2013

Local Authority Building Standards Scotland [LABSS]
formerly the Scottish Association of Building Standards Managers [SABSM]

LABSS AMENDED TECHNICAL POLICY NOTE T01B/2013

TECHNICAL Note for Designers and Verifiers to assist applicants for a building warrant under the UK Government's new Energy Company Obligation (ECO)

Issue Date: **29/07/2013**

BACKGROUND
The Scottish Government recognises that the UK Government's new Energy Company Obligation (ECO) will create a legal obligation on certain energy suppliers to improve the energy efficiency of domestic households through the establishment of annual carbon emission and heat reduction targets.

In order for energy companies to meet their annual targets there is a strong drive to fit external wall insulation (EWI) to existing buildings. As there is a requirement for a building warrant for such works any delays could affect the amount of EWI installed and the ability to meet targets.

The Scottish Government is addressing this by working with designers, installers and local authority verifiers to identify where delays may occur in the building warrant process and help those involved to develop procedures to minimise such delays. To help with this process the BSD hosted a workshop on 19 December 2012 at Denholm House, Livingston.

CONCLUSIONS
The following is a list of the key points coming out of the workshop that stakeholders felt would assist the processing of building warrant applications:

1. the development of a national checklist
2. the inclusion of multiple dwellings on a single building warrant application
3. good quality application (standard details, digital photos of elevations, BBA certificate, dewpoint calculations, etc.)
4. applications should be prioritised by local authorities, with a target of 2 weeks to assess the building warrant submission.
5. the time for granting of the warrant will be dependent on the quality of the submission and on the need for wider consultation on any site specific proposal.

NATIONAL CHECKLIST

PROCEDURES	ISSUE	NUMBER	COMMENTS
	Application form	*	* Complete form available from LA and submit together with lodging fee
	Fee	*	* Fee payable in accordance with prescribed scale of fees based on value of work. Value includes all material costs, installation costs and all ancillary works required to install and complete the fitting of the external wall insulation (EWI) – (e.g. includes scaffolding costs)
	Location plan	Min 2** **(NB: Some Las may need 3)	Provide a locality plan at a scale of 1:2500 (OS) or equivalent Provide a block plan (site plan preferably min 1:500) to identify every house within project development area
	Drawings or photographs	Min 2**	Sufficient drawings or digital photographs to be provided for each house type within the project to identify scope of application (additional drawing or digital photo info should be provided for unique or one-off features within the development area)
	Specification documents	Min 2** Min 2** Min 2**	As a minimum, it is essential that a detailed specification document is provided for the existing wall construction on to which the EWI will be installed A fully detailed specification document should be provided for the EWI Product(s) to be installed A Standard Detail Book (fully relevant to the existing wall construction) should be provided. Detail Book should show ALL detailing to a large scale (1:20 or equivalent) and should have regard to:- • windows and doors – cill/head/ingoes • service ducting – pipes, boiler flues, overflows etc • wall section, • DPC level detailing • Cavity barriers, • Wall/soffit junction, • Junctions at separating walls/floors • Project specific detailing
	Certification documents	Min 2**	BBA Certificates or other UKAS Accredited Test House certification (product/installation) – See Appendix A for list of known BBA Certificates

TECHNICAL ASSESSMENTS	ISSUE:	TECHNICAL HANDBOOK Ref:	COMMENTS:	
	Structure	**Clause 1.1**	For "high rise" (over 18m); no fines concrete; timber clad; hard to treat non-traditional walls	Recommend SER Certification supported by a fully detailed engineering specification
			NB: The LA Verifier will be the sole arbiter on which projects (or parts thereof) fall within the above criteria	
	Structure	**Clause 1.1**	For "All Other" external wall types	Provide: BBA Certificate; Pull out test results (each wall type); Detail types of fixings; Detail expansion joints
	Fire	**Clause 2.4**	Define "combustibility" classification of EWI	BBA Certification or test report
	See LABSS Newsflash 1/290713 for updates to this section on Standards 2.4, 2.6 and 2.7		Indicate position and type of cavity barrier to meet 2.4.1 and 2.4.2	BBA Certification and Manufacturers information
	Fire	**Clause 2.6**	Detail distances to boundary	Calculate worsening effect on boundary location – see Clause 2.6.4:

Clause 2.6.4: External wall cladding not more than 1 m from a *boundary* should have a *non-combustible* classification.

Fire within the *building* may break out through a window or door opening and as a consequence, the cladding, once ignited, would contribute to the heat generated from the fire. Therefore where the cladding is more than 1 m from the *boundary* and is *constructed* from combustible material more than 1 mm thick that has a low, medium, high or very high risk, (as described in annex 2.B), the cladding should be included in the calculation of unprotected area.

However combustible cladding need not be included in the calculation of unprotected area where:

- the combustible cladding is attached to the structure of the *building* and the *external wall* contains no openings other than the small openings described in clause 2.6.2b; and
- the wall behind the cladding (or the cladding itself) has the appropriate fire resistance duration from the inside.

TECHNICAL ASSESSMENTS:	ISSUE:	TECHNICAL HANDBOOK Ref:	COMMENTS:	
	Fire	**Clause 2.7**	Indicate position and type of cavity barrier to meet 2.4.1, 2.4.2 and 2.7.1 as appropriate	Applicable where combustible cladding is used.
	Environment	**Clause 3.4**	Indicate existing **dpc** level and ensure insulation does not bridge the **dpc**. Confirm underfloor **solum vents** are unaffected or show remedial works to maintain ventilation	
		Clause 3.6 **Clause 3.7**	Indicate the position of any rainwater downpipes Indicate the position of any foul and waste pipes	Detail any alterations needed to rainwater downpipes AND/OR the underground drainage arrangements caused by installation of EWI
		Clause 3.10	Confirm suitability of EWI to resist wind driven rain and precipitation	BBA Certification and Manufacturers information
		Clause 3.14	Confirm EWI does Not affect opening mechanisms for windows	Ability for safe cleaning and/or escape should not be worsened
		Clause 3.15	Confirm condensation analysis and dew point calculation Check roof void ventilation	The guidance given in BS5250: 2002 is helpful in preventing both interstitial and surface condensation. Ensure installation of EWI does NOT adversely affect the eaves ventilation of the roof void
		Clause 3.19	Indicate the position of any flues or ducts through the EWI	Detail any alterations needed to flues etc caused by installation of EWI

TECHNICAL ASSESSMENTS:	ISSUE:	TECHNICAL HANDBOOK Ref:	COMMENTS:	
	Safety	**Clause 4.1/4.3**	Detail effect on existing external stairway widths, as appropriate Detail effect on existing accessway widths, as appropriate Detail effect on existing balconies, pends, as appropriate	Detail any alterations needed to stairways, accessways, balconies, pends etc caused by installation of EWI to ensure widths are not reduced below minimum standards
	Energy	**Clause 6.2.11 Alterations to insulation envelope**	Work by ECO suppliers delivers energy efficiency improvement within a quality assurance framework administered by Ofgem. Accordingly, where forming part of an ECO application, an improved wall U-value of 0.3 W/m²K or better may be accepted as 'reasonably practicable' without further inquiry, this being the minimum requirement under the Carbon Emissions Reduction Obligation (CERO). As a minimum, it is essential that a detailed specification document is provided for the existing wall construction on to which the EWI will be installed.	
	Other	**Validity of tests and certification**	The design shown and the specifications and materials referred will be 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 2011. 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 the submission of the building warrant application.	
	Pre-application	**Pre-application discussion**	In the case of "hard to treat" buildings or in cases of complexity or uniqueness, verifiers in Scotland will provide a forum for pre-application advice and information. Applicants and/or their agents may want to seek similar advice and information from an Approved Certifier of Design (Structures) under the scheme operated by SER Ltd.	

CCNP/ COMPLETION CERTIFICATES:	ISSUE:	COMMENT:
	Geographical / Street Identification	Applicants / agents should seek information from the specific Local Authority where the development is to take place to confirm how an application or applications should be submitted. **NOTE: Many of the IT Systems used by Scotland's Local Authorities require that submissions for warrant are constrained by street addresses – e.g. if you had a development covering 3 different streets then 3 separate applications would be required.** There are variations to this so the advice is SPEAK TO YOUR LOCAL AUTHORITY prior to submission.
	CCNP	This CCNP is essentially an agreement document between the local authority verifier and the developer to allow checks on construction stages and compliance to be recorded. **Construction Compliance and Notification Plans have now been embedded in the Building Standards system in Scotland. The norm would be that EVERY unique house, flat, maisonette would receive its own CCNP.** There may be variations to this depending on the nature of the development or the scope of the work so again the advice is SPEAK TO YOUR LOCAL AUTHORITY prior to submission.
	Submission of and Acceptance of Completion Certificates	LABSS understands that, like the provision of CCNPs, the ECO developer requires that every unique house, flat, maisonette will have its own Completion Certificate and Acceptance. There may be variations to this depending on the nature of the development or the scope of the work so again the advice is SPEAK TO YOUR LOCAL AUTHORITY prior to submission. In any event, the developer MUST download the requisite Form 5 – Completion Certificate from the Building Standards Division (BSD) website to suit the development. The Local Authority will issue Acceptances in response to the Completion Certificates received. **IMPORTANT NOTE:** **It is likely that ALL owners/occupiers of the individual houses, flats or maisonettes will want this Completion/Acceptance document. Under this scheme it will be the developers responsibility to pass any such documents to every householder (relevant person)**

APPENDIX A

EXTERNAL WALL INSULATION SYSTEMS SUPPORTING BBA CERTIFICATES Standard Conditions on ALL BBA Certificates

17.3 This Certificate will remain valid for an unlimited period provided that the product and the manufacture and/or fabrication including all related and relevant processes thereof:

(a) are maintained at or above the levels which have been assessed and found to be satisfactory by the BBA;
(b) continue to be checked as and when deemed appropriate by the BBA under arrangements that it will determine; and
(c) are reviewed by the BBA as and when it considers appropriate.

Certificate Title	Cert. No.	Company Name	Cert. Type	Certificate Sheets
Structherm Structural External Wall Insulation Systems	03/4022	Structherm Ltd	Agrément Certificate	• Regulations • Structherm Structural External Wall Insulation System - Galvanized • Structherm Structural External Wall Insulation System - Stainless Steel
Strikotherm External Wall Insulation Systems	10/4774	Strikotherm BV	Agrément Certificate	• Strikotherm Mw Lamella External Wall Insulation Systems • Strikotherm Eps External Wall Insulation Systems
Rockshield External Wall Insulation Systems	90/2437	Rockwool Ltd	Agrément Certificate	• The Rockshield Lw External Wall Insulation System • The Rockshield Tc External Wall Insulation System
Ecorock External Wall Insulation Systems	09/4710	British Gas Limited	Agrément Certificate	• Ecorock Lw External Wall Insulation System • Ecorock Tc External Wall Insulation System
Weber.Therm External Wall Insulation Systems	09/4670	Saint-Gobain Weber Ltd	Agrément Certificate	• Weber.Therm Xp (Mesh) External Wall Insulation Systems

Certificate Title	Cert. No.	Company Name	Cert. Type	Certificate Sheets
Thermaloc External Wall Insulation Systems	99/3564	Wetherby Building Systems Limited	Agrément Certificate	• Regulations • Thermaloc External Wall Insulation System
Wallreform	02/3951	Walltransform Ltd	Agrément Certificate	• Wallreform
Wallreform	04/4136	Walltransform Ltd	Agrément Certificate	• Wallreform
Wetherby External Wall Insulation Systems	09/4625	Wetherby Building Systems Limited	Agrément Certificate	• Epsitec External Wall Insulation System • Epsiwall External Wall Insulation System
Structherm Thermaphon Non-Structural External Wall Insulation Systems	96/3243	Structherm Ltd	Agrément Certificate	• Building Regulations • The Structherm Thermaphon Nsc 5 External Wall Insulation System • The Structherm Thermaphon Nsc 3 External Wall Insulation System • The Structherm Thermaphon Nsc 2 External Wall Insulation System
Termok8 Classico External Wall Insulation Systems	11/4841	I.V.A.S. Industria Vernici S.p.A.	Agrément Certificate	• Termok8 Eps, Termok8 Minerale and Termok8 Phenolic External Wall Insulating Render Systems
Epsicon External Wall Insulation System	03/4058	Wetherby Building Systems Limited	Agrément Certificate	• Epsicon 2 External Wall Insulation System • Epsicon 3 External Wall Insulation System
Sto External Wall Insulation Systems	95/3132	Sto Ltd	Agrément Certificate	• Regulations • Stotherm Classic External Wall Insulation Systems • The Stotherm Mineral External Wall Insulation System • The Stotherm Lamella External Wall Insulation System
Swisslab External Wall	93/2914	Alumasc Exterior	Agrément	• Swisslab Eps External Wall

Certificate Title	Cert. No.	Company Name	Cert. Type	Certificate Sheets
Insulation Systems		Building Products Ltd	Certificate	• Insulation System • Swisslab Pir-Modified Urethane and M.R. S Finishes External Wall Insulation Systems • Swisslab Phenolic and M.R. S Finishes External Wall Insulation Systems • Swisslab Mineral Wool, Spar-Dash Render Finish, External Wall Insulation System
Envirowall External Wall Insulation Systems	05/4206	Envirowall Ltd	Agrément Certificate	• Regulations • Envirowall Eps External Wall Insulation System • Envirowall Mineral Wool and Phenolic External Wall Insulation System • Envirowall Granol Ts Rail System
Wallreform II External Wall Insulation System	07/4490	Walltransform Ltd	Agrément Certificate	• Wallreform II External Wall Insulation
Alsecco Awk External Wall Insulation Systems	96/3238	Alsecco (UK) Ltd	Agrément Certificate	• Building Regulations • The Alsecco Awk1 External Wall Insulation System • The Alsecco Awk2 External Wall Insulation System • The Alsecco Awk5 External Wall Insulation System • The Alsecco Basic 1 Rail External Wall Insulation System
Dryvit External Wall Insulation Systems	98/3548	Dryvit UK Ltd	Agrément Certificate	• Regulations • Dryvit Outsulation System (External Wall Insulation System) • Dryvit Roxsulation External Wall Insulation System • Outsulation Rail System
Weber.Therm Xm External Wall Insulation Systems	91/2691	weber Building Solutions	Agrément Certificate	• Weber.Therm Xm System
Swisspan External	97/3410	Alumasc Exterior	Agrément	• Swisspan External Wall

Certificate Title	Cert. No.	Company Name	Cert. Type	Certificate Sheets
Wall Insulation System		Building Products Ltd	Certificate	Insulation System
Gebrik External Wall Insulation System	07/4403	ISOSYSTEMS AG	Agrément Certificate	• Gebrik External Wall Insulation System
SIG External Wall Insulation System	12/4935	SIG	Agrément Certificate	• SIG weber.therm system
Brillux External Wall Insulation Systems	11/4832	Brillux GmbH & Co. KG	Agrément Certificate	• Brillux Eps Powder System • Brillux Eps Zf System • Brillux Etics Mw Powder System
Jub External Wall Insulation Systems	11/4838	JUB d.o.o	Agrément Certificate	• Jubizol Cr External Wall Insulation System
Nbt Diffutherm External Wall Insulation System	10/4723	Natural Building Technologies	Agrément Certificate	• NBT Diffutherm External Wall Insulation System for use on Masonry Substrates • Nbt Diffutherm External Wall Insulation System for Use On Timber Frames
InstaClad External Wall Insulation Systems	12/4944	Instafibre Ltd	Agrément Certificate	• InstaClad Rapide External Wall Insulation Systems
Insuletics External Wall Insulation System	12/4918	Insuletics Ltd	Agrément Certificate	• Insuldash • Insulsil • Insulacryl
JUB External Wall Insulation Systems	12/4955	JUB d.o.o	Agrément Certificate	• Jubizol EPS External Wall Insulation Systems
Alsecco External Wall Insulation Systems	96/3247	Alsecco (UK) Ltd	Agrément Certificate	• Alsecco Ecomin 300 External Wall Insulation System
Swistherm External Wall Insulation Systems	00/3766	Alumasc Exterior Building Products Ltd	Agrément Certificate	• Swistherm - Eps External Wall Insulation System • Swistherm - Mineral Wool External Wall Insullation System

Certificate Title	Cert. No.	Company Name	Cert. Type	Certificate Sheets
Stx External Wall Insulation Systems	11/4837	STOMIX spol. s r. o.	Agrément Certificate	• Stx.Therm Alfa External Thermal Insulation System
Stomix External Wall Insulation Systems	12/4965	Urban West Limited	Agrément Certificate	• STX Therm Beta Mineral Fibre External Wall Insulation System