

## **PART A: ADMINISTRATION**

### **REGULATION A2: Plans And Particulars To Be Furnished**

- A minimum of 4 sets of the plans all coloured in as per the National Building Regulations.
- The author of the plans must affix his name, address and registration number to and sign all copies of the plans.
- Application Forms to be signed by the Owner and duly authorised person/ author of the plans.
- A copy of the approved property diagram to be submitted. (Only for new developments)
- New sets of plans to be stamped by Home Owner's Associations.
- Consent to build on the party wall required.
- Letter from the Body Corporate required.
- Other comments

### **REGULATION A6: Site Plans**

- Erf number and erf numbers of adjoining erven to be indicated
- Site dimensions to be indicated
- North point to be indicated
- Road/Street names to be indicated
- Distances to nearest cross roads to be indicated.
- Servitudes to be indicated
- Rain water disposal to be shown
- Indicate positions of freestanding walls.
- Indicate position of municipal connections
- Indicate existing and proposed drainage lines
- Indicate existing and proposed stormwater drainage.
- Other comments.

### **REGULATION A7: Layout Plans**

- To be fully dimensioned clearly indicating wall thicknesses, room size, positions of windows and overall dimensions
- Indicate use of all rooms (Occupancy classification)
- Indicate position of all section lines.
- Elevations to correspond with the layout plan
- No foundations or any other part of the building may project beyond the property
- Other comments.

## **PART B: STRUCTURAL DESIGN.**

- Provide structural details.
- Other comments.

## **PART C: DIMENSIONS.**

- Habitable rooms to have a minimum linear dimension of 2m and a minimum floor area of 6m<sup>2</sup>.
- Specify minimum floor to ceiling height.
- Habitable room in dwelling minimum 2.4m
- Bedrooms minimum 2.4m over 6m<sup>2</sup> and 1.8m at any point 0.75m from edge of floor space
- Bathroom minimum 2.1m where a person will be standing.

- Other comments.

#### **PART D: PUBLIC SAFETY**

- Change in level: Provide balustrade or parapet wall minimum 1 metre high.
- Ramps and Driveways: Gradient within 5 metres of street boundary max 1:25
- Pedestrian Ramp max gradient 1:8
- Swimming pool protection: Provide swimming pool protection minimum 1,2 metres high in accordance with SANS 1390
- Other comments

#### **PART H: FOUNDATIONS:**

- Foundations to be in accordance with Part H
- Other comments.

#### **PART J: FLOORS.**

- Provide timber floor construction details.
- Provide printout from timber Company
- Concrete Ground Floor: specify thickness of underlay: minimum thickness 250 microns and dpc
- Timber floors: specify floor covering to all wet areas.
- Other comments

#### **PART K: WALLS**

- Masonry walls- single and double storey buildings; to be accordance with Part K 4.2.2
- Lintels to be in accordance with Part K 4.2.9
- Roof fixing to be in accordance with Part K 4.2.11
- Free standing, garden and retaining walls to be in accordance with Part K 4.2.4
- Timber framed walls to be in accordance with SANS 10082.
- Specify roof fixing in accordance with Part K 4.2.11
- Other comments.

#### **PART L: ROOFS**

- Specify roof covering and pitch
- Specify size and spacing of battens/purlins
- Specify size and spacing of trusses/rafters.
- Specify damp proof underlay
- Specify Howe type truss details as per Part K4.4
- Endorse plans that roof trusses are pre-fabricated and are in accordance with the competent person's details.
- Endorse plans that the roof trusses will be provided with approved bracing.
- Timbers built into walls to be adequately protected.
- Provide flashing to the roof.
- Gable walls to be adequately laterally supported.
- Specify bearer beam sizes.
- Other comments.

#### **PART M: STAIRWAYS**

- Stairs/steps: maximum riser 200mm, minimum tread 250mm
- Handrail/s to be provided. (minimum height 850mm max height 1000mm.)
- Provide a safety balustrade a minimum of 1000mm high.
- Vertical rise between landings not to exceed 3 metres
- Minimum permissible stairway width 750mm

- Minimum permissible landing length 900mm
- Maximum of 3 winders permitted through 90 degrees
- Staircases: min of 2.1m headroom clearance to be indicated & minimum width of 750mm
- Other comments.

#### **PART N: GLAZING**

- Specify thickness of glazing in accordance with Part N 4.2
- Specify safety glazing in accordance with Part N 4.4.
- Specify that skylights are to be installed to the manufacturer's specifications.
- Other comments.

#### **PART O: LIGHTING AND VENTILATION**

- Minimum opening size to be 10% of floor area
- Zone of space for natural lighting to be in accordance with Part O 4.2.1.2
- Minimum openable glazed window size to be 5% of floor area
- Other comments.

#### **PART P: DRAINAGE**

- Sewer connection has been positioned incorrectly.
- Drainage section required.
- Minimum depths and gradients to be specified
- Specify drain line diameter.
- Head of drain to be vented (including branch lines exceeding 6m in length)
- Specify diameter of the vent pipe.
- Provide a minimum of 1 open gully to each drainage installation.
- Drains with less than 300mm cover to be adequately protected.
- Drainage under driveways or buildings to be adequately protected
- Drainage fixtures to be anti-siphoned or deep seal traps provided where applicable.
- Heavy duty inspection chamber covers to be provided for drainage situated within driveways or loading areas.
- Maximum length of drain lines not to exceed 25m without the provision of an inspection chamber or rodding eye.
- Gully to be adequately sealed and ventilated to the external air within an enclosed area
- Rodding eye or inspection chamber to be provided within 1.5m of the property boundary or the connecting sewer.
- The rodding eyes must be adequately marked and protected.
- Other comments.

#### **PART R: STORMWATER DISPOSAL**

- Provide stormwater disposal details
- Other comments.

#### **PART S: FACILITIES FOR PERSONS WITH DISABILITIES**

- Facilities for persons with disabilities to be provided in accordance with Part S. 4.
- Other comments.

#### **PART V: SPACE HEATING**

- Chimney/s within 600mm of the ridge of a roof to be 600mm higher than such roof
- Chimney/s to be a minimum of 1 metre above the roof
- Chimney/s to be a minimum of 1m above opening or adjacent structure when the

chimney does not pass through the roof of a building and is within 1.5m of the nearest wall

- No combustible material, such as timber joist, trimmer, roof truss shall be built within 200mm of the inside of such chimney
- Maximum area of 20square metres of combustible roof material is permitted within 4.5m of the property boundary
- Consent for chimney height on the boundary required.
- Other comments.

#### **PART W: FIRE INSTALLATION**

- Provide a rational fire installation design
- Other comments.

#### **PART XA: ENERGY USAGE IN BUILDINGS**

- Specify the window dimensions (height and width) and vertical position
- Specify type of frame and type of glass
- Specify orientation of façade
- Specify net floor area per storey
- Specify U-values used
- Specify shading ratio and Solar Exposure Factor
- Specify roof insulation thickness and type
- Specify Energy Constants; Cooling Shading Multiplier and Heating Shading Multiplier
- Other comments

#### **GENERAL**

##### **GARAGE**

- Timber floor construction above garage to have a minimum of 30 minutes fire separation.
- A self-closing 40mm solid core door or 1/2 hour fire rated door to be provided between the garage and the dwelling.
- Walls between the dwelling and the garage or between units to be beam filled to underside of the roof covering.

##### **SWIMMING POOL**

- Backwash to discharge to sewer or garden (may not inconvenience any adjoining property)
- Overflow to discharge into the stormwater system
- Specify pool construction details
- Owner to sign pool indemnity form
- The swimming pool may not be sited in such a manner that the excavation at any point encroaches on a line drawn at 45° downwards from the lowest point of surrounding foundations.

##### **TECHNICAL SERVICES REPORTS.**

- Medical Officer of Health: Plans to be amended in accordance with the attached copy of the Medical Officer of Health.
- Mechanical Engineer: Plans to be amended in accordance with the attached copy of the Mechanical Engineer.
- Other Service Branches