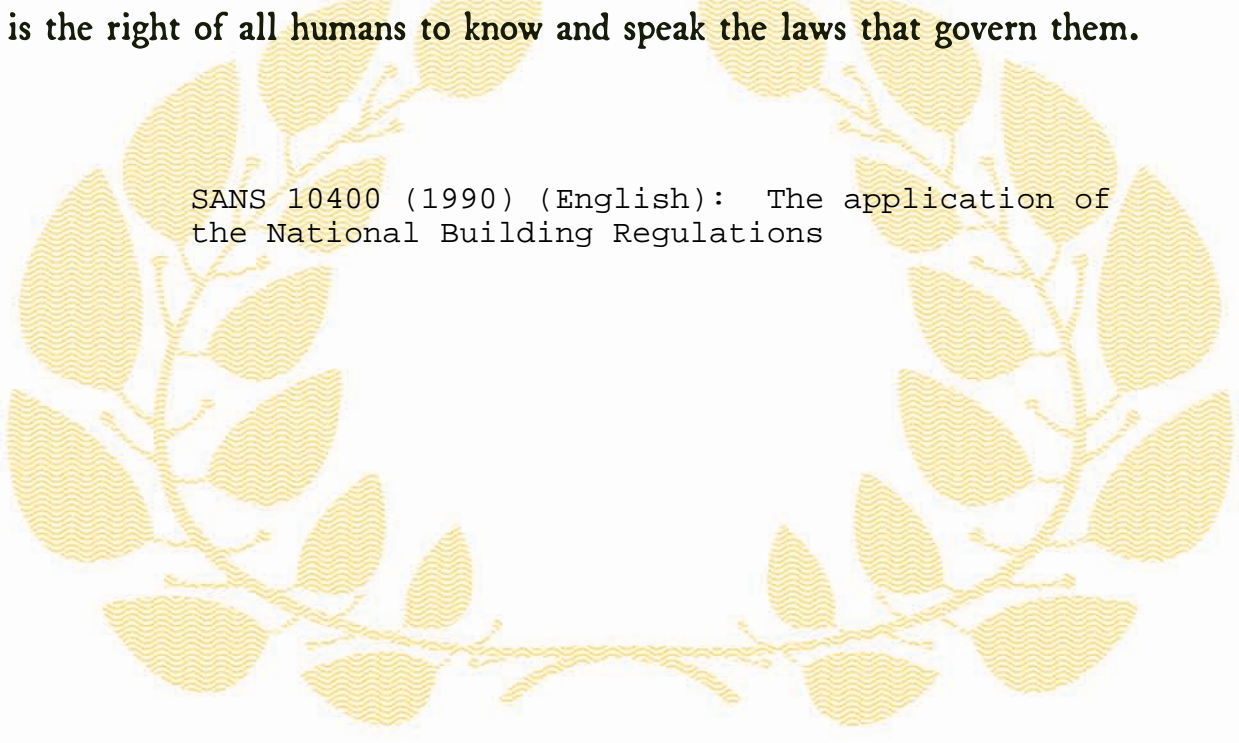




Republic of South Africa

EDICT OF GOVERNMENT

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SANS 10400 (1990) (English): The application of
the National Building Regulations



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SABS 0400-1990

SOUTH AFRICAN STANDARD

Code of Practice for

The application of the National Building Regulations

The attention of all users of SANS 10400:1990 is drawn to the special note that appears on the inside cover page, as well as to the amendment to the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977), Notice No. R. 574, as published in Government Gazette No. 31084 of 30 May 2008, which has been inserted after p. 10 of the standard.

First Revision
Published by

THE COUNCIL OF THE SOUTH AFRICAN BUREAU OF STANDARDS

Gr 22



To users of SANS 10400 (SABS 0400) – *The application of the National Building regulations (NRB)*

The National Building Regulations were amended in October 2008, effectively making some of the deemed-to-satisfy provisions of the SANS 10400 incorrect.

As the National Technical Committee is still busy with the revision of the SANS 10400, to align its application with the amended regulations, users are hereby warned that compliance with the current SANS 10400 may not be deemed to be satisfying the NBR.

The South African Bureau of Standards hereby encourages the users of SANS 10400 to familiarize themselves with the amended National Building Regulations (attached for ease of reference), and to follow other means of satisfying the NBR, e.g. submission of a rational design, where ever the SANS 10400 falls short.

It is envisaged that the amended SANS 10400 will be published before the end of December 2009, and until such time, the draft standard is available to members of the public from our sales office.

WARNING: THE DRAFT MAY CHANGE AT ANY TIME BEFORE PUBLICATION.

For any clarity, please feel free to contact us.

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CODE OF PRACTICE
for
THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS

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ACKNOWLEDGEMENT

The South African Bureau of Standards wishes to acknowledge the valuable assistance of the National Building Regulations Technical Advisory Committee.

NOTICE

This code of practice was approved by the Council of the South African Bureau of Standards on 23 August 1990.

In terms of regulations promulgated under the Standards Act, 1982 (Act 30 of 1982), it is a punishable offence for any person to falsely claim compliance with the provisions of a code of practice published by the South African Bureau of Standards.

Authorities who wish to incorporate this code of practice into legislation in the manner intended by section 33 of the Act should consult the South African Bureau of Standards regarding the implications concerned. The code includes provisions intended for information and guidance only. These provisions may not be suitable for direct incorporation.

This code of practice will be revised and republished in September 1995 in order to keep abreast of progress. Comment received before March 1994 will be considered when the code is revised.

The National Building Regulations contained in this code have been reproduced under Government Printers Copyright Authority No. 8743 of 8 September 1987.

First Revision August 1990
This code of practice supersedes SABS 0400-1987

PREFACE

Development in the building industry is a continuous process. With passage of time new materials become available, design methods are refined and innovative building systems are introduced. It is therefore obvious that building regulations cannot remain static if they are to allow for the early use of these developments and the eventual acceptance of satisfactory systems as conventional building methods.

The National Building Regulations differ considerably in appearance and content from previous building bylaws but this does not mean that the buildings constructed in accordance with these regulations need differ to any great extent from those built in the recent past. It is true that the regulations have been written in their present form in order to encourage the use of innovative design, new materials and new construction methods where these can be shown to be suitable. However, it is equally true that any building designed in accordance with accepted methods and constructed of conventional materials in accordance with the principles of good building practice should, in general, comply with the new regulations.

The National Building Regulations do not purport, and were never intended, to be a handbook on good building practice. They set out, in the simplest and shortest way possible, requirements to ensure that buildings will be designed and built in such a way that persons may live and work in a healthy and safe environment. There are other aspects to a building which may affect only the comfort or convenience of people but many of these, such as acoustic or thermal performance, are judged in a subjective way and are not readily amenable to control in a sensible manner by regulation. It is also obvious that the market will limit the degree to which these matters can be considered in the design of a building. It is important, therefore, that entrepreneurs, designers and building owners should be aware that the mere fact that a building complies with the National Building Regulations will not automatically indicate that it is a desirable building.

There are many aspects to be considered and the relative economic worth of each must be related to the final cost of the building. Professional designers are trained to take these matters into account and can be expected to do so without any obstructive and possibly useless control by regulation. In the case where the designer of a building is not professionally qualified, there is a wealth of information on good building practice available in textbooks and from organizations such as the CSIR and the South African Bureau of Standards.

As a guide to the understanding and correct interpretation of the National Building Regulations it is important to know the thoughts, philosophy and intent behind the regulations. Because these regulations were originally introduced as a long-term anti-inflationary measure it is obvious that they should not increase the overall cost of building. Another aim was to reduce the number of regulations to a minimum. It was therefore decided that as far as possible, regulations be concerned only with the health and safety of persons in a building, that all technical aspects be covered by functional regulations and that the regulations be written in such a way that they would assist rather than impede the use of innovative building systems and designs. This should be kept in mind by any local authority when assessing a building in terms of the functional regulations.

In applying the National Building Regulations it will be found that in certain instances there is an overlap with the requirements of regulations made in terms of other Acts or Provincial Ordinances. Some of these anomalies may be overcome in the future by suitable amendments to other regulations but there are some regulations made in terms of local town planning schemes that it may be desirable to retain. In particular, this would refer to requirements for building lines and for materials which are permitted as exterior finishing for buildings. The requirements in the National Building Regulations are there for technical reasons but what is technically acceptable may not be acceptable for other reasons.

This code sets out prescriptive provisions that are deemed to satisfy the technical aspects of the National Building Regulations and, where considered necessary, these provisions have been amplified by illustrations and commentary. The commentary, although not an essential part of the code, has been introduced in the interests of promoting better understanding of the National Building Regulations and the form in which they are drafted but it must be clearly understood that anything contained in the commentary has no force whatever in law.

Although the "deemed-to-satisfy" rules are based on the work of the Technical Advisory Committee that was appointed by the SABS to advise on the treatment of the comments on the first edition of the National Building Regulations, this code, because of its specialist nature, has not been prepared with the help of a committee as is usual SABS practice. Any opinions expressed herein are those of the authors and relate solely to the intent of the regulations and "deemed-to-satisfy" rules or the technical contents thereof. There has been no attempt to express any legal opinions as any definitive legal opinion can only be the outcome of a decided case in law. Any queries in regard to the contents of this code or of the National Building Regulations may be addressed to the Building Science and Regulations Division of the South African Bureau of Standards.

In order to ensure that the National Building Regulations will remain valid and up-to-date, both the regulations and this code will be reviewed and any necessary revision will be published in September 1995. It is envisaged that thereafter, revised versions of the code and, if necessary, the regulations will be published at 5 yearly intervals.

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**DEPARTMENT OF TRADE AND INDUSTRY
DEPARTEMENT VAN HANDEL EN NYWERHEID**

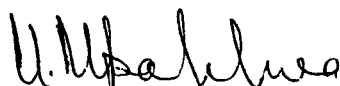
No. R. 574

30 May 2008

**NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, 1977
(ACT 103 OF 1977)**

NATIONAL BUILDING REGULATIONS

I, Mandisi Mpahlwa, Minister of Trade and Industry, hereby under Section 17(3) of the National Building Regulations and Building Standards Act (Act No. 103 of 1977), and on the recommendation of the Council of the South African Bureau of Standards, declare the regulations, as set out in the Schedule, to come into operation on the 1 October 2008.



M Mpahlwa

Minister of Trade and Industry

SCHEDULE

Substitution of Regulation AZ.1

- 1 Regulation AZ1 of the Regulations is substituted for the following regulation:

These amended regulations shall in terms of section 17(3) of the Act come into operation on 1 October 2008.

Amendment of Regulation AZ.2

Regulation AZ2 of the Regulations is amended as follows:

- 2 Delete "suitable" in heading for definition for "acceptable", "adequate", "satisfactory" or "suitable" and in the text of the definition itself
- 3 Add the following new definition:

"action" means an assembly of concentrated or distributed mechanical forces acting on a building or the cause of deformations imposed on the building or constrained in it
- 4 Add the following new definition:

"Agrément certificate" means a certificate that confirms fitness-for-purpose of a non-standardised product, material or component or the acceptability of the related non-standardised design and the conditions pertaining thereto (or both) issued by the Board of Agrément South Africa."
- 5 Add the following new definition:

Board of Agrément South Africa
the body that operates under the delegation of authority of the Minister of Public Works.
- 6 Delete definition for "class"
- 7 Substitute "competent person" with the following:

means a person who is qualified by virtue of his education, training, experience and contextual knowledge to make a determination regarding the performance of a building or part thereof in relation to a functional regulation or to undertake such duties as may be assigned to him in terms of these regulations .
- 8 Add the following new definition:

"contaminated land" means any land that, due to substances contained within or under it, is in a condition that presents an unacceptable risk to the health and safety of occupants of buildings constructed on such land.
- 9 Add the following new definition:

"deemed-to-satisfy provision" means non-mandatory requirement, the compliance with which ensures compliance with a functional regulation

- 10 Add the following new definition:

"dolomite land" means land underlain by dolomite or limestone rock directly or at a shallow depth less than:

- (a) 60 m in areas underlain by limestone;
- (b) 60 m in areas underlain by dolomite where no de-watering has taken place and the local authority has jurisdiction, is monitoring and has control over the groundwater levels over the areas under consideration; or
- (c) 100 m in areas underlain by dolomite where de-watering has taken place or where the local authority has no jurisdiction or control over ground water levels.

- 11 Substitute "SANS 10177-2" for "SABS 0177 Part II" in definition for **"fire resistance"**

- 12 Add the following new definition:

"functional regulation" means a regulation that sets out in qualitative terms what is required of a building or building element or building component in respect of a particular characteristic without specifying the method of construction, dimensions or material to be used

- 13 Add the following new definition:

geotechnical site investigation

the process of evaluating the geotechnical character of a site in the context of existing or proposed works or land usage, which may include one or more of the following:

- (a) evaluation of the geology and hydrogeology of the site;
- (b) examination of existing geotechnical information pertaining to the site;
- (c) excavating or boring in soil or rock and the systematic description of the soil and rock profiles;
- (d) determining the depth of any fill that might be present;
- (e) in-situ assessment of geotechnical properties of materials;
- (f) recovery of samples of soil or rock for examination, identification, recording, testing or display;
- (g) testing of soil or rock samples to quantify properties relevant to the purpose of the investigation;
- (h) evaluation of geotechnical properties of tested soils; and
- (i) reporting the results.

- 14 Delete definition for **"incremental house"**

- 15 Insert "waste water" before "or stormwater" at the end of the definition for "industrial effluent"

- 16 Add the following new definition:

"inspection" means the general inspection by a competent person of a system or measure or installation of a building, or part thereof, at such intervals as might be necessary in accordance with accepted professional practice to enable such competent person to be satisfied that the design assumptions are valid, the design is being correctly interpreted and the work is being executed generally in accordance with the designs, appropriate construction techniques and good practice but shall exclude detailed supervision and day-to-day inspection.

- 17 Substitute **"load"** with the following:

"load" means the value of a force corresponding to an action.

- 18 Substitute (a) ix) in "**minor building work**" with the following:
- (ix) any free-standing wall constructed of masonry, concrete, steel, aluminium or timber or any wire fence where such wall or fence does not exceed 1,8 m in height at any point above ground level and does not retain soil;
- 19 Substitute "SANS 10177-5" for "SABS 0177-V" in definition for "**non-combustible**"
- 20 Delete definition for "**pail closet**"
- 21 Add the following new definition:
- "persons with disabilities"** means those persons who have long-term physical, mental, intellectual or sensory impairments which in interaction with various barriers might hinder their full and effective participation in society on an equal basis with others."
- 22 Delete definition for "**pit latrine**"
- 23 Add the following new definition:
- "prescriptive regulation"** means a regulation which describes in some detail an operation to be performed, or the dimensions of a building, building element or building component and the materials and method of construction to be used in such building, building element or building component
- 24 Add the following new definition:
- "rational assessment"** means assessment by a competent person of the adequacy of the performance of a solution in relation to requirements including, as necessary, a process of reasoning, calculation and consideration of accepted analytical principles, based on a combination of deductions from available information, research and data, appropriate testing and service experience;
- 25 Substitute "**rational design**" with the following:
- "rational design"** means any design by a competent person involving a process of reasoning and calculation and which may include a design based on a standard or other suitable document
- 26 Delete definition for "**roof assembly**"
- 27 Delete definition for "**sanitary group**"
- 28 Substitute "WC" in the definition for "**storage tank**" with "toilet"
- 29 Delete "mezzanine floor" in definition for "**storey**"
- 30 Delete definition for "**street boundary**"
- 31 Add the following new definition:
- "suitable"** means capable of fulfilling or having fulfilled the intended function or fit for its intended purpose
- 32 Add to the end of the definition for "**trained plumber**" the words "or has obtained a National Certificate in Construction Plumbing, National Qualification Framework level 3".

Substitution of Regulation AZ.3

- 33 Regulation AZ.3 of the Regulations is substituted with the following regulation:
Where in these regulations reference is made to a SANS number, such reference shall relate to the latest edition of the national standard having the number and title given in the following table:

1	2
SANS No.	Title
1125	Room air conditioners and heat pumps
10005	The preservative treatment of timber
10082	Timber frame buildings .
10105	The use and control of fire fighting equipment
10124	The application of soil insecticides for the protection of buildings
10177	Fire testing of materials, components, and elements used in buildings Part 1 Part 2 Part 3. Part 4
10400	The application of the National Building Regulations

Addition of Regulation AZ.4

- 34 Add the following Regulation AZ.4

AZ.4 Complying with the requirements of the National Building Regulations

- (1) The requirements of the National Building Regulations shall be complied with by:
- (a) adhering to the requirements of all the prescriptive regulations; and
 - (b) satisfying all functional regulations by:
 - (i) adopting building solutions that comply with the requirements of the relevant part of SANS 10400; or
 - (ii) reliably demonstrating, or predicting with certainty, to the satisfaction of the appropriate local authority, that an adopted building solution has an equivalent or superior performance to a solution that complies with the requirements of the relevant part of SANS 10400.
- (2) A competent person who is registered in an appropriate category of registration in terms of the Architectural Professions Act, 2000 (Act No 44 of 2000), the Engineering Profession Act, 2000 (Act No 46 of 2000), the Natural Scientific Professions Act, 2003 (Act No. 27 of 2003) or any other relevant Act and, in accordance with the requirements of Regulation A19, shall prepare and submit to the local authority a rational design or rational assessment where compliance with the requirements of sub-regulation (1) is to be satisfied in terms of sub-regulation (1)(b)(ii).
- (3) An approved competent persons who satisfies the requirements of sub-regulation (1) in terms of sub-regulation (1)(b)(ii) in respect of a system, measure, facility, parameter or installations shall inspect and certify upon completion, in accordance with the requirements of Regulation A19, the construction, erection or installation thereof.

Amendment of Regulation A1

Regulation A1 of the Regulations is amended as follows:

35 Substitute sub-regulation A1(1) with the following:

- (1) The designing, planning and the supervision of the erection of any building or structure or the performance of any function in connection therewith in terms of these regulations is subject to the provisions of any law in terms of which the person undertaking such work or performing such function is required to be registered in terms of the Architectural Profession Act, 2000 (Act No 44 of 2000), Engineering Profession Act, 2000 (Act No 46 of 2000), Natural Scientific Professions Act, 2003 (Act No. 27 of 2003), or Professional and Technical Surveyors' Act, 1984 (Act No 40 of 1984), or any other relevant Act

36 Substitute sub-regulation A1(3) with the following:

- (3) (a) No person shall erect any building which is to be structurally supported by an existing building or extend an existing building unless an approved competent person has judged the existing building to be capable of carrying any additional load arising from such erection or extension and has, in writing, so informed the local authority.
(b) Such notification shall accompany the application for approval of the erection of the building in terms of Section 4 of the Act.
(c) For the purposes of this regulation "existing building" shall include a partly erected building.
(d) Any structural support provided by the existing building shall be deemed to be part of the structural system of the building to be erected.
(e) The local authority may require that the above notification be accompanied by a documented rational assessment of the adequacy of the structural support."

37 Delete sub-regulation A1(7)(c) and renumber sub-regulation A1(7)(d) as A1(7)(c)

Amendment of Regulation A2

Regulation A2 of the Regulations is amended as follows:

38 Substitute sub-regulation A2(1)(f)(iv) with the following:

- (iv) any certificate contemplated in these regulations, including any applicable Agrément Certificate;

39 Substitute sub-regulation A2(1)(f)(v) with the following:

- (v) particulars required in terms of any applicable legislation, by-laws, or part of SANS 10400

40 Add sub-regulation A2(1)(g)

- (g) a declaration by a person registered in a professional category of registration in terms of the one of the councils for the professions identified in the Council for the Built Environment Act, 2000 (Act No 43 of 2000) in the relevant portion of Form 1 contained in SANS 10400-A as to how the applicable functional regulations shall be satisfied

- 41 Add sub-regulations **A2(2)**, **A2(3)** and **A2(4)** and renumber sub-regulations **A2(2)** and **A2(3)** as **A2(5)** and **A2(6)**
- (2) The owner of a building shall appoint and retain the services of the person responsible for submitting the declaration required in sub-regulation (1)(g) and shall advise such person after such declaration has been submitted to the local authority of any changes made in the manner in which any functional regulation shall be satisfied or if the services of the competent person is for whatever reason terminated prior to the conclusion of his obligations in terms of these Regulations, or the appointment of any other competent person. Such person shall within one month of being notified by the owner or becoming aware of any change submit an amended declaration to the local authority.
- (3) Where it is not possible for the person appointed by the owner of a building in sub-regulation (2) to fulfil his or her duties, the owner of such building shall appoint and retain another suitably qualified person to take over and perform the duties and responsibilities assigned to such person in sub-regulation (2)
- (4) The names of all approved competent persons shall be entered into the appropriate schedule of Form 1 contained in SANS 10400-A before local authority approval may be granted.
- 42 Substitute sub-regulation **A(2)(6)** with:
- (6) (a) Where design work for the proposed erection of any building was commenced before the date of coming into effect of any amendment to these regulations or within 6 months of the publication of an edition of any part of SANS 10400 or a by-law and an application in respect of such erection has not been made prior to such date, the owner of the building, or a person authorized by the owner, may notify the local authority that such design work was so commenced and has so progressed.
- (b) Subject to the provisions of this subregulation, an application in respect of an erection which has been the subject of a notification contemplated in paragraph (a) shall if so requested by the owner be dealt with by the local authority in accordance with the provisions of the building regulations, by-laws or edition of SANS 10400 in force immediately before such date.
- (c) Any notification contemplated in paragraph (a) shall -
- (i) be submitted by registered post within 6 months of the coming into effect of any new regulation, by-law or publication of a new edition of any part of SANS 10400; and
- (ii) contain the name and address of the owner, the address of the site of the building concerned, the date of commencement of such design work and a description of the proposed erection and its intended use.
- (d) The local authority shall, in writing, inform the owner concerned of acceptance of such notification.
- (e) The provisions of paragraph (b) shall not apply in respect of any application which is made to the local authority more than 12 months after the date that the local authority informs the owner that it is so satisfied: Provided that the local authority may extend such period if it thinks it reasonable or necessary.
- (f) Any person who gives false or misleading information in a notification in terms of this subregulation shall be guilty of an offence and such notification is null and void.

Amendment of Regulation A4

Regulation A4 of the Regulations is amended as follows:

- 43 Substitute "a professional engineer or other" with "an" in sub-regulation A4(1)(b)
- 44 Substitute "code of practice" with "standard" in Regulation A4(1) (h), (i), (j) and (k)
- 45 Substitute "forces" with "actions" in sub-regulation A4(4)(d) wherever it occurs
- 46 Substitute "grade" with "class" in sub-regulation A4(5)(a)
- 47 Substitute "SABS" with "SANS" in sub-regulation A4(8)(a)
- 48 Substitute "a professional engineer or other" with "an" in sub-regulation A4(8)(b)
- 49 Insert "Agrément " before certificate and delete "issued by the Agrément Board of South Africa" in sub-regulation A4(9)(ii)

Amendment of Regulation A5

Regulation A5 of the Regulations is amended as follows:

- 50 Substitute sub-regulation A5(2)(b) with the following:
 - (b) be drawn on any suitable material or be provided in a medium acceptable to the local authority;
- 51 Delete "paper " in sub-regulation A5(3)
- 52 Substitute "1:300" with "1:250" in sub-regulation A(5)(5)(a)(i)
- 53 Substitute sub-regulation A5(5)(b) with the following:
 - (b) The local authority may accept a scale not provided for in this sub-regulation.
- 54 Substitute sub-regulations A8(6) and A8(7) with the following:
 - (6) One copy of the plans and drawings contemplated in subregulation (2) shall, for the convenience of the local authority, identify in a suitable manner or colour the following as indicated below:

<ul style="list-style-type: none"> (a) Material (i) New masonry (ii) New concrete (iii) New iron or steel (iv) New wood (v) New glass (vi) Existing materials (all materials) (vii) All other new materials 	<ul style="list-style-type: none"> Colour (in plan or section) Red Green Blue Yellow Black Grey To be clearly indicated in colours other than the above
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(b)	Site plans	Colour
(i)	Proposed work	Red
(ii)	Existing work	Not coloured
(iii)	Work to be demolished	Drawn with black dotted lines
(c)	Drainage installation contemplated in regulation A2(1)(d)	Colour
(i)	Drains and soil pipes	Brown
(ii)	Waste pipes	Green
(iii)	Soil and combined vents	Red
(iv)	Waste vents	Blue
(v)	Pipes for the conveyance of industrial effluent	Orange
(vi)	Existing drains	Black
(vii)	Stormwater drains	Not coloured

55 Renumber sub-regulations A5(8) and A5(9) as A5(7) and A5(8)

56 Substitute "2 mm" with "2,5mm" in sub-regulation A5(8)

Amendment of Regulation A7

Regulation A7 of the Regulations is amended as follows:

57 Add the following sub-regulation A7(1)(e) and renumber sub-regulations A7(1)(e) to A7(1)h as A7(1)f to A7(1)(i)

(e) all details relating to the facilities provided for persons with disabilities

Amendment of Regulation A8

Regulation A8 of the Regulations is amended as follows:

58 Add "Two way vent valve2WV to list in sub-regulation A8(5)

59 Substitute "WC" in sub-regulation A8(5) with "toilet" wherever it occurs

Amendment of Regulation A9

Regulation A9 of the Regulations is amended as follows:

60 Add "protection" before "fire" in sub-regulation A9(1)

Amendment of Regulation A10

Regulation A10 of the Regulations is amended as follows:

61 Add the following symbols to the list in sub-regulation A10:

Escape doorED
 Escape route.....ER
 Feeder routeFR

Amendment of Regulation A11

Regulation A11 of the Regulations is amended as follows:

- 62 Delete " before granting approval in relation to an application" in sub-regulation A11(1)

Amendment of Regulation A13

Regulation A13 of the Regulations is amended as follows:

- 63 Substitute sub-regulation A13(1) with the following:
- (1) (a) Material used in the erection of a building shall be suitable for the purpose for which it is to be used.
 - (b) All timber used in the erection of a building shall be treated against termite and wood borer attack and fungal decay in accordance with the requirements of SANS 10005 and shall bear the product certification mark of a body certified by the South African National Accreditation Systems.
 - (c) The requirements of subregulation (1)(a)) shall be deemed to be satisfied if such material complies with and is incorporated into buildings in accordance with the requirements of SANS 10400,

Amendment of Regulation A14

Regulation A14 of the Regulations is amended as follows:

- 64 Substitute regulations A14(1) to A14(4) with the following and renumber sub-regulation A14(5) as A14(2):
- (1) (a) The construction of any building or element shall be such that the building or element as constructed does not compromise the design intent of any design solution that satisfies the requirements of a functional regulation.
 - (2) (b) The requirements of sub-regulation (1)(a) shall be deemed to be satisfied if such construction satisfies the requirements of SANS 10400.

Amendment of Regulation A15

Regulation A15 of the Regulations is amended as follows:

- 65 Substitute title of Regulation A15 and sub-regulations A15(1) and A15(2) with the following:

A15 MAINTENANCE AND OPERATION

- (1) (a) The owner of any building shall ensure that any mechanical equipment, facility or any service installation provided in or in connection with such building, pursuant to these regulations or pursuant to any building by-law which was in operation prior to the coming into operation of the Act, shall be maintained in a safe and functional condition.
- (b) Such owner or any person appointed by such owner to be in control of such building shall ensure that where such equipment, facility or installation is designed to be kept operating during the times of normal occupancy of the building, it is kept operating in such a manner as to attain any standard of performance prescribed in these regulations or in any by-law for such equipment or installation.

- (2) The owner of any building shall ensure that pursuant to these regulations or pursuant to any building by-law that was in operation prior to the coming into operation of the Act, the following is maintained in accordance with the requirements of the relevant functional regulations contained in Regulations B, H, J, K and L:

- i) the structural safety performance (behaviour of buildings under all actions that can be reasonably expected to occur);
- ii) the measures taken to resist the penetration of rain water and the passage of moisture into the interior of a building

- 66 Substitute "equipment or installation" with "building, equipment, installation or facility" in sub-regulation A15(4)

Amendment of Regulation A16

Regulation A16 of the Regulations is amended as follows:

- 67 Substitute "as evaluated by the Human Sciences Research Council" with "at an accredited educational institution" in Regulation A16

Amendment of Regulation A17

Regulation A17 of the Regulations is amended as follows:

- 68 Substitute "Town Clerk or Secretary" with "municipal manager" in sub-regulation A17(1)(e)

- 69 Substitute subregulation A17(2) with the following:

- (2) Sub-regulation (1) shall be deemed to be satisfied where the certificate is in accordance with that provided in SANS 10400-A.

Substitution of Regulation A19

Regulation A19 of the Regulations is substituted with the following Regulation:

- 70 Substitute Regulation A19 with the following:

A19 - APPOINTMENT OF PERSONS RESPONSIBLE FOR DESIGN, INSPECTION AND ASSESSMENT DUTIES

- (1) Where in terms of these regulations and in respect of the erection of any building:
- (a) a rational design or rational assessment, is required in terms of :
 - (i) Regulations Z.4(1)(b)(ii), A(1)(3), A23(4), G1(3), O4, P2(2), Q(3), R(3), T1(2) or W4 in respect of a system, measure, facility, parameter, or installation, as relevant, or
 - (ii) a part of SANS 10400; or
 - (b) a geotechnical investigation is required in terms of Regulation F3

the owner of the building shall subject to the provisions of sub-regulations (4) and (5) appoint and retain one or more approved competent persons to undertake responsibility for the work associated with such regulations including any inspections and certifications that may be required.

- (2) Where it is not possible for such person to fulfil his or her duties as contemplated in sub-regulation (1), the owner of such building shall appoint and retain another approved competent person to take over and fulfil such duties and responsibilities both in respect of the work already designed or erected or installed and in respect of the balance of such work still to be undertaken to complete the project.
- (3) The local authority may exempt from the requirements of this regulation any building classified in these regulations as minor building work or foundations to an addition or extension to a single storey building where the applicant has satisfied himself that the existing foundations are in accordance with the rules contained in SANS 10400-H and any local damage (including cracking) and deformation in the existing building are within tolerable limits.
- (4) The owner of any building who is required by these regulations to appoint an approved competent person shall state in the terms of the appointment for the competent person that such person undertake all duties and responsibilities required by these regulations. Such persons shall declare his or her acceptance of such responsibilities in the relevant portion of Form 2 contained in SANS 10400-A.
- (5) Notwithstanding the provisions of sub-regulation (1) or (2), a person may be appointed to undertake the relevant responsibilities and duties in respect of more than one of the systems, measures, facilities, parameters or installations provided for in sub-regulation (1) if the local authority accepts in terms of these regulations that he or she is competent to do so.
- (6)
 - (a) Where any building to be extended, the local authority may on receipt of the application for such extension and before granting approval require that the approved competent persons who have accepted responsibility for such work to timeously prepare and submit rational assessments as to the adequacy of the existing systems and installations in combination with the contemplated extensions to comply with the relevant requirements of these regulations for the whole building including the extensions.
 - (b) If the local authority is satisfied that any such rational assessment meets the requirement of these regulations and in particular of sub-regulation 6(a) it shall accept such assessment which shall be deemed to be part of the application submitted.
 - (c) If the local authority is not so satisfied it may after first consulting with the competent person who has submitted such assessment and subject to appeal to the Review Board decline to accept the assessment for reasons which it shall furnish in writing to such competent person and require him or her to submit a revised assessment to the satisfaction of the local authority.
- (7) Where in a building any element of the structural, fire protection, artificial ventilation, stormwater disposal or non-water borne sanitary disposal, fire installation or drainage installation system as provided for in sub-regulation (1) is or is required to be the subject of a rational design or rational assessment, the person appointed as an approved competent person shall assume responsibility for satisfying the functional regulation relating to that particular system in its entirety.
- (8)
 - (a) Where an approved competent person is required in terms of sub-regulation (7) to assume responsibility for the system in its entirety and where parts of the system are to be undertaken by other competent persons, the approved competent person shall assume overall responsibility for the design of such system and shall ensure that:
 - (i) the component designs are generally in accordance with the approved application and in accordance with the requirements of these regulations.
 - (ii) the component designs will achieve the necessary co-ordination and interaction of the different elements so as to achieve the objectives of the systems.

- (iii) in the case of the structural system, the interaction of the various component elements will be such that the structural adequacy of all the parts of the building and the overall stability of the building is assured
but in all cases excluding responsibility for the detailed design of elements carried out by the other competent persons, provided that such exclusion shall not preclude the approved competent person from taking any action which he or she considers necessary in terms of sub-regulation (8)(b).
 - (b)
 - (i) For the purpose of satisfying him or herself of the adequacy of any design or designs contemplated in sub-regulation (8)(a) and of their compatibility with any system, measure or installation in its entirety, the approved competent person may at any time after his or her appointment, require the designer or designers of the different elements of the system referred to in sub-regulation (8)(a) to complete Form 3 contained in SANS 10400-A as he or she may deem necessary, and return it timeously, or in any event before building construction or installation proceeds. Each such designer shall, when called upon so to do, provide the information and documents concerned in respect of the work he or she has designed.
 - (ii) The person appointed as approved competent person may further require, after consultation with the designer concerned, modifications to the relevant designs, plans and specifications, if in his or her opinion they do not comply with the provisions of these regulations.
 - (iii) Copies of designs, plans and specifications accepted by the approved competent person shall be submitted if so required to the local authority countersigned by the approved competent person.
 - (iv) Each designer of a part of a system shall on completion of the erection or installation thereof, if called upon to do so by the approved competent person, complete and submit the section of Form 3 relating to inspection contained in SANS 10400-A.
 - (c) The provisions of sub-regulation (8)(a) and (b) for designs shall also apply in the case of any applicable rational assessments.
- (9) (a) Any person appointed by the owner in terms of sub-regulations (1) or (2), shall apply to the local authority for acceptance as an approved competent person and shall:
- (i) make application, and
 - (ii) declare his or her competence to undertake the relevant duties in the manner prescribed in the Regulations
- on Form 2 contained in SANS 10400-A and shall complete all applicable sections of such form.
- (b) The owner shall also complete the applicable section of Form 2 contained in SANS 10400-A
- (c) The local authority may, subject to appeal to the Review Board, decline to accept the appointment of any person who:
- (i) in completing any portion of Form 2 provides incorrect or incomplete information which in the opinion of the local authority is material to the determination of such applicant's competence;
 - (ii) is not an employee of the owner of the building and is not in possession of professional indemnity insurance cover;
 - (iii) is not professionally registered in terms of the Engineering Professions Act, 2000 (Act No. 46 of 2000), the Architectural Professions Act (Act No. 44 of 2000) or the National Scientific Professions Act, 2003 (Act No. 27 of 2003);
 - (iv) is in the opinion of the local authority inadequately qualified or has insufficient experience or contextual knowledge to make the determinations that are required in terms of these regulations, provided however that any person that satisfies the relevant definition for a competent person provided in a part of SANS 10400 in relation to the duties contemplated in this sub-regulation, is deemed to satisfy this sub-regulation; and

- (v) is under investigation by a disciplinary tribunal of the Engineering Council of South Africa, the South African Council for the Architectural Profession or the South African Council for Natural Scientific Professions and the chief executive officer of such a Council has expressed an opinion in writing that the applications made by such persons should not be approved in the public interest.
- (10) (a) Where in respect of any building the local authority, after consideration of:
- (i) the details of registration in respect of category, date and discipline in which the applicant is registered, qualifications, experience, training and contextual knowledge provided in terms of this regulation by any person seeking acceptance of his or her appointment as a competent person, and
 - (ii) the declaration of competence provided by such person in terms of sub-regulation (9),
- considers that such person does not possess the degree of competence necessary to undertake the relevant duties, it may decline to accept the appointment of such person, who may appeal to the Review Board.
- (b) If the appeal is upheld, the local authority shall accept the appointment of the appellant as a person competent to undertake such duties or any part thereof in respect of such building as the Review Board may decide.
- (11) Where the local authority is satisfied with an application in respect of the matters specified in sub-regulations (10)(a)(i) and (ii) it shall indicate acceptance of the application in the manner specified in Form 2 as contained in SANS 10400-A.
- (12) (a) On completion of the structural, fire protection or fire installation system for which an approved competent person has been appointed in terms of sub-regulations (1) or (2), such competent person shall complete and submit to the local authority a fully completed Form 4 as contained in SANS 10400-A in respect of each such system for which such person has accepted responsibility in terms of Section 14(2A) of the Act 103.
- (b) The local authority may require from the owner that an approved competent person submit a copy of the certification of the specific work, other than the structural, fire protection or fire installation, for which he has been appointed on completion of the building.
- (13) Where any person provides any information or certificate required in terms of this regulation or which he or she knows to be incomplete or false, such person shall be guilty of an offence

Amendment of Regulation A20

Regulation A20 of the Regulations is amended as follows:

71 Add the following definitions to Table 1:

E4	Health care Occupancy which is a common place of long term or transient living for a number of unrelated persons consisting of a single unit on its own site who, due to varying degrees of incapacity, are provided with personal care services or are undergoing medical treatment.
H5	Hospitality Occupancy where unrelated persons rent furnished rooms on a transient basis within a dwelling house or domestic residence with sleeping accommodation for not more than 16 persons within a dwelling unit.

Amendment of Regulation A21

Regulation A21 of the Regulations is amended as follows:

72 Substitute Table 2 with the following table:

1	2
Class of occupancy of room or storey or portion thereof	Population
A1, A2, A4, A5	Number of fixed seats or 1 person per m ² if there are no fixed seats
E1, E3, H1, H3, H4	2 persons per bedroom
E4	16 persons provided that the total number of persons per room is not more than 4
H5	16 persons per dwelling unit provided that the total number of persons per room is not more than 4
G1	1 person per 15 m ²
J1, J2, J3, J4	1 person per 50 m ²
C1, E2, F1, F2	1 person per 10 m ²
B1, B2, B3, D1, D2, D3	1 person per 15 m ²
C2, F3	1 person per 20 m ²
A3, H2	1 person per 5 m ²

Amendment of Regulation A22

Regulation A22 of the Regulations is amended as follows:

73 Add " (d) the building will be completed" to sub-regulation A22(2)

Amendment of Regulation A23

Regulation A23 of the Regulations is amended as follows:

74 Substitute "a professional engineer or other" with "an" in sub-regulation A23(4)

Amendment of Regulation B1

Regulation B1 of the Regulations is amended as follows:

75 Add "under all actions which can reasonably be expected to occur" after "durability" in sub-regulation B1(1)

76 Substitute "part B of Section 3 of SABS 0400" with "SANS 10400-B" in sub-regulation B3(3)

Amendment of Regulation C

Regulation C of the Regulations is amended as follows:

77 Substitute "part C of Section 3 of SABS 0400" with "SANS 10400-C" in sub-regulation C1(3)

Amendment of Regulation D

Regulation D of the Regulations is amended as follows:

78 Substitute "part D of Section 3 of SABS 0400" with "SANS 10400-D" in sub-regulation D5

Amendment of Regulation F

Regulation F of the Regulations is amended as follows:

79 Substitute Regulation F3 with the following:

F3 GEOTECHNICAL SITE AND ENVIRONMENTAL CONDITIONS

- (1) Where the local authority has reason to believe that a site upon which a building is to be erected:
- (a) is situated on contaminated land;
 - (b) is situated on potentially unstable land to the extent, insofar as risk can reasonably be foreseen, that ground movements caused by land-slip, slope stability or subsidence may impair the stability of the building or part thereof or pose a threat to the safety of occupants; or
 - (c) is underlain by subsoils which have the potential to cause foundation movements caused by swelling, consolidation, shrinkage or settlements and as a result may impair the stability of the building or part thereof;
- it shall on receipt of an application for the erection of the building inform the applicant accordingly.
- (2) On receipt of any such notification or where the applicant is aware of such conditions or they are evident, such applicant shall appoint an approved competent person to undertake an appropriate geotechnical site investigation.
- (3) Such approved competent person shall, as appropriate, determine in accordance with accepted principles, methods and technical considerations, as relevant:
- (a) whether or not the erection of a building on the site under (1) (a) or (1) (b) above should be permitted, and if so under what conditions, providing full details of the measures which need to be effected to fulfil such conditions and
 - (b) the magnitude of any potential total and differential movements to which the building or part thereof may be subjected to,
- and shall report to the owner and the local authority such findings.
- (4) Geotechnical investigations conducted in accordance with the requirements of SANS 10400-B in the case of dolomite lands and SANS 10400-H in the case of foundations for buildings shall in terms of F3(2) be deemed to be appropriate investigations
- (5) The measures contemplated in sub-regulations (3)(a) and (b) shall be applied in the erection of the building and the site works.

80 Add "seasonally waterlogged" after "waterlogged" in sub-regulation F4(2)

81 Substitute "SABS 0124" with "SANS 10124" in sub-regulation F5 wherever it occurs

82 Substitute Regulation F5 with the following:

- (1) Buildings shall, where so required by the local authority or in areas of high termite infestation, be protected from subterranean termite activity.
- (2) The requirements of subregulation (1) shall be deemed to be satisfied where the means of termite protection complies with SANS 10400-F.

- 83 Substitute the title of Regulation F6 with the following:

CONTROL OF UNREASONABLE LEVELS OF DUST AND NOISE

- 84 Substitute sub-regulation F6(2)(a) and F6(2)(b) with the following and renumber F6(2)(c) as F6(2)(b):

- (2) (a) No person shall during the course of any building, demolition or excavation work use any machine, machinery, engine, apparatus, tool or contrivance, which in the opinion of the local authority may unreasonably disturb or interfere with the amenity of the neighbourhood:
- (i) on a public holiday or Sunday
 - (ii) before 06:00 or after 17:00 on any Saturday; and
 - (iii) before 06:00 or after 18:00 on any day other than those days contemplated in subparagraphs (i) and (i)

- 85 Substitute "part F of Section 3 of SABS 0400" with "SANS 10400-F" in sub-regulation F11(3)

Amendment of Regulation G

Regulation G of the Regulations is amended as follows:

- 86 Add " or an approved competent person" before "in such authorisation in sub-regulation G1(3)(b).

- 87 Substitute "part G of Section 3 of SABS 0400" with "SANS 10400-G" in sub-regulation G2

Amendment of Regulation H

Regulation H of the Regulations is amended as follows:

- 88 Substitute sub-regulation H1(1) with the following:

- (1) The foundation of any building shall be designed and constructed to safely transmit all the actions which can reasonably be expected to occur from such building to the ground and in such a manner that any local damage (including cracking), deformation or vibration do not compromise the efficient use of a building or the functioning of any element of a building or equipment within a building.

- 89 Substitute "part H of Section 3 of SABS 0400" with "SANS 10400-H" in sub-regulation H1(2)

Amendment of Regulation J

Regulation J of the Regulations is amended as follows:

- 90 Substitute sub-regulation J1(1)(a) with the following:

- (a) be designed and constructed to safely support its own weight and any actions which can reasonably be expected to occur and in such a manner that any local damage (including cracking), deformation or vibration do not compromise the efficient use of the building or the functioning of equipment supported by such floor; and

- 91 Substitute "WC" in sub-regulation J1(2) with "toilet"

92 Substitute sub-regulation J(5) with the following:

- (5) The requirements of subregulations (1), (2), (3) and (4) shall be deemed to be satisfied where the design and construction of any floor complies with SANS 10400-J: Provided that where the local authority deems it necessary in order to satisfy the requirements of subregulation (4), such local authority may require that the entire area within the foundation walls of any building be covered by a suitable damp-proof membrane, and in the case of the floor of a basement or semi-basement where the highest known level of the extreme watertable is higher than the floor level of the basement to such an extent that uplift of the floor might occur, the local authority may require that adequate sub-soil drains under the floor be provided together with means of removing the water so drained.

Amendment of Regulation K

Regulation K of the Regulations is amended as follows:

93 Substitute sub-regulation K1 with the following:

Any wall shall be designed and constructed to safely sustain any actions which can reasonably be expected to occur and in such a manner that any local damage (including cracking) or deformation do not compromise the opening and closing of doors and windows or the weather tightness of the wall and in the case of any structural wall, be capable of safely transferring such actions to the foundations supporting such wall.

94 Substitute sub-regulation K2 with the following:

- (1) Any wall shall be so constructed that it will adequately resist the penetration of water into any part of the building where it would be detrimental to the health of occupants or to the durability of such building.
- (2) Where a building includes a basement or semi-basement, the local authority may, if it considers that conditions on the site on which the building is to be erected necessitate integrated designs for the penetration of water into such basement or semi-basement applicable to all construction elements or components thereof, require the submission of such designs for approval. Construction shall be in accordance with the requirements of the approved design.

95 Substitute "forces" with "actions" in sub-regulation K3

96 Substitute "part K of Section 3 of SABS 0400" with "SANS 10400-K" in sub-regulation K5

Amendment of Regulation L

Regulation L of the Regulations is amended as follows:

97 Substitute sub-regulation L1 with the following:

The roof of any building shall be so designed and constructed that it -

- (a) safely sustains any actions which can reasonably be expected to occur and in such a manner that any local damage (including cracking) or deformation do not compromise its functioning;
- (b) is adequately anchored against wind uplift;
- (c) is durable and does not allow the penetration of rainwater or any other surface water to its interior;
- (d) does not allow the accumulation of any water upon its surface; and
- (e) as part of a roof and ceiling assembly, provides adequate height in any room immediately below such assembly.

98 Substitute "part L of Section 3 of SABS 0400" with "SANS 10400-L" in sub-regulation L3

Amendment of Regulation M

Regulation M of the Regulations is amended as follows:

99 Substitute M1 with the following:

Any stairway, including any wall, screen, railing or balustrade to such stairway, shall:

- (a) be capable of safely sustaining any actions which can reasonably be expected to occur and in such a manner that any local damage (including cracking) or deformation do not compromise its functioning;
- (b) permit safe movement of persons from floor to floor; and
- (c) have dimensions appropriate to its use.

100 Substitute "part M of Section 3 of SABS 0400" with "SANS 10400-M" in sub-regulation M3

Amendment of Regulation N

Regulation N of the Regulations is amended as follows:

101 Substitute sub-regulation N1(1)(a) with the following:

"a) safely sustain any wind actions which can reasonably be expected"

102 Substitute sub-regulation N1(3) with the following:

Replace "part N of Section 3 of SABS 0400" with "SANS 10400-N"

Amendment of Regulation O

Regulation O of the Regulations is amended as follows:

103 Substitute "WC" with "toilet" in sub-regulation O1(1)

104 Substitute sub-regulation O1(2) and O1(3) with the following:

- (2) The requirement of subregulation (1) shall be deemed to be satisfied where the lighting and ventilation are in accordance with SANS 10400-O
- (3) (a) Notwithstanding the provision of any openings for natural light in accordance with subregulation (2) any room contemplated in subregulation (1) or any corridor, lobby or staircase serving such room shall be provided with a means of artificial lighting-
 - (i) for periods when natural lighting is inadequate; or
 - (ii) where the size or shape of any such room, or the glazing material used in any such opening, will not permit sufficient natural light effectively to illuminate all parts of such room.(b) Notwithstanding the provision of openings for natural ventilation in accordance with subregulation (2) any room subject to the Occupational Health and Safety Act, 1993 (Act No. 85 of 1993), shall in terms of the said Act be provided with artificial ventilation as prescribed by such Act; and any room contemplated in subregulation (1) which is -
 - (i) a room which, due to conditions of high temperature, may be dangerous to safety or health;
 - (ii) a room where there will be dust, gas, vapour or volatile matter and hazardous biological agents which might be dangerous to safety or health; or
 - (iii) used for any purpose for which natural ventilation is not suitable, shall be provided with a means of artificial ventilation.

105 Substitute sub-regulation O4 with the following:

Any rational design of an artificial ventilation system shall be carried out by or under the supervision of an approved competent person who shall certify in accordance with the requirements of Regulation A19 that the system has been designed to comply with regulation O1.

106 Substitute "part O of Section 3 of SABS 0400" with "SANS 10400-O" in sub-regulation O5(2)

107 Substitute sub-regulation O6 with the following

- (1) The owner shall at acceptable intervals of time submit to the local authority test reports indicating that any artificial ventilation system installed in terms of these regulations is operating in the designed manner,
- (2) Records and log books shall be kept of the commissioning information, operational management, monitoring and maintenance and repair of all ventilation plant, including individual ventilation fans.
- (3) Where specialist ventilation plants are provided as part of the protection measures against hazardous substances, and for the protection of occupants and to ensure safe procedures, such as in hospital theatres, such plant shall be inspected and validated at least every 12 months by an independent competent person.

Amendment of Regulation P

Regulation P of the Regulations is amended as follows:

108 Substitute "loads and forces" with "actions" in sub-regulation P2(1)(f)

109 Substitute sub-regulation **P2(2)** with the following:

- (2) The requirements of subregulation (1) shall be deemed to be satisfied where such installation complies with SANS 10400-P: Provided that where a local authority is of the opinion that the size or complexity of the drainage installation in any building renders it essential for such installation to be the subject of an approved rational design prepared by an approved competent person, such local authority shall, in writing, notify the owner of such building of its reasons for the necessity for such design and may require such owner to submit for approval plans and particulars of a complete drainage installation based on such design.

110 Substitute sub-regulation **P3(1)(b)** with the following:

- (b) subject to the National Water Act, 1998 (Act No 36 of 1998), any river, stream or natural watercourse whether ordinarily dry or otherwise; or

111 Substitute "part P of Section 3 of SABS 0400" with "SANS 10400-P" in sub-regulation **P7(1)**

Amendment of Regulation Q

Regulation **Q** of the Regulations is amended as follows:

112 Substitute sub-regulation **Q1** with the following:

Where water-borne sewage disposal is not available other means of sewage disposal shall be permitted by the local authority: Provided that:

- a) it stores, conveys, processes and disposes of human body wastes and wastewater in such a way that the pathogens, pollutants and contaminants associated therewith do not compromise the health and safety of the original user or others; and
- b) in the case of chemical or toilet a satisfactory means is available for the removal and disposal of sewage from such closets;

113 Substitute "latrine" with "toilet" in sub-regulation **Q2**

114 Substitute sub-regulation **Q3(3)(a)** with the following:

- (3) (a) The requirements of subregulation (1) shall be deemed to be satisfied where the design and construction, siting of, and access to such other means of sewage disposal complies with SANS 10400-Q; Provided however that where a local authority is of the opinion that the nature of the means of sanitary disposal is such that it is essential for such installation to be the subject of an approved rational design prepared by an approved competent person, such local authority shall, in writing, notify the owner of such building of its reasons for the necessity for such design and may require such owner to submit for approval plans and particulars of a complete installation based on such design

Amendment of Regulation R

Regulation R of the Regulations is amended as follows:

115 Substitute sub-regulation R1(3) with the following:

- (3) The requirements of subregulation (1) shall be deemed to be satisfied where such means of stormwater disposal is provided in accordance with SANS 10400-R: Provided that where a local authority is of the opinion that the conditions on any site render it essential for stormwater disposal to be the subject of an acceptable rational design prepared by an approved competent person, such local authority shall, in writing, notify the owner of such site of its reasons for the necessity for such design, and may require such owner to submit for approval plans and particulars of a complete stormwater control and disposal installation for such site and for any building erected thereon, based on such design.

Substitution of Regulation S

116 Regulation S of the Regulations is substituted with the following Regulation:

PART S. FACILITIES FOR PERSONS WITH DISABILITIES**S1. APPLICATION**

- (1) Facilities that accommodate persons with disabilities shall be provided in any building except the following:
- (a) any building of which the whole of the ground storey comprises one or more occupancies classified in terms of regulation A20 as B1, B2, D4, H4, J1 or J2
 - (b) any building classified as H1 in terms of regulation A20 where such building has less than 25 bedrooms and it can be reasonably proven that it is not possible to include wheelchair access in certain aspects of the design; and
 - (c) any storey above ground floor level of a building classified as H3 in terms of regulation A20 and not provided with a lift.

S2. FACILITIES TO BE PROVIDED

- (1) In any building contemplated in regulation S1 requiring facilities for persons with disabilities:
- (a) persons with disabilities shall be able to safely enter the building, use all the facilities subject to the provisions of sub-regulation (3) within it and leave it;
 - (b) there shall be a means of access suitable for use by persons with disabilities, from the main and ancillary approaches of the building to the ground storey; via the main entrance, and any secondary entrance;
 - (c) there shall be a means of egress suitable for use by persons with disabilities from any point in a building to a place of safety in the event of an emergency;
 - (d) any lift installation that is provided shall be capable of serving the needs of persons with disabilities who are likely to be using the building; and (e) any commonly used path of travel shall be free of obstacles which limit, restrict or endanger the travel of persons with disabilities, or which prevent persons with disabilities from accessing the facilities provided in the building and the presence of such obstruction shall be made evident in a suitable manner to persons with impaired vision; and

- (f) a suitable means of access shall be provided to any auditorium or hall situated in any building and such auditorium or hall shall, in relation to its seating capacity, be provided with sufficient open space to accommodate a reasonable number of people who use wheelchairs or other assistive devices.
- (2) Where parking for more than 50 motor vehicles is provided in or in connection with any building having a means of access contemplated in subregulation (1), adequate parking space shall be provided for the parking of motor vehicles used by persons with disabilities and a suitable means of access shall be provided from the parking area, whether such parking area be inside or outside such building, to the ground storey of such building.
- (3) Where, in terms of regulation P1, toilet facilities are required and the building is one requiring facilities for persons with disabilities in terms of regulation S1, an adequate number of such facilities shall be suitable for use by persons with disabilities: Provided that toilet facilities shall not be required in any such building classified as H3 in terms of regulation A20.

S3. DEEMED-TO-SATISFY REQUIREMENTS

The requirements of regulation S2 shall be deemed to be satisfied where:

- (a) the facilities provided are in accordance with SANS 10400-S
- (b) the egress from the building in the event of fire is in accordance with SANS 10400-T.

Amendment of Regulation T

Regulation T of the Regulations is amended as follows:

- 117 Replace T(1)(a) with the following:

- (a) the protection of occupants or users, including persons with disabilities, therein is ensured and that provision is made for the safe evacuation of such occupants or users;

- 118 Substitute sub-regulation T1(2) with the following:

- (2) The requirements of subregulation (1) shall be deemed to be satisfied where the design, construction and equipment of any building complies with SANS 10400-T: Provided that where any local authority is of the opinion that such compliance would not comply with all the requirements of subregulation (1), such local authority shall, in writing, notify the owner of the building of its reasons for its opinion and may require the owner to submit for approval a rational design prepared by an approved competent person.

(3)

- 119 Substitute sub-regulation T2(1)(a) with the following:

- (1) Any owner of any building who fails to -
 - (a) provide sufficient fire extinguishers to satisfy the requirements of subregulation T1(1)(e), or who installs fire extinguishers that do not comply with the relevant South African national standard, or who fails to ensure that such fire extinguishers are installed, maintained and serviced in accordance with SANS 10105; or

Amendment of Regulation V

Regulation V of the Regulations is amended as follows:

- 120 Substitute "part V of Section 3 of SABS 0400" with "SANS 10400-V" in sub-regulation V1(2)

Amendment of Regulation W

Regulation **W** of the Regulations is amended as follows:

- 121 Substitute " Any approved fire installation" with "All approved fire installations" in sub-regulation **W1**.
- 122 Substitute "pumping connection" with "and suitable connection" in sub-regulation **W3(a)**
- 123 Substitute Regulation **W4** with the following:

The requirements of regulation **W3** shall be deemed to be satisfied where any fire installation complies with SANS 10400-W; Provided that where a local authority is of the opinion that it essential for the fire installation to be the subject of an acceptable rational design prepared by an approved competent person, such local authority shall, in writing, notify the owner of such site of its reasons for the necessity for such design, and may require such owner to submit for approval plans and particulars of a complete fire installation, based on such design.

SABS 0400:1990

1999-07-30 AMENDMENT OF NATIONAL BUILDING REGULATION A13: BUILDING MATERIALS AND TESTS

Regulation A13 (1) (b):

Delete the existing text and insert the following:

A13 BUILDING MATERIALS AND TESTS

- (1) (b) All timber shall be treated against termite and wood borer attack and fungal decay, and treatment shall be in accordance with a recognized method and the local authority may require proof of such treatment; and

SABS 0400-1990

Technical Corrigendum 1

(published 22 May 1996)

Page 13. In the definition of "division wall", amend "regulations" to read "rules".

Page 45. In subclauses (c) and (d), amend "Director General" to read "President".
In subclause (f), amend "R100" to read "R100 + VAT".

Page 135. In column 7 of table 13, amend "7 500" to read "9 500", and in column 12, amend "15 500" to read "18 500".

SOUTH AFRICAN BUREAU OF STANDARDS

CODE OF PRACTICE

for

THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS

1. SCOPE

- 1.1 This code of practice covers provisions for building site operations and building design and construction that are deemed to satisfy the provisions of the National Building Regulations. In certain cases, commentary on the application of the deemed-to-satisfy rules and on standardization of the application of the regulations has been included.

NOTE: A specimen form and certificate for local authority use and a sign to indicate facilities for disabled persons are given in Appendix 1.

2. DEFINITIONS

- 2.1 Any term defined in the National Building Regulations has the same meaning when used in this code. Particular attention is drawn to the definition of "council". In both the regulations and the code any term that is not defined shall be assumed to have its ordinarily accepted meaning or that which the context may imply. In addition, in accordance with the normal tenets of law, words used in the present tense include the future; words used in the masculine gender include the feminine; and the singular number includes the plural and the plural the singular.

For the purposes of this code the following definitions shall apply:

"acceptable", "adequate", "satisfactory" or "suitable" means acceptable, adequate, satisfactory or suitable —

(a) in the opinion of any local authority; or

(b) in relation to any document issued by the council, in the opinion of the council;

"access door" means an entrance door to an emergency route;

"air conditioning system" means a system of mechanical ventilation where air that has been cleansed is supplied to a building under conditions of controlled temperature, humidity, distribution and movement;

"air duct" means any pipe, tube, conduit or enclosed space used or to be used in any building for the transmission of air in an artificial ventilation system;

"applicant" means any person who makes an application;

"application" means an application contemplated in section 4 of the Act;

"approval" means —

(a) approval by any local authority, including approval contemplated in section 7(7)(b) of the Act; or

(b) approval by the review board on appeal to the review board in terms of the Act;

"approved" means —

(a) approved by any local authority; or

(b) approved by the review board on appeal to the review board in terms of the Act;

"artificial ventilation system" means a system in which air is caused to circulate through a room by means of a mechanical apparatus which forces air into or extracts air from such room;

"automatic" in relation to fire-doors, fire-shutters, fire-dampers, fire-alarms, or fire extinguishing equipment means fitted with an approved device which is activated by a predetermined amount of heat, smoke, combustion gases or flame without the need for any manual operation;

“backflow” means the flow of water in any pipe in a direction opposite to the normal direction of flow;

“back siphonage” means the backflow of water resulting from negative pressure in a water installation or in the water supply system;

“back vent” means a ventilating pipe connecting a branch discharge pipe, to which unvented fixture discharge pipes are connected, to a vent stack or to a stack vent;

“balustrade wall” means a wall serving the purpose of a balustrade;

“block” means any masonry unit which has a length of more than 300 mm or a width of more than 130 mm;

“branch discharge pipe” means a horizontal discharge pipe conveying the discharge from one or more sanitary fixtures to a discharge stack;

“branch drain” means any drain which discharges into a main drain;

“branch vent” means a horizontal ventilating pipe connecting two or more trap vents to a vent stack or to a stack vent;

“brick” means any masonry unit which is not a block;

“building height” means the dimensional height in metres measured from the lowest ground level abutting any part of the building to the level of —

(a) the underside of a flat roof; or

(b) the underside of the roof of any plant room on such flat roof where the plan area of the plant room is more than 10 % of the area of such flat roof; or

(c) a horizontal ceiling which is immediately under any pitched roof; or

(d) half-way between the eaves level and the ridge of any pitched roof where there is no ceiling below such roof or where the ceiling follows the pitch of such roof;

“building line” in relation to a site, means a line prescribed in any town planning scheme or any other law designating the boundaries of the area of the site outside of which the erection above ground of any building is prohibited;

“capacity” of any storage tank means the volume of such tank between the operating level of the water contained in such tank and the invert of the outlet from the tank;

“carport” means a building intended to provide shelter for a motor vehicle, caravan or boat and having a roof but having walls on not more than two sides;

“chemical closet” means a closet with a fixed pan, the excreta from which pass into a tank where they are acted upon by chemicals which sterilize and break them down;

“chimney” means that part of a building which forms part of a flue, but does not include a flue pipe;

“class”, in relation to a fire-door or fire-shutter, means the class thereof as defined in SABS 1253;

“cleaning eye” means any access opening to the interior of a discharge pipe or trap provided for the purposes of internal cleaning, and which remains permanently accessible after completion of the drainage installation;

“combustible” means the opposite of non-combustible;

“common drain” means that portion of a drain which conveys sewage other than or in addition to that sewage which emanates from the site through which such drain runs;

“communication pipe” means any pipe in a water supply system to which any water installation is connected;

“competent person” means a person who is qualified by virtue of his experience and training;

“connecting sewer” means a pipe vested in the local authority which connects a drain to a sewer;

“conservancy tank” means a covered tank used for the reception and temporary retention of sewage and which requires emptying at intervals;

“consumer” means any person who is obtaining a supply of water from the local authority;

“council” means the Council of the South African Bureau of Standards;

“cross vent” means a ventilating pipe connecting a discharge stack to a vent stack;

“dark room” means any room used for the purposes of handling or processing light sensitive material;

“dead-end corridor” means any corridor along which it is possible to travel only in one direction in order to reach a feeder route or emergency route;

“dead load” means the gravitational force caused by the static mass of all permanent parts of a building;

“deemed-to-satisfy rule” (or rule) means a non-mandatory provision which describes a method of design or construction that is deemed to comply with a particular functional regulation;

“developed length” of any pipe means the length between two specified points on such pipe measured along the centre line of such pipe, including any bend, junction or similar fitting;

“discharge pipe” means a pipe which conveys the discharge from a sanitary fixture to a drain, and includes a soil pipe, a waste pipe, a discharge stack, a branch discharge pipe or a fixture discharge pipe;

“discharge stack” means any vertical discharge pipe which conveys the discharge from two or more sanitary fixtures and which is connected directly to a drain;

“division” means a portion of a building separated from the remainder of such building by one or more separating elements;

“division wall” means an internal wall that separates one division from another division in any building and that has a fire resistance of not less than that required by these regulations;

“domestic effluent” means sewage consisting of soil water or waste water or a combination of both;

“drain” means that part of any drainage installation outside a building and which is below ground level, but shall not include the following —

- (a) any discharge pipe;
- (b) that portion of a discharge stack which is below ground level;
- (c) the bend at the foot of a discharge stack;

“drainage installation” means any installation vested in the owner of a site and which is situated on such site and is intended for the reception, conveyance, storage or treatment of sewage, and may include sanitary fixtures, traps, discharge pipes, drains, ventilating pipes, septic tanks, conservancy tanks, sewage treatment works, or mechanical appliances associated therewith;

“drencher system” means an approved system of piping and outlets which, when actuated manually or by the action of fire, releases a continuous curtain of water;

“dwelling house” means a single dwelling unit and any garage and other domestic outbuildings thereto, situated on its own site;

“dwelling unit” means a unit containing one or more habitable rooms and provided with adequate sanitary and cooking facilities;

“electrical sanitary fixture” means a device which is connected to an electricity supply and to a water supply to perform a function such as the washing of clothes or dishes, or rendering waste matter suitable for disposal into a discharge pipe and includes a food-waste disposer, and a sanitary-towel disposer;

“emergency route” means that part of an escape route which provides fire protection to the occupants of any building and which leads to an escape door;

“escape door” means that door in an escape route which, at ground level, leads directly to a street or public place or to any approved open space which leads to a street or public place;

“escape route” means the entire path of travel from the furthest point in any room in a building to the nearest escape door and may include an emergency route;

“evapo-transpirative bed” means an effluent disposal system comprising a shallow sand-filled excavation covered with top soil and planted over with suitable vegetation;

“exit door” means any door that is a component of an escape route from any room;

“feeder route” means that part of an escape route which allows travel in two different directions to the access doors to at least two emergency routes;

“fire-damper” means an automatic damper and its assembly that complies with the requirements contained in SABS 193;

“fire-door” or **“fire-shutter”** means an automatic or self-closing door or shutter assembly especially constructed to prevent the passage of fire for a specific length of time;

“fire installation” means any water installation which conveys water solely for the purpose of fire-fighting;

“fire load” means the sum of the heat energy values of all combustible materials, including combustible partitions and other exposed combustible elements, contained in a compartment or division;

“fire resistance” means the shortest period for which a building element or component will comply with the requirements for stability, integrity and insulation when tested in accordance with SABS 0177: Part II;

“fire-stop” means a draft tight barrier or seal placed within or between building elements in shafts, voids and other concealed spaces to retard the spread of flame, heat or smoke;

“fixture branch” means a horizontal fixture discharge pipe;

“fixture discharge pipe” means a discharge pipe which conveys the discharge from a single sanitary fixture;

“fixture unit” means an arbitrary unit of measure for expressing the hydraulic loading on a drainage installation;

“fixture unit rating” means the value in fixture units assigned to a sanitary fixture from a consideration of the duration of its discharge, the interval between discharges and its mean discharge rate;

“flammable” means having a closed cup flash point lower than 90 °C;

“floor area”, in relation to a building or a storey thereof, means the total area enclosed within its external walls, exclusive of the area occupied by any lift shaft;

“flight” means that part of a stairway which consists of consecutive steps;

“flue” means a passage which conveys the discharge of a heat generating appliance to the external air;

“flue pipe” means a pipe forming a flue but does not include a pipe built as a lining into a chimney;

“foundation” means that part of a building which is in direct contact with and is intended to transmit loads to the ground;

“foundation wall” means that portion of a wall between the foundation and the lowest floor above such foundation;

“free-standing wall” means a wall, not being a retaining wall, without lateral support;

“french drain” means a trench filled with suitable material which is used for the disposal of liquid effluent from a septic tank or waste water;

“functional regulation” means a regulation that sets out what is required of a building, building element or building component in respect of a particular characteristic without specifying the method of construction, dimensions or materials to be used;

“garage” means an enclosed area which is used or intended to be used for the parking, storing, servicing or repairing of motor vehicles;

“general installation” means any water installation which conveys water for any purpose other than fire-fighting;

“going” means the distance (measured on plan) between the nosing of a tread and the nosing of the tread or landing next above it;

“gully” means a pipe fitting incorporating a trap into which waste water is discharged;

“habitable room” means a room used or designed, erected, adapted or intended to be used by persons for sleeping in, living in, the preparation or consumption of food or drink, the transaction of business, the rendering of professional services, the manufacture, processing or sale of goods, the performance of work, the gathering together of persons or for recreational purposes;

“height” means building height;

“high risk substance” means any substance listed in the schedule to the Administrative Regulations, as amended, made in terms of the Machinery and Occupational Safety Act, 1983 (Act 6 of 1983);

“horizontal”, in relation to a discharge pipe or ventilating pipe, means inclined at less than 45 ° to the horizontal;

“imposed load” means any force assumed in the design of any building, caused by the intended occupancy thereof or by earth pressure, snow, hail, groundwater or the ponding of rainwater;

“incremental house” means any dwelling house that, for reasons of affordability, is to be constructed in stages in such a manner that in its intermediate stages the house can be occupied by its owner for the specified limited period of time necessary to complete it and that is intended, in its finally approved form, to have a total plan area of not more than 80 m²;

“industrial effluent” means any liquid whether or not containing matter in solution or suspension which is given off in the course of or as a result of any industrial, trade, manufacturing, mining or chemical process or any laboratory, research or agricultural activity, and includes any liquid other than soil water or stormwater;

“inspection chamber” means a chamber not deeper than 750 mm and of such dimension that access may be obtained to a drain without requiring a person to enter into such chamber;

“inspection eye” means any access opening to the interior of any pipe or pipe fitting in a drainage installation provided solely for the purpose of inspection and testing, and to which permanent access after completion of the drainage installation need not be provided;

“laminated glass” means two sheets of ordinary annealed glass bonded to a shear and impact resistant plastic interlayer;

“laminated toughened glass” means a laminated glass where one or both sheets of ordinary annealed glass are replaced by a sheet or sheets of toughened glass;

“landing” means a platform between two consecutive flights of a stairway;

“lateral boundary” means a boundary of a site other than a boundary between such site and any street or public place with a width of more than 6 m measured at right angles to such boundary;

“load” means any force to which a building is or may be subjected, and includes dead, imposed, wind and seismic loads and forces caused by dimensional changes of materials;

“main drain” means the longest run of drain from a building to a common drain, to a means of sewage disposal situated on the site concerned, or to a connecting sewer;

“manhole” means a chamber of a depth greater than 750 mm and of such dimension that allows entry of a person into such chamber for the purpose of providing access to a drain;

“masonry wall” means an assemblage of masonry units joined together with mortar or grout;

“mezzanine storey” means any mezzanine storey the floor area of which does not exceed 25 % of that of the floor below it;

“minor building work” as contemplated in section 13 of the Act means —

(a) the erection of any —

(i) poultry house not exceeding 10 m² in area;

(ii) aviary not exceeding 20 m² in area;

(iii) solid fuel store not exceeding 10 m² in area and 2 m in height;

(iv) tool shed not exceeding 10 m² in area;

(v) child's playhouse not exceeding 5 m² in area;

(vi) cycle shed not exceeding 5 m² in area;

(vii) greenhouse not exceeding 15 m² in area;

(viii) open-sided car, caravan or boat shelter or a carport where such shelter or carport does not exceed 40 m² in area;

(ix) any free-standing wall constructed of masonry, concrete or timber or any wire fence where such wall or fence does not exceed 1,8 m in height;

(x) any pergola;

(xi) private swimming pool;

(xii) change room, not exceeding 10 m² in area, at a private swimming pool;

(b) the replacement of a roof or part thereof with the same or similar material;

(c) the conversion of a door into a window or a window into a door without increasing the width of the opening;

(d) the making of an opening in a wall which does not affect the structural safety of the building concerned;

(e) the partitioning or the enlarging of any room by the erection or demolition of an internal wall if such erection or demolition does not affect the structural safety of the building concerned;

(f) the erection of any solar water heater not exceeding 6 m² in area on any roof or 12 m² when erected other than on any roof; and

(g) the erection of any other building where the nature of the erection is such that in the opinion of the building control officer it is not necessary for the applicant to submit, with his application, plans prepared in full conformity with these regulations;

"natural ventilation" means the movement of air through a building due to natural causes;

"non-combustible" means classified as non-combustible when tested in accordance with code of practice SABS 0177: Part V;

"non-structural wall" means a wall which does not form part of a structure but which may from time to time be subject to forces other than its own weight;

"nosing" means the front edge of a tread and includes the front edge of the top surface of any landing which is situated at the top of a flight;

"obstruction" means any building or other object which partially or completely intersects any zone of space serving a window but shall not include any narrow object such as a pole or railing which does not materially obstruct the entry of light and air to the opening concerned;

"occupancy" means the particular use or the type of use to which a building or portion thereof is normally put or intended to be put;

"one-pipe system" means a system of piping between sanitary fixtures and a drain in which both waste and soil water discharge down a common discharge stack and in which any trap venting or other venting that is required may be via a common vent stack;

"operating water level" means the level of water reached in any storage tank when the valve controlling the inlet of water to such tank closes under normal operating conditions;

"outside air" means air which is drawn into the building from the outside and which has not been circulated through such building;

"overflow gully" means a gully which allows the overflow of sewage but prevents the ingress of foreign matter, including rainwater directly from above;

"pail closet" means a closet with a removable pail which is systematically emptied or replaced;

"partition" means an interior construction less than one storey in height and is generally of a light construction and is demountable;

"partition wall" means a non-structural internal wall extending to the ceiling and constructed for the purpose of subdividing a space;

"pit latrine" means a closet placed over or adjacent to an excavation which is of adequate depth;

"pitch line" means a notional line which connects the nosings of all the treads in a flight or stairs;

"population" means the population determined in accordance with regulation A21;

"prescriptive rule (or prescriptive regulation)" means a rule or regulation which describes in some detail an operation to be performed, or the dimensions of a building, building element or building component and the materials and method of construction to be used in such building, building element or building component;

“pressurization” means the creation of a positive air pressure differential between one area of and the remainder of a building and **“pressurized”** shall have a corresponding meaning;

“public place” means any square, park, recreation ground or open space which —

(a) is vested in the local authority; or

(b) the public has the right to use; or

(c) is shown on a general plan of a township filed in a deeds registry or a Surveyor-General’s office and has been provided for or reserved for the use of the public or the owners of erven in such township;

“range” means a number of like sanitary fixtures closely spaced and discharging to a common branch discharge pipe which does not receive the discharge from any other sanitary fixture not in the range;

“rational design” means any design involving a process of reasoning and calculation and may include any such design based on the use of a code of practice or other relevant technical document;

“regulation” means national building regulation;

“resealing trap” means a trap so designed that some of the water forming its seal is retained during siphonic action to reseal after siphonage has been broken;

“retaining wall” means a wall intended to resist the lateral displacement of materials;

“rodding eye” means an access opening in a drainage installation provided for the purposes of gaining full-bore access to the interior of a drain for internal cleaning, and which remains permanently accessible after completion of the installation, but does not include an inspection chamber or manhole;

“roof assembly” means a building cover and its supporting structure including any ceiling attached to such structure;

“safety distance” means the distance provided between any building and the lateral boundary of the site, or where there are two buildings on the same site, the distance provided between each such building and a notional boundary line between them, so that spread of fire from one building to another due to effect of radiant heat will be minimized;

“safety glass” means a safety glazing material consisting primarily of glass;

“safety glazing material” means any material which complies with the requirements for the performance of safety glazing materials contained in SABS 1263;

“sanitary fixture” means a receptacle to which water is permanently supplied, and from which waste water or soil water is discharged;

“sanitary group” means a combination of sanitary fixtures comprising not more than one each of a WC pan, bath, shower and sink and either two wash-basins or one washbasin and one bidet;

“self-closing” in relation to a door, fire-door, shutter or fire-shutter means equipped with a device to ensure immediate closing of such door, fire-door, shutter or fire-shutter after having been opened;

“separating element” means a wall or floor, which shall have a specific fire resistance, used between divisions, occupancies or tenancies in a building;

“septic tank” means a tank designed to receive sewage and to retain it for such a time and in such a manner as to secure adequate decomposition;

“service pipe” means any pipe which is part of a water installation and which is connected to any communication pipe;

“sewage” means waste water, soil water, industrial effluent and other liquid waste, either separately or in combination, but does not include stormwater;

“sewer” means a pipe or conduit which is the property of or is vested in the local authority and which is used or intended to be used for the conveyance of sewage;

“single-stack system” means a particular one-pipe system in which trap vents are not required in terms of specific criteria set out in Part P;

“site” means any erf, lot, plot, stand or other piece of land on which a building has been, is being or is to be erected;

“soil branch” means a branch discharge pipe which conveys soil water;

“soil fixture” means a sanitary fixture which receives and discharges soil water;

“soil pipe” means a discharge pipe which conveys soil water;

“soil water” means liquid containing excreta;

“spiral stairway” means any succession of tapered treads forming a curved stairway which extends as a single flight from one floor to another and which has a minimum radius of curvature of less than 100 mm;

“sprinkler system” means an approved system of piping and sprinkler heads connected to a water supply which when actuated by the effect of fire automatically releases water;

“stack vent” means a ventilating pipe connecting to a discharge stack above the highest connected discharge pipe;

“stairway” means any part of a building which provides a route of travel between different levels in such building and is formed by a single flight or by a combination of two or more flights and one or more intervening landings;

“storage tank” means any tank, other than any tank used for storage of hot water or any cistern serving a WC pan or a urinal, which forms part of a water installation and is used for the storage of water;

“storey” means that part of a building which is situated between the top of any floor and the top of the floor next above it, or if there is no floor above it that portion between such floor and the ceiling above it (any mezzanine floor, open work floor, catwalk or gallery being taken to be part of the storey in which it is situated), and in relation to a building —

(a) the ground storey shall be taken as the storey in which there is situated an entrance to the building from the level of the adjoining ground or, if there is more than one such storey the lower or lowest of these;

(b) a basement shall be taken to be any part of the building which is below the level of the ground storey;

(c) an upper storey shall be taken to be any storey of the building which is above the level of the ground storey; and

(d) the height expressed in storeys shall be taken to be that number of storeys which includes all storeys other than a basement;

“stormwater” means water resulting from natural precipitation or accumulation and includes rainwater, surface water, subsoil water or spring water;

“stormwater drain” means a pipe, conduit or surface channel situated on a site, which is used to convey stormwater to a suitable point of discharge;

“stormwater sewer” means a pipe, conduit or channel, owned by or vested in the local authority, which is used for the conveyance of stormwater;

“street” means any street, road, thoroughfare, lane, footpath, sidewalk, subway or bridge which —

(a) is vested in the local authority; or

(b) the public has the right to use; or

(c) is shown on a general plan of a township filed in a deeds registry or a Surveyor-General’s office and has been provided or reserved for use by the public or the owners of erven in such township;

“street boundary”, in relation to a site, means the boundary of such site which abuts any street;

“structural” means relating to or forming part of any structural system;

“structural system”, in relation to a building, means the system of constructional elements and components of any building which is provided to resist the loads acting upon it and to transfer such loads to the ground upon which the foundation of the building rests;

“structural wall” means a wall forming part of any structural system;

“stub stack” means a straight 100 mm diameter discharge stack not more than one storey high with a rodding eye at its top;

“surface fire index” means a classification awarded to a combustible surfacing material (in excess of 1 mm in thickness) when tested in accordance with SABS 0177: Part III;

“suspended ceiling” means any ceiling supported on a system of hangers;

“tapered tread” means a tread which has a greater width at one side than at the other and a going which changes at a constant rate throughout its length;

“temporary building” means any building that is so declared by the owner and that is being used or is to be used for a specified purpose for a specified limited period of time, but does not include a builder’s shed;

“the Act” means the National Building Regulations and Building Standards Act, 1977 (Act No. 103 of 1977);

“toughened glass” means a glass produced by subjecting annealed glass to a process of heating and rapid cooling which produces high compression in the surface and compensating tension in the interior;

“trained plumber” means any person who in the trade of plumbing has, in terms of the Manpower Training Act, 1981 (Act No. 56 of 1981), passed a qualifying trade test or has been issued with a certificate of proficiency;

“trap” means a pipe fitting or a part of a sanitary fixture which is designed to retain a water seal;

“trap vent” means a ventilating pipe connecting an individual trap to the open air or to another ventilating pipe;

“travel distance” means —

a) the distance, in any building where emergency routes are required, from the furthest point in any room in such building to an access door; or

b) where no emergency routes are required, the distance from the furthest point in any room in a building to an escape door;

“tread” means the upper surface of a step;

“two-pipe system” means a system of piping between sanitary fixtures and a drain in which waste water and soil water discharge through separate discharge pipes and in which any trap venting or other venting that is required is via separate ventilating pipes for the waste and soil water systems;

“unit fire load” means the fire load of a compartment or division divided by the floor area of such compartment or division, and is expressed either as timber equivalent (kg/m^2) or heat energy value per m^2 (MJ/m^2);

“unprotected steel” means structural steel which is not protected with fire resistant material against the effect of fire;

“vent” means a ventilating pipe;

“ventilating pipe” means a pipe which leads to the open air at its highest point and which provides ventilation throughout a drainage installation for the purpose of preventing the destruction of water seals, but does not include a discharge pipe;

“vent stack” means a main vertical ventilating pipe of any part of a drainage installation;

“vent valve” means a one-way air valve specifically designed and constructed to be fitted near the crown of the trap serving a waste fixture to protect the water seal of such trap against excessive negative air pressure arising in the fixture discharge pipe;

“vertical”, in relation to a discharge pipe or ventilating pipe, means inclined at 45° or more to the horizontal, and in relation to a glass pane means installed at any angle between 60° and 90° to the horizontal, both figures being inclusive;

“waste branch” means a branch discharge pipe which conveys waste water only;

“waste fixture” means a sanitary fixture from which waste water is discharged;

“waste pipe” means a discharge pipe which conveys waste water only;

“waste water” means used water not contaminated by soil water or industrial effluent and shall not include stormwater;

“water fitting” means any component, other than a pipe, of any water installation, through which water passes or in which it is stored;

“water installation” means an installation used or intended to be used for the conveyance or storage of water in any building or on any site on which such building is situated and includes any pipe or any water fitting other than any water meter vested in the local authority;

“water seal” means the water in a trap which acts as a barrier against the flow of any foul air or gas;

“water supply system” means any system of structures, aqueducts, pipes, valves, pumps, meters or other appurtenances relating thereto which are vested in the local authority and are used or intended to be used by it in connection with the supply of water;

“wind load” means the force exerted by the action of wind;

“winder” means any tapered tread that has a minimum going of less than 50 mm and which is used in conjunction with non-tapered treads in a single flight;
 “wired glass” means annealed glass containing a wire mesh which is completely embedded in the body of the glass during manufacture;
 “zone of space”, in relation to an opening in an external wall or a portion of such an opening, means a volume of open air outside such opening.

2.2 Where in the code reference is made to a SABS number, such reference shall relate to a document bearing the number and title given in the following table:

1	2	3	4
SABS No.	Title	Government Notice Number	Date
28	Metal ties for cavity walls	463	1982-07-29
		358	1987-02-20
193	Fire-dampers	463	1982-07-09
241	Water for domestic supplies	463	1982-07-09
		2828	1985-12-20
248	Bituminous damp-proof courses	463	1982-07-09
298	Mastic asphalt for damp-proof courses and tanking	463	1982-07-09
497	Glazed ceramic sanitaryware	463	1982-07-09
543	Fire hose reels (with hose)	463	1982-07-09
		2329	1985-10-18
		1022	1987-05-08
563	Stress-graded softwood general structural timber	463	1982-07-09
		358	1987-02-20
653	Softwood brandering and battens	463	1982-07-09
810	Portable rechargeable dry powder fire extinguishers	463	1982-07-09
		2329	1985-10-18
876	Glued laminated timber structural members	463	1982-07-09
889	Portable fire extinguishers (water types)	463	1982-07-09
952	Polyolefin film for damp-proofing and waterproofing in buildings	463	1982-07-09
		1264	1986-06-14
974	Rubber joint rings (non-cellular)	463	1982-07-09
		149	1985-02-01
		358	1987-02-20
1089	SA pine stock glued laminated timber (stocklam).....	463	1982-07-09
1125	Room air conditioners	463	1982-07-09
1128	Fire fighting equipment		
	Part I	463	1982-07-09
		1264	1985-06-14
		1022	1987-05-08
	Part II	463	1982-07-09
		659	1982-09-17
		1264	1985-06-14
1151	Portable fire extinguishers of the halogenated hydrocarbon type	463	1982-07-09
		2329	1985-10-18
1186	Symbolic safety signs	463	1982-07-09
		659	1982-09-17
		149	1985-02-01
		1264	1985-06-14
		1584	1986-08-01
1245	Stress-graded softwood engineering timber	463	1982-07-09
		358	1987-02-20
1253	Fire door assemblies	463	1982-07-09
		355	1983-05-20
1263	Safety and security glazing materials for buildings		
	Part I	463	1982-07-09
		1584	1986-08-01
		2190	1986-10-24
1372	Prefabricated concrete components for fences	352	1983-05-20
1390	Steel fencing for private swimming pools	352	1983-05-20
05	Preservative treatment of timber	463	1982-07-09
082	Timber buildings	463	1982-07-09
087	Handling, storage, and distribution of liquefied petroleum gas in domestic, commercial, and industrial installations		
	Part III	463	1982-07-09
		151	1985-02-01
	Part VII	463	1982-07-09

1	2	3	4
SABS No.	Title	Government Notice Number	Date
089	Code of practice for the petroleum industry		
	Part III	463	1982-07-09
0100	Structural use of concrete		
	Part I	463	1982-07-09
		6	1986-01-03
	Part II	463	1982-07-09
0104	Hand and guard rails (safety aspects)	463	1982-07-09
0105	The classification, use, and routine maintenance of portable fire extinguishers	463	1982-07-09
0106	Solar water heaters	463	1982-07-09
0114	Interior lighting		
	Part I	463	1982-07-09
0124	Application of certain soil insecticides for the protection of buildings	463	1982-07-09
0131	The storage and handling of liquid fuel		
	Part II	463	1982-07-09
		2634	1984-11-30
	Part III	552	1982-08-13
0134	The safeness of private swimming pools	463	1982-07-09
0137	The installation of glazing materials	151	1985-02-01
0139	The prevention, automatic detection and extinguishing of fire in buildings	463	1982-07-09
0140	Identification colour marking		
	Part III	463	1982-07-09
0145	Concrete masonry construction	463	1982-07-09
0160	General procedures and loadings to be adopted for the design of buildings	463	1982-07-09
0161	The design of foundations for buildings	463	1982-07-09
		151	1985-02-01
		2311	1985-10-18
		936	1986-05-16
0162	The structural use of steel	2639	1984-11-30
		936	1986-05-16
0163	The design of timber structures		
	Part I	463	1982-07-09
0164	The structural use of masonry		
	Part I	463	1982-07-09
		1584	1986-08-01
		1878	1987-09-04
0177	Fire testing of materials, components, and elements used in buildings		
	Part II	463	1982-07-09
	Part III	463	1982-07-09
		936	1985-05-16
	Part IV	463	1982-07-09
	Part V	463	1982-07-09
0400	The application of the National Building Regulations	2484	1990-10-26

NOTE: The list of standards given in this table was correct on 26 October 1990.

3. COMPLIANCE WITH REGULATIONS

- 3.1 **GENERAL.** This section of the code contains rules that in each case represent a way of satisfying the relevant national building regulation where such regulation is a functional regulation, i.e. compliance with the rule will be deemed to satisfy the regulation. The section has therefore been divided into the same parts as the National Building Regulations and for ease of reference all the regulations in each part have been reproduced whether or not they have a “deemed-to-satisfy” rule associated with them.

These regulations have been numbered in exactly the same way as they are numbered in the copy of the Government Gazette in which the National Building Regulations were published. Where “deemed-to-satisfy” rules exist they follow immediately after the regulations to which they apply. The rules have been numbered consecutively in each part, the number being preceded by a duplicated use of the Part identification letter, i.e. the rules in Part K of the regulations, for example, are numbered KK1, KK2, KK3, etc.

In certain cases the regulations or the “deemed-to-satisfy” rules have been followed by a commentary. It is important to note that this commentary does not form part of either the regulations or the “deemed-to-satisfy” rules and has been included only for the purpose of clarifying the interpretation of the regulations or rules or to add useful background information.

NOTE. In order to distinguish clearly between regulations, “deemed-to-satisfy” rules and commentary, the regulations have been printed in smaller type against a background of colour and do not occupy the full width of the page. The “deemed-to-satisfy” rules are full-page width and printed in normal type while the commentary is in italics and preceded in each case by the word “commentary”.

APPENDIX 1. CERTIFICATE, SIGN AND SPECIMEN FORM
(This appendix does not form part of the provisions of the code)

1-1

An illustration of a certificate (see A17(2)) for use by Building Control Officers is shown below:

ART 5	WET/ACT 103/1977	SEC 5
<div style="border: 1px solid black; width: 100px; height: 80px; margin: 0 auto; display: flex; align-items: center; justify-content: center;"> <div style="text-align: center;">Foto Photo</div> </div>	<div style="display: flex; justify-content: space-between;"> <div>.....</div> <div>.....</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Plaaslike bestuur</div> <div>Local Authority</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Boubeheerbeampte*</div> <div>Building Control Officer*</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Naam</div> <div>.....</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Handtekening</div> <div>.....</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Handtekening</div> <div>.....</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Handtekening</div> <div>.....</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Datum</div> <div>Stadsclerk/Town Clerk</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Date</div> <div>Sekretaris/Secretary</div> </div>	
<p>*Includes officer contemplated in Section 6(4) of Act *Omvat beampte bedoel in artikel 6(4) van die Wet</p>		

1-2

An illustration of the sign (see SS9.1)(a)) used to indicate facilities provided for disabled persons is shown below:



1-3

A specimen form (see A19(5)) for the appointment of a professional engineer or other approved competent person is shown on page 225:

**NATIONAL BUILDING REGULATIONS
APPOINTMENT OF PROFESSIONAL ENGINEER OR OTHER COMPETENT PERSON**

- 1 LOCAL AUTHORITY
- 2 PROPOSED WORK
- 3 DESCRIPTION OF PROPERTY
- 4 I,
being the owner of the above property, have in terms of regulation A19, appointed:
- 5
to undertake the design of
- 6
and the inspection of this work during the course of construction in order to check compliance with
the approved design, such appointment being effective from
- 7

The above-named person has accepted the appointment and under an agreement in terms of regulation A1(9), has undertaken to accept responsibility for providing the above-mentioned local authority with such drawings, details and particulars as it may require in terms of the regulations. In so far as such drawings, details and particulars may refer to work of a structural nature, such person has further undertaken to inform the above-mentioned local authority if it appears that any structural work is being carried out in a manner which may endanger the strength, stability or serviceability of the building or any adjoining building or structure.

Should the above appointment be terminated before construction of the building is completed, I undertake to inform the local authority accordingly and, where necessary, to make a new appointment.

SIGNED:

OWNER: DATE:

PERSON APPOINTED: DATE:

REGISTRATION NO.

ACADEMIC, PROFESSIONAL OR OTHER QUALIFICATIONS:

.....

.....

EXPERIENCE:

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.....

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DETAILS FOR COMPLETION OF FORM

1. Insert name of local authority.
2. Insert one or more of the following as required: Proposed new building, or Alterations/Additions/Conversion/Extensions/Rebuilding/Re-erection/Subdivision/Structural repair to/of existing building.
3. Insert description of property, e.g. erf no. and township, farm portion no., etc.
4. Insert the full name of the registered owner of the property.
5. Insert the full name of the person or firm appointed.
6. Insert description of work to be undertaken.
7. Insert date of appointment.