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ETHEKWINI MUNICIPALITY (INVOY)

NR18050076

APPLICATION NO.

BUILDING APPLICATION

APPROVED in terms of section 7 of The National Building Regulations and Building Standards Act No. 103 of 1977 .

2018-09-27

Local Authority

Title Deed is approved on the basis of the information shown hereon.

Attention is drawn to the attached endorsement & that this approval shall lapse ONE year after the stated approval date unless the erection of the building in terms of NBR Act 103/1977 is commenced.

EE Supplemental Guide

Competent Person: Ashwin Balkissoon
Prof. Registration No: 7731

Medichnic
Victoria Hospital Phase 2
35 High Street, Tongaat, 4400
ERF 13872 of Tongaat

Climatic Zone & Data

Site Location : Durban

Latitude : -29.88 South | Longitude : 31.03 East

Climatic zone : 5 Sub-Tropical Coastal

Average Conditions:	Wind Speed		Temperature	
Summer : Dec – Feb	4.62	m/s	23.93	°C
Autumn : Mar – May	5.07	m/s	21.4	°C
Winter : Jun – Aug	3.3	m/s	16.53	°C
Spring : Sep – Nov	4.77	m/s	20.03	°C

Average Solar Irradiance:	10651	kJ/m²/d	4.35	kWh/m²/d
Winter Solar Irradiance:	10656	kJ/m²/d	2.96	kWh/m²/d

Building Design - Occupancy Classification

Occupancy Classification: E2

Hospital:
Occupancy where people are cared for or treated because of physical or mental disabilities and where they are generally bed-ridden.

Building Design – Occupancy Times

Design occupancy times:	24	Hrs / Day	7	Days / Week
	168	Hrs / Week	8736	Hrs / Year

Building Design – Population

Design Population = Req. A/D

1 person per 10 sqm

Design Population: 442 No Requirement !

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Building Design – Floor Area

Proposal – Total Floor Area: 4403.83 m²

Proposal – Net Floor Area:

Basement Storey:	80.91
Ground Storey:	151.90
First Storey:	418.43
Second Storey:	1472.60
Third Storey:	1443.84
Total Nett Floor Area:	3567.68 m²

Building Design – Maximum Energy Demand & Consumption

Max. Energy Demand:	Non-specified	kW/m²	*No further requirement(s)*
Permissible Demand:	Non-specified	kW/h	*No requirement*
Max. Energy Consumption:	Non-specified	kWh/m²/y	*No further requirement(s)*
Permissible Consumption:	Non-specified	kWh	*No requirement*

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Building Envelope – Primary Facade Orientation

Building Orientation: North East

Building Envelope – Floors

SANS 10400-XA Compliance:

Underfloor Heating Installed: No

No additional requirements.

SANS 204 Compliance:

Slab-on-Ground:

Concrete Slab-on-Ground: Yes

Vertical perimeter insulation not required.

Floor Heating System: No

No additional requirements.

Suspended Slab:

Suspended Floor: Yes

No additional requirements.

Floor Heating System: No

No additional requirements.

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Building Envelope – Walls

SANS 10400-XA Compliance:

External Wall Construction – Wall Type 1

Wall construction: Masonry

Masonry walls shall be designed to achieve a minimum total R-value of 0.35

Double-skin, no cavity, plastered internally or rendered externally

Masonry wall complies with the necessary R-value requirements

External Wall Construction – Wall Type 2

Wall construction: Masonry

Masonry walls shall be designed to achieve a minimum total R-value of 0.35

Double-skin, no cavity, plastered internally or rendered externally

Masonry wall complies with the necessary R-value requirements

SANS 204 Compliance:

External Wall Construction – Wall Type 1

Required :- Min. *R*-value: 0.35 CR-value (RHs): 60

	Component	Thickness (mm)	Density (kg/m³)	Conductivity R-value (W/mK)
Exterior	Cement plaster	15	1900	0.72
2				
3	Brick	115	1826	0.82
4	Cement mortar	10	1900	1.5
5	Brick	115	1826	0.82
6				
7				
8				
Interior	Cement plaster	15	1900	0.72
	Total Thickness:	270		

R-value Achieved:

Summer : Dec – Feb:	0.60	m²K/W	Acceptable
Autumn : Mar – May:	0.61	m²K/W	Acceptable
Winter : Jun – Aug:	0.51	m²K/W	Acceptable
Spring : Sep – Nov:	0.60	m²K/W	Acceptable

CR-value Achieved:

Summer : Dec – Feb:	62.38	hours	Acceptable
Autumn : Mar – May:	63.29	hours	Acceptable
Winter : Jun – Aug:	53.72	hours	Acceptable
Spring : Sep – Nov:	62.49	hours	Acceptable

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External Wall Construction – Wall Type 2

Required :- Min. *R*-value: 0.35 CR-value (RHs): 60

	Component	Thickness (mm)	Density (kg/m³)	Conductivity R-value (W/mK)
Exterior	Cement plaster	15	1900	0.72
2				
3	Brick	115	1826	0.82
4	Cement mortar	10	1900	1.5
5	Brick	115	1826	0.82
6				
7				
8				
Interior	Cement plaster	15	1900	0.72
	Total Thickness:	270		

R-value Achieved:

Summer : Dec – Feb:	0.49	m²K/W	Acceptable
Autumn : Mar – May:	0.50	m²K/W	Acceptable
Winter : Jun – Aug:	0.35	m²K/W	Acceptable
Spring : Sep – Nov:	0.49	m²K/W	Acceptable

CR-value Achieved:

Summer : Dec – Feb:	61.57	hours	Acceptable
Autumn : Mar – May:	62.50	hours	Acceptable
Winter : Jun – Aug:	52.93	hours	Acceptable
Spring : Sep – Nov:	61.68	hours	Acceptable

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Building Envelope – Fenestration

SANS 10400-XA Compliance:

Storey Level	Nett Area (m²)	Fenestration area (m²)	Percentage (%) fenestration
Basement Storey:	80.91		
Ground Storey:	151.90	15.20	9.68
First Storey:	418.43	35.19	8.39
Second Storey:	1472.60	87.97	5.97
Third Storey:	1443.84	193.38	13.39

Compliance Achieved:

Basement Storey:	
Ground Storey:	SANS 10400-XA satisfied
First Storey:	SANS 10400-XA satisfied
Second Storey:	SANS 10400-XA satisfied
Third Storey:	SANS 10400-XA satisfied

Shading – Midday Summer Sunshine

North facing windows shaded: YES

Permissible air leakage – Glazing

Maximum permissible air leakage for glazing elements:

Openable glazing:	2.8	l/sm²
Non-openable glazing:	0.31	l/sm²
Glazed double action swing and revolving doors:	5.0	l/sm²

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SANS 204 Compliance:

Conductance (C$_o$) constant: 1.4

Solar Heat Gain (C$_{SHGC}$) constant: 6.11

Storey Level	Permissible Max. Conductance		Calculated Conductance	
	Conductance	SHGC	Conductance	SHGC
Basement Storey:	113.27	8.90		
Ground Storey:	212.66	75.64	16.71	4.29
First Storey:	585.80	48.03	119.55	17.71
Second Storey:	2061.64	161.89	299.09	53.49
Third Storey:	2021.38	158.82	923.05	129.57
Fourth Storey:				
Fifth Storey:				
Sixth Storey:				
Seventh Storey:				
Eighth Storey:				
Ninth Storey:				
Tenth Storey:				

Compliance Achieved:

Storey Level	SANS 204 Compliance ?	
	Conductance	SHGC
Basement Storey:		
Ground Storey:	SANS 204 satisfied	SANS 204 satisfied
First Storey:	SANS 204 satisfied	SANS 204 satisfied
Second Storey:	SANS 204 satisfied	SANS 204 satisfied
Third Storey:	SANS 204 satisfied	SANS 204 satisfied
Fourth Storey:		
Fifth Storey:		
Sixth Storey:		
Seventh Storey:		
Eighth Storey:		
Ninth Storey:		
Tenth Storey:		

Fenestration Summary

Refer to Detail Fenestration Report for individual fenestration element summary.

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Building Envelope – Roofs

SANS 10400-XA Compliance:

Roof Assembly Requirements

Required :- Max. *R*-value: 2.7 (m²·K/W)

Direction of Heat flow: Down

Thermal Break Material Requirement.

Metal sheet roofing fixed to metal purlins / rafters / battens ? Yes

A thermal break of a material with an R-value of not less than 0.2 shall be installed between the metal roofing and its supporting member.

Min. *R*-value Requirement – Metal Roof Construction

Metal sheeting type roofing material:	Yes	
R-value for roof covering material:	0.06	(m²·K/W)
R-value for ceiling:	0.05	(m²·K/W)
Required added *R*-value for insulation:	2.59	(m²·K/W)

Min. *R*-value Requirement – Tile Roof Construction

Clay / concrete tile type roofing material:	No	
R-value for roof covering material:		(m²·K/W)
R-value for ceiling:		(m²·K/W)
Required added *R*-value for insulation:		(m²·K/W)

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SANS 204 Compliance: STRICT

Roof Construction – Roof Type 1

Roof assembly ventilated ? No

Roof construction:

Roof Pitch: °

Roof construction:	Component	Density (kg/m³)	Conductivity R-value (W/mK)
Reflective foil / radiant barrier:	Emissivity:		
Insulation:			
	Thickness: (mm)	from / to:	
	Density:	kg/m³	
		0.00	0.00

R-value of Typical Roof Construction

Roof Construction – Roof Type 2

Roof assembly ventilated ? No

Roof construction:

100 Solid conc. Slab w/ external waterproofing & suspended slab

Roof Pitch: Horizontal

Roof construction:	Component:	R-value (m²K/W) Down	Up
Outdoor air film (15m/s)		0.03	
Waterproof membrane	rubber synthetic (4 mm, 961 kg/m³)	0.01	
Concrete slab	(100 mm, 2400 kg/m³)	0.07	
Ceiling air space	(100 mm to 300 mm, non-reflective)	0.22	
Screed/screed, gypsum	(10 mm, 880 kg/m³)	0.06	
Indoor air film (still air)		0.15	
Reflective foil / radiant barrier			
	Emissivity: 0.9 outer & 0.05 inner		
Insulation:			
Rigid extruded polystyrene XPS		2.14	0.00
	Thickness: 60 mm / Density: 30 kg/m³		
R-value of Typical Roof Construction		2.71	0.00
		Acceptable	

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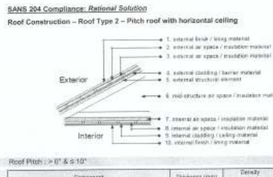
SANS 204 Compliance: *Rational Solution*

Roof Construction – Roof Type 2 – Pitch roof with horizontal ceiling



Roof Pitch :- > 0° & ≤ 10°

	Component	Density (kg/m³)	Conductivity R-value (W/mK)
Exterior	Aluminium	2800	230
2			
3	Rigid foil/faced fibreglass reinforced cellular polyiso	34	0.022
4			
5	Pine wood	70	0.13
6	Slightly ventilated air space	1800	0
7			
8	Unventilated air space	1000	0
9	Gypsum plaster	600	0.8
Interior	Plaster	1800	1.15
	Total Thickness:	12.5	8
	Radiant barrier / Reflective foil insulation:	Installed	
	Emissivity:	0.2 Inner & 0.05 Inner	

Achieved *R*-value – Roof Assembly – Roof Type 2 – Pitch roof with horizontal ceiling

Direction of Heat Flow:	Up:	Down:	Up:	Down:
	m²K/W	m²K/W		
Summer : Dec – Feb		4.56		Acceptable
Autumn : Mar – May		4.61		Acceptable
Winter : Jun – Aug		4.51		Acceptable
Spring : Sep – Nov		4.56		Acceptable

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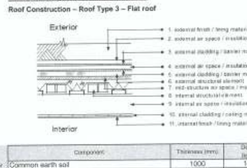
SANS 204 Compliance: *Rational Solution*

Roof Construction – Roof Type 3 – Flat roof



	Component:	Thickness (mm)	Density (kg/m³)	Conductivity R-value (W/mK)
Exterior	Common earth soil	1000	1460	1.25
2	Plywood	12	1000	0.17
3	Bitumen insulation	10	1000	0.2
4	Cement particle board	50	960	0.19
5	Cement floor screed	100	2100	1.4
6	Compacted reinforced dense cast concrete	250	2500	2.3
7	Roof insulation board	200	800	0.19
8				
9	Unventilated air space	1000	0	0
10	Gypsum plaster	60	1300	0.8
Interior	Plaster	10	1430	1.15
	Total Thickness:	2.92		

Achieved *R*-value – Roof Assembly – Roof Type 3 – Flat roof

Direction of Heat Flow:	Down:	Up:	Down:
	m²K/W	m²K/W	
Summer : Dec – Feb	2.94		Acceptable
Autumn : Mar – May	2.97		Acceptable
Winter : Jun – Aug	2.59		Acceptable
Spring : Sep – Nov	2.94		Acceptable

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Building Envelope – Building Sealing

SANS 204 Compliance

Permissible air leakage – Chimneys and Flues

Burning device type: ——

Permissible air leakage – External Doors

External door serves a conditioned space ? Yes

A foam or rubber compressible strip or a fibrous seal (or similar) shall be fitted to each edge of an external door and other such opening to restrict air leakage. Refer SANS 204 (4.4.3)

External door serves a habitable room in climatic zone: 5

A draught protection device shall be fitted to the bottom edge of each door leaf. Refer SANS 204 (4.4.3)

External door/s of swing type: Yes

A draught protection device shall be fitted to the bottom edge of each door leaf. Refer SANS 204 (4.4.3)

External door/s of sliding type: ——

Permissible air leakage – Exhaust fans

Exhaust fan/s serve a conditioned space ? ——

Exhaust fan/s serve a habitable room in climatic zone: 5

Identify whether any exhaust fan/s serve a conditioned space.

Permissible air leakage – Roofs, walls, floors and any openings

Roofs, external walls, external floors, or any openings (glazing or doors) serve a conditioned space ? Yes

Roofs, external walls, external floors, or any openings (glazing or doors) in the external fabric of the building shall be constructed to minimise air leakage. Refer SANS 204 (4.4.3)

Roofs, external walls, external floors, or any openings (glazing or doors) serve a habitable room in climatic zone : 5

Roofs, external walls, external floors, or any openings (glazing or doors) in the external fabric of the building shall be constructed to minimise air leakage. Refer SANS 204 (4.4.3)

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Building Design – Services

SANS 204 Compliance

Lighting and power

Artificial lighting:
The minimum artificial lighting levels for the occupancy and activity undertaken in the building shall be in accordance with the requirements of SANS 10114-1.

Natural lighting:
Natural lighting shall be in accordance with the requirements of SANS 10400-O. Daylighting should be employed to reduce energy usage.

Energy demand and consumption – Lighting and power

Maximum permissible :
Energy Demand (Power) Lighting: 44239.3 (W)
Annual Energy Consumption Lighting: 387457.428 (kWh)

Basement Storey:

Lamp Power (W)	No. of Lamps	Hours in use / day	Energy Demand (W)	Energy Consumption (kWh)
30	3	24		
20	3	24	129	790
36	3	10		

Ground Storey:

Lamp Power (W)	No. of Lamps	Hours in use / day	Energy Demand (W)	Energy Consumption (kWh)
30	6	24		
33	3	10	198	734
15	1	12		

First Storey:

Lamp Power (W)	No. of Lamps	Hours in use / day	Energy Demand (W)	Energy Consumption (kWh)
40	1	24		
30	3	24		
33	3	12	206	1437
36	3	10		
18	1	18		

Second Storey:

Lamp Power (W)	No. of Lamps	Hours in use / day	Energy Demand (W)	Energy Consumption (kWh)
40	1	10		
20	3	12		
33	3	12	184	1088
36	3	10		
18	1	18		

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Seventh Storey:

Lamp Power (W)	No. of Lamps	Hours in use / day	Energy Demand (W)	Energy Consumption (kWh)

Eighth Storey:

Lamp Power (W)	No. of Lamps	Hours in use / day	Energy Demand (W)	Energy Consumption (kWh)

Ninth Storey:

Lamp Power (W)	No. of Lamps	Hours in use / day	Energy Demand (W)	Energy Consumption (kWh)

Tenth Storey:

Lamp Power (W)	No. of Lamps	Hours in use / day	Energy Demand (W)	Energy Consumption (kWh)

External & Security Lighting:

Lamp Power (W)	No. of Lamps	Hours in use / day	Energy Demand (W)	Energy Consumption (kWh)
70	13	12		
12	2	12		
4.5	21	24	1300	7154
4.5	6	24		
6	5	11		

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Energy Demand (Power) – Lighting

Total lamp energy demand (W) :	1927.49	*Energy demand acceptable.*
Available energy demand (W) :	42292.56	*Energy demand acceptable.*
or		
Total lamp energy demand (W/m²) :	0.44	*Energy demand acceptable.*

Energy Consumption – Lighting (per annum)

Total energy consumption (kWh) :	11211.78	*Energy consumption acceptable.*
Available energy consumption (kWh) :	376245.65	*Energy consumption acceptable.*
or		
Total energy consumption (kWh/m²) :	2.63	*Energy consumption acceptable.*

Total Energy Demand / Consumption – Whole Building Summary

Energy Demand

Max. Permissible -

Energy Demand – Building (kW) :	Non-specified	
Energy Demand – Lighting (kW) :	44.23	

Utilised -

Energy Demand – Lighting (kW) :	1.93	
Energy Demand – Hot Water (kW) :		

Available -

Energy Demand – Building (kW) :	Non-specified	
Energy Demand – Lighting (kW) :	42.30	*Energy demand acceptable.*

Energy Consumption (annum)

Max. Permissible -

Energy Consumption – Building (kWh) :	Non-specified	
Energy Consumption – Lighting (kWh) :	387457.43	

Utilised -

Energy Consumption – Lighting (kWh) :	11211.78	
Energy Consumption – Hot Water (kWh) :	0.00	

Available -

Energy Consumption – Building (kWh) :	Non-specified	
Energy Consumption – Lighting (kWh) :	376245.65	*Energy consumption acceptable.*

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Hot Water Services

Hot water design requirement – Energy and storage capacity

Building Occupancy:	Hospital
Type of Accommodation?	Hospitals – General
Hot water demand – Assumed:	110.00 litres/day
No. of Beds ? :	127
Daily Hot Water Demand:	20574.09 L – Incl. 25% allowance for heat loss
Annual Hot Water Demand:	7498.94 BL – Based on design occupancy
50 % of Annual Hot Water Demand:	3744.47 BL – Incl. 25% allowance for heat loss

Energy design consumption – Electrical resistance heating

Energy consumption – Calculated @ 60 °C

	Winter	Summer	Spring
	78574.71	84239.89	84213.37

Energy Consumption – Daily: 943.52 kWh – Calculated @ 60 °C

Energy Consumption – Annual: 344618.72 kWh – Calculated @ 60 °C

50 % of Annual Energy Consumption: 172309.36 kWh – Calculated @ 60 °C

Hot water storage requirement

Minimum Hot Water Storage Volume: 3429 L

Hot water storage tank system – Adopted

Tank Storage Volume:		L
Rated Power Input:		kW
Reheat Time:		h

Reheat period may not exceed 8 hrs.

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Building Envelope – Fenestration – Summary

Storey Level	Nett Floor Area (m²)	Fenestration Area (m²)	Percentage (%) Fenestration	Permissible Max. Conductance	Conductance Calculated	Permissible Max. SHGC	SHGC Calculated
Basement Storey:	80.91			113.27	0.00	8.90	0.00
Ground Storey:	151.90	*13.20*	8.69	212.66	75.64	16.71	4.29
First Storey:	418.43	*35.19*	8.39	585.80	119.55	46.03	17.71
Second Storey:	1472.60	*87.97*	5.97	2061.64	299.09	161.89	53.49
Third Storey:	1443.84	*193.38*	13.39	2021.38	923.05	158.82	129.57
Fourth Storey:							
Fifth Storey:							
Sixth Storey:							
Seventh Storey:							
Eighth Storey:							
Ninth Storey:							
Tenth Storey:							

Fenestration Element

Element	Storey Level	Identifier No:	No. of Units	Width (m)	Height (m)	Area	Framing System	Glass Desc.	U-value	SHGC	Glass Material	Thickness (mm)	Orientation	Projection-P (m)	Height-H (m)	Height-G (m)	R/H	Factor (K)	C_A	F_R	C_L	X_L	A_L	Fenestration Element Values: Conductance	SHG	Energy/ Value
1	Ground Storey	Entrance	1	4.300	3.070	13.201	Aluminium	Single : low E	5.73	0.66	Laminated annealed safety glass	8	South East	2.400	3.070	0.000	0.780	0.482	0.000	0.670	0.020	1.000	0.480	75.642	4.200	4.315
2	First Storey	Lightbox	1	8.662	2.650	22.954	Aluminium	Double 3/6/3 : tinted, low E	3.40	0.54	Laminated annealed safety glass	8	South East	0.000	0.000	0.000	0.000	1.240	0.000	0.670	0.020	1.000	1.000	78.045	15.370	9.896
3	First Storey	Lift Lobby	1	3.998	3.040	12.148	Aluminium	Double 3/6/3 : tinted, low E	3.40	0.54	Laminated annealed safety glass	8	North East	2.600	3.040	0.000	0.860	0.292	0.000	0.920	0.020	1.000	1.000	78.045	15.370	9.896
4	Second Storey	Lightbox	1	8.662	2.650	22.954	Aluminium	Double 3/6/3 : tinted, low E	3.40	0.54	Laminated annealed safety glass	8	South East	0.000	0.000	0.000	0.000	1.240	0.000	0.670	0.020	1.000	1.000	78.162	17.032	11.429
5	Second Storey	Staff Room	1	8.453	2.650	22.400	Aluminium	Double 3/6/3 : tinted, low E	3.40	0.54	Laminated annealed safety glass	8	South East	0.115	2.650	0.000	0.040	1.152	0.000	0.670	0.020	1.000	1.000	78.162	17.032	11.429
6	Second Storey	Lift Lobby	1	2.975	1.450	4.314	Aluminium	Double 3/6/3 : clear, low E	3.40	0.66	Laminated annealed safety glass	8	North East	0.115	1.450	0.000	0.080	0.704	0.000	0.920	0.020	1.000	0.920	14.897	2.004	2.703
7	Second Storey	Gen. Store	2	2.000	2.650	37.100	Aluminium	Double 3/6/3 : clear, low E	3.40	0.66	Laminated annealed safety glass	8	North East	0.115	2.650	0.000	0.040	0.760	0.000	0.920	0.020	1.000	1.000	126.140	18.609	25.050
8	Second Storey	Rest Room	1	2.000	0.600	1.200	Aluminium	Double 3/6/3 : clear, low E	3.40	0.66	Laminated annealed safety glass	8	North East	0.115	0.600	0.000	0.190	0.600	0.000	0.920	0.020	1.000	0.840	4.080	0.475	0.694
9	Third Storey	Lightbox	1	8.662	2.650	22.954	Aluminium	Double 3/6/3 : tinted, low E	3.40	0.54	Laminated annealed safety glass	8	South East	0.000	0.000	0.000	0.080	1.240	0.000	0.670	0.020	1.000	1.000	78.045	15.370	9.896
10	Third Storey	Lift Lobby	1	4.582	1.450	6.644	Aluminium	Double 3/6/3 : clear, low E	3.40	0.66	Laminated annealed safety glass	8	North East	0.115	1.450	0.000	0.080	0.704	0.000	0.920	0.020	1.000	0.920	22.589	3.097	4.163
11	Third Storey	Mkg. Office	1	12.500	0.600	7.500	Aluminium	Double 3/6/3 : clear, low E	3.40	0.66	Laminated annealed safety glass	8	North East	0.115	0.600	0.000	0.190	0.600	0.000	0.920	0.020	1.000	0.840	26.500	2.070	4.335
12	Third Storey	Ablutions	8	0.600	0.600	2.880	Aluminium	Double 3/6/3 : clear, low E	3.40	0.66	Laminated annealed safety glass	8	North East	0.115	0.600	0.000	0.190	0.600	0.000	0.920	0.020	1.000	0.840	9.792	1.140	1.665
13	Third Storey	Linen Room	1	2.000	0.600	1.200	Aluminium	Double 3/6/3 : clear, low E	3.40	0.66	Laminated annealed safety glass	8	North East	0.115	0.600	0.000	0.190	0.600	0.000	0.920	0.020	1.000	0.840	4.080	0.475	0.694
14	Third Storey	Dirty Utility	1	2.600	0.600	1.560	Aluminium	Double 3/6/3 : clear, low E	3.40	0.66	Laminated annealed safety glass	8	North East	0.115	0.600	0.000