the project.</p>				

Validity of STAS approvals

STAS approvals are issued based on the version of the Technical Handbook stipulated by the applicant upon receipt of the application. If STAS applications are still being processed during a regulation change, the applicant has the option to update them to the latest regulations. SBSH ensures that applicants are aware of this option and supports them through the regulation changes, advising on the effects these changes may have on their application.

Regarding the verification of a building warrant application with STAS approval in place, a STAS approval certificate, which references a previous edition of the Technical Handbooks can still be used to support a building warrant application. In such circumstances, the verifier should assess any site-specific elements along with any elements of the proposals which are affected by any intervening changes to the Technical Handbooks. In addition, the applicant should clearly highlight any elements which have been updated following changes to the Technical Handbooks to aid the verifier when assessing such applications.

Deviations from STAS approvals

It should be noted that some STAS approvals may only relate to works of an internal fit-out nature. This approval allows for consistency and efficiency when processing site-specific building warrants for such work. While the STAS approval covers the standard build, it is anticipated that there will occasionally be a need to alter the STAS-approved layouts.

Where such alterations are site-specific, it is not necessary for the applicant to seek an amendment to the STAS approval. In these situations, the verifier would assess any differences as part of the building warrant assessment. If the changes were to occur after warrant approval, a site-specific amendment may be requested to cover the alterations from the STAS and the original approved building warrant. The verifier would then assess any amendment in the usual manner.

End.