

SBSH: STAS Guidance Note to Verifiers



Scottish Building Standards Hub

Site Specific Review (outwith STAS review)

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. Details of this will be found on the STAS certificate.
0.10 - Building standards applicable to demolition	<input type="checkbox"/>	Often multiple plot developments may have demolition, and site preparation works associated with them prior to the application or included within the site wide 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"/>	

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 certificate and associated drawing package should be expected with the Building Warrant application.
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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, it 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 bulding 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			<input type="checkbox"/>	Water provisions will require to be assessed when proposed site plan and specification is available with bulding warrant application.
Guidance Clause	2.13.0	Introduction	<input type="checkbox"/>	
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 supression systems			<input type="checkbox"/>	Layout plans have been provided 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			<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"/>	As above - no methods for radon gas protection have been reviewed as part of the STAS submission.
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 3.5 - Existing drains			<input type="checkbox"/>	This would be reviewed on a site by site

Guidance Clause	3.5.0	Introduction	<input type="checkbox"/>	basis.
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	3.5.4	Drains passing through structures	<input type="checkbox"/>	
Guidance Clause	3.5.5	Sealing disused drains	<input type="checkbox"/>	
Mandatory Standard 3.6 - Surface water drainage			<input type="checkbox"/>	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"/>	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	3.7.1	Sanitary pipework	<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	3.7.6	Conversions and extensions	<input type="checkbox"/>	
Guidance Clause	3.7.7	Sewers intended for vesting	<input type="checkbox"/>	
Guidance Clause	3.7.8	Ventilation of a drainage system	<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			<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			<input type="checkbox"/>	As above.
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 3.11- 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
Guidance Clause	3.23.1	Separation of oil tanks from buildings and boundaries	<input type="checkbox"/>	
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"/>	Unsure if relevant at STAS assessment stage.
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			<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"/>	The notional STAS information allows for the warrant to be approved with the site specific SAP's being submitted at the completion stage at the point the EPC is created. Alternatively, a statement of adequacy for this section, similar to section 1 may have been provided.
Guidance Clause	6.1.1	Dwelling	<input type="checkbox"/>	
Guidance Clause	6.1.2	Setting the Target Delivered Energy R	<input type="checkbox"/>	
Guidance Clause	6.1.3	Calculating the Dwelling Delivered Energy Rate	<input type="checkbox"/>	
Guidance Clause	6.1.4	Buildings with multipledwellings	<input type="checkbox"/>	
Section 7: Sustainability				
			Checked	Comment
Mandatory Standard 7.1 - Statement of sustainability			<input type="checkbox"/>	Sustainability only checked as confirmed on STAS application, 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"/>	

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"/>	To be reviewed when site, and site layout confirmed as part of building warrant submission.
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"/>	