

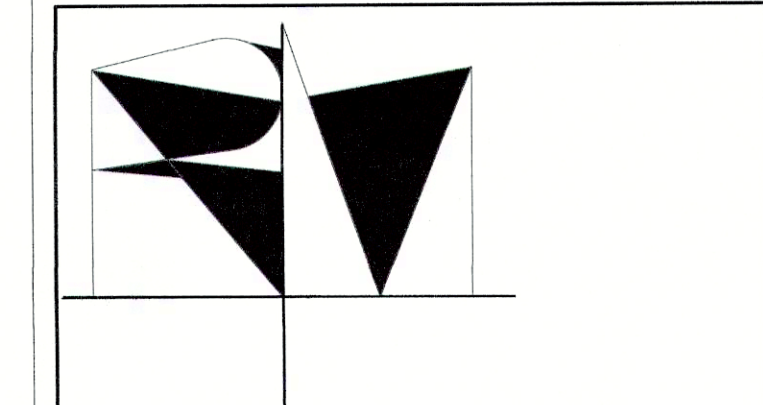
**STAMPS**

**NOTES:**

- The drawing is copyright reserved and remains the property of the Architects.
- All dimensions are to be checked on site and any discrepancies should be reported to the architects office immediately.
- All work is to be executed in strict accordance with local by-laws.
- The contractor is responsible for the correct setting out of the buildings and should report any discrepancies to the architect.
- No scaling from the drawings.
- All Boundary wall foundations not to encroach over the boundary.
- All structural work to engineers specifications and details.
- Drawings to be read as a set with all consultants drawings.
- The contractor is to verify all levels, heights, dimensions against the drawings before commencing with the work.
- The architect must be informed in writing of any changes to these plans.
- The contractor shall provide all assistance and everything necessary to enable the accuracy of the setting out of the works. Checking the setting out shall not relieve the contractor of his responsibilities for the correctness thereof and the contractor shall rectify any errors in the works that may arise from the incorrect setting out without adjustments to the contract sum. The contractor/client may not claim against the architect as a result of discrepancies not reported to the architect before construction.
- The client is to note that all changes different to the specifications of the original agreement will be charged for.
- The client may not hold the architect liable if he decides on his own accord, without written consultation to deviate from the approved plans stipulations of material use and construction that deemed-to-satisfy regulatory requirements and will appoint a competent person as stipulated in SANS 204 to give recommendations to satisfy the regulatory requirements for any changes he makes.

Rev.	Date	Description

Architect: Rishen Mahadew Sacap reg. no.: Pr.Arch 24750935  
 Signature: *Rishen Mahadew* Date: 02/04/2022



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CLIENT:  
**Mr Farhad Hussain**  
 Signature: *Hussain* Date: \_\_\_\_\_

PROJECT DESCRIPTION  
**Alterations and Additions to Dwelling**

PROJECT LOCATION  
**Portion 73 of Erf 230 Springfield / 45 Mountain View Avenue, Morningside, Durban**

DRAWING DESCRIPTION  
**Roof Plan**

DATE: 2022/03/20 12:55:29 AM SHEET SIZE: A1 SCALE: 1:50

PRELIM MUNICIPAL TENDER CONSTRUCTION

PROJECT NO.	DISCIPLINE	DRAWING NO	REVISION
202203	A	A006	

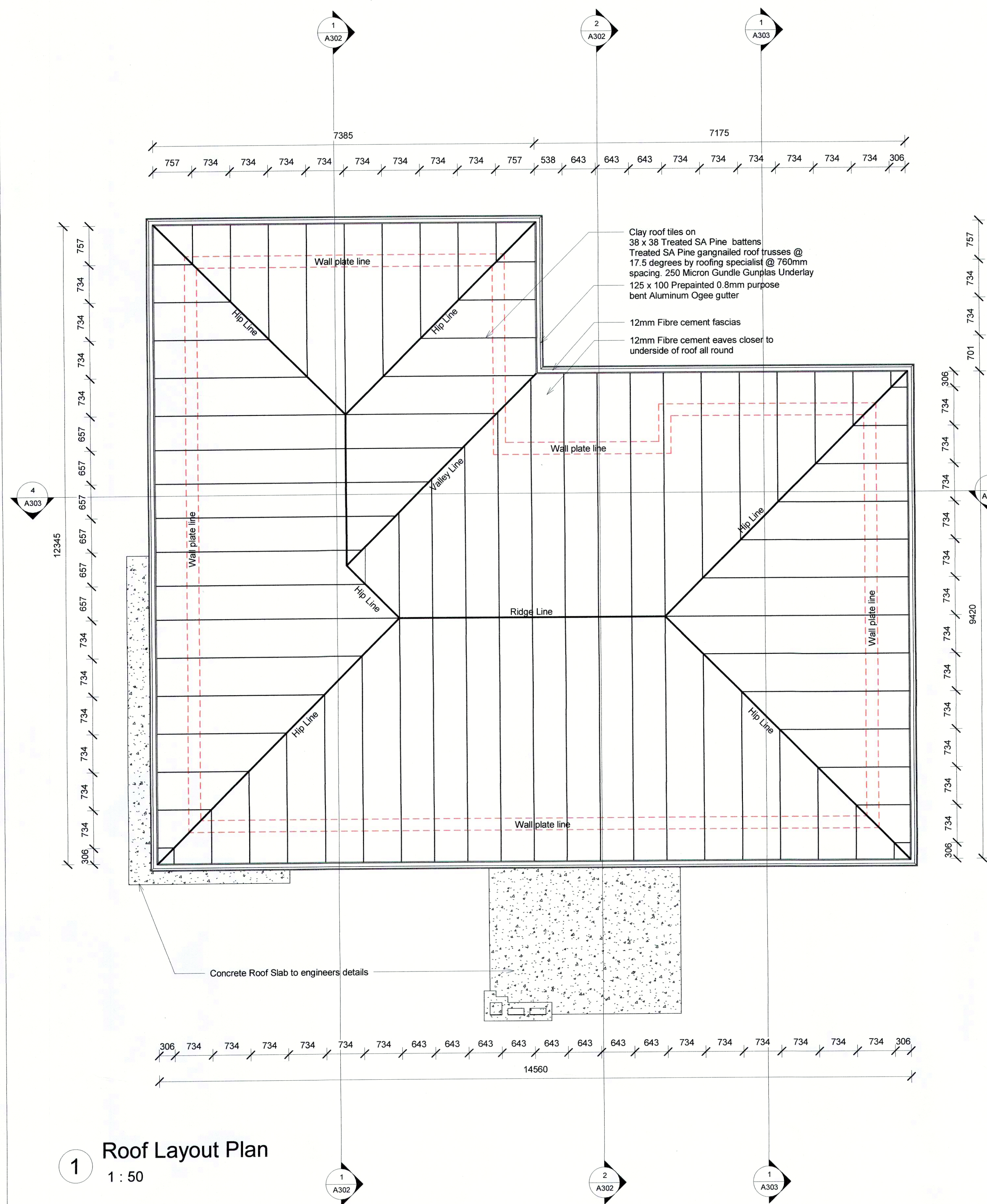
**202203 - A006**

**NATIONAL STANDARDS FOR THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS AND STANDARDS ACT NO. 103 OF 1977**

**PART A SANS 10400 - GENERAL PRINCIPLES AND REQUIREMENTS**

- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART A WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS OF PART A OF THE NATIONAL BUILDING REGULATIONS.
- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART B WILL BE DEEMED TO BE IN COMPLIANCE WITH REQUIREMENTS OF PART B OF THE NATIONAL BUILDING REGULATIONS.
- THE FUNCTIONAL REGULATIONS PERTAINING TO STRUCTURAL DESIGN CONTAINED IN PART B OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED, SUBJECT TO BUILDINGS IN DOLOMITE LAND COMPLYING WITH THE REQUIREMENTS OF 4.4, WHERE THE STRUCTURAL SYSTEM OF THE BUILDING :
  - (a) IS THE SUBJECT OF A RATIONAL DESIGN OR RATIONAL ASSESSMENT BY A COMPETENT PERSON IN ACCORDANCE WITH THE REQUIREMENTS OF 4.2;
  - (b) IS THE SUBJECT OF A RATIONAL DESIGN OR RATIONAL ASSESSMENT BY A COMPETENT PERSON IN ACCORDANCE WITH THE REQUIREMENTS OF 4.2;
- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART C WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS OF PART C OF THE NATIONAL BUILDING REGULATIONS.
- THE FUNCTIONAL REGULATIONS CONTAINED IN PART C OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE THE DIMENSIONS OF ANY ROOM OR SPACE COMPLY WITH THE REQUIREMENTS OF 4.2, 4.3 & 4.4.
- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART D WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS OF PART D OF THE NATIONAL BUILDING REGULATIONS.
- THE FUNCTIONAL REGULATIONS CONTAINED IN PART D OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE A CHANGE IN LEVEL, THE DESIGN OF RAMPS & DRIVEWAYS, OR ACCESS TO SWIMMING POOLS & SWIMMING BATHS COMPLY WITH THE REQUIREMENTS OF 4.2, 4.3 & 4.4 RESPECTIVELY.
- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART E WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS OF PART E OF THE NATIONAL BUILDING REGULATIONS.
- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART F WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS OF PART F OF THE NATIONAL BUILDING REGULATIONS.
- THE REQUIREMENTS OF THE FUNCTIONAL REGULATION F11 CONTAINED IN PART F OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE THE PROVISION OF SANITARY FACILITIES COMPLIES WITH THE REQUIREMENTS OF 4.2 & THE MEANS OF PROTECTION AGAINST SUBTERRANEAN TERMITE ACTIVITY, WHERE REQUIRED, COMPLIES WITH THE REQUIREMENTS OF 4.3.
- WHERE A COMPETENT PERSON PREPARES A RATIONAL DESIGN OR RATIONAL ASSESSMENT, SUCH PERSON SHALL INSPECT THE INSTALLATION THEREOF AT SUCH INTERVALS AS MIGHT BE NECESSARY IN ACCORDANCE WITH ACCEPTED PROFESSIONAL PRACTICE IN ORDER TO BE SATISFIED THAT THE DESIGN IS BEING CORRECTLY INTERPRETED & THAT THE WORK IS BEING EXECUTED GENERALLY IN ACCORDANCE WITH THE REQUIREMENTS OF THE DESIGNS OR ASSESSMENTS.
- ALL CONSTRUCTION OF MASONRY WALLING TO COMPLY WITH SANS 2001-CM1
- ALL CEMENT PLASTER TO MASONRY AND CONCRETE SURFACES TO COMPLY WITH SANS 2001-EM1
- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART P WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS OF PART P OF THE NATIONAL BUILDING REGULATIONS.
- THE FUNCTIONAL REGULATION P2 CONTAINED IN PART P OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE THE DRAINAGE INSTALLATION
  - (a) COMPLIES WITH THE REQUIREMENTS OF 4.2 TO 4.27.
- ALL STORMWATER DESIGN AND RETICULATION IS THE SUBJECT OF A RATIONAL DESIGN OR RATIONAL ASSESSMENT PERFORMED BY A COMPETENT PERSON
- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART T WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS OF PART T OF THE NATIONAL BUILDING REGULATIONS.
- THE FUNCTIONAL REGULATION T1 CONTAINED IN PART T OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE THE FIRE PROTECTION
  - (b) IS THE SUBJECT OF A RATIONAL DESIGN, PREPARED BY A COMPETENT PERSON IN ACCORDANCE WITH THE REQUIREMENTS OF ANNEX B

- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART G WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS OF PART G OF THE NATIONAL BUILDING REGULATIONS.
- THE FUNCTIONAL REGULATION G1(1) CONTAINED IN PART G OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE THE EXCAVATION RELATING TO A BUILDING :
  - (a) IS LESS THAN 3.0m DEEP & COMPLIES WITH THE REQUIREMENTS OF 4.2, OR
- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART H WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS OF PART H OF THE NATIONAL BUILDING REGULATIONS.
- THE FUNCTIONAL REGULATION H1(1) CONTAINED IN PART H OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE A GEOTECHNICAL SITE INVESTIGATION HAS BEEN CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF 4.2, & THE FOUNDATIONS OF A BUILDING ARE IN ACCORDANCE WITH THE RELEVANT REQUIREMENTS OF :
  - (a) SANS 10400-B, AND SUCH FOUNDATIONS ARE DESIGNED TO SUIT THE SITE CONDITIONS PROVIDED THAT THE OCCUPANCIES CLASSIFIED AS E4, H3, H4 & H5 ALSO COMPLY WITH THE REQUIREMENTS OF ANNEX A ;
  - (b) 4.3 IN THE CASE OF SINGLE STOREY TYPE 1 MASONRY BUILDINGS, OR
  - (c) SLABS SUPPORTED ON THE GROUND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF 1. SANS 10400 B, 2. SANS 10400 H, OR 3. 4.4; AND
  - (d) ALL TIMBER USED IN THE ERECTION OF A BUILDING SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH SANS 10005
- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART J WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS OF PART J OF THE NATIONAL BUILDING REGULATIONS.
- THE FUNCTIONAL REGULATIONS CONTAINED IN PART J OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE :
  - (a) FLOORS IN ANY LAUNDRY, KITCHEN, SHOWER ROOM, BATHROOM OR ROOM CONTAINING A TOILET PAN OR URINAL COMPLY WITH THE REQUIREMENTS OF 4.2 ;
  - (b) FLOORS IN ANY LAUNDRY, KITCHEN, SHOWER ROOM, BATHROOM OR ROOM CONTAINING A TOILET PAN OR URINAL COMPLY WITH THE REQUIREMENTS OF 4.2 ;
- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART K WILL BE DEEMED TO BE IN COMPLIANCE WITH REQUIREMENTS OF PART K OF THE NATIONAL BUILDING REGULATIONS.
- THE FUNCTIONAL REGULATIONS K1 TO K4 CONTAINED IN PART K OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE A WALL COMPLIES WITH THE REQUIREMENTS OF :
  - (a) SANS 10400 B, SANS 10400 T & 4.4;
  - (b) SANS 10400 L - ROOFS
  - (c) COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART L WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS OF PART L OF THE NATIONAL BUILDING REGULATIONS
  - (d) GUTTERS AND DOWNPIPES, WHERE PROVIDED, ARE SIZED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400 R, AND
  - (e) THE FIRE RESISTANCE AND COMBUSTIBILITY OF THE ROOF ASSEMBLY OR ANY CEILING ASSEMBLY ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400 T OR 4.5
- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART N WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS OF PART N OF THE NATIONAL BUILDING REGULATIONS
- THE FUNCTIONAL REGULATION N1(1) CONTAINED IN PART N OF THE NATIONAL BUILDING REGULATIONS SHALL, PROVIDED THAT TRANSPARENT GLAZING IS IN ACCORDANCE WITH THE REQUIREMENTS OF 4.3 & GLAZING SYSTEMS EXPOSED TO THE NATURAL ELEMENTS COMPLY WITH ALL THE REQUIREMENTS OF SANS 613, BE DEEMED TO BE SATISFIED WHEN :
  - (a) GLAZING & ITS ASSOCIATED FRAMES & FIXINGS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400 B, PROVIDED THAT
    - ANY PANES OF GLASS OR POLYCARBONATE PANELS HAVE A NOMINAL THICKNESS NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF 4.2, AND
    - THE REQUIREMENTS OF 4.2.2 & 4.2.5 ARE COMPLIED WITH;
  - (b) THE FUNCTIONAL REGULATION N1(2) CONTAINED IN PART N OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE GLAZING IS IN ACCORDANCE WITH THE REQUIREMENTS OF 4.4
- COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART O WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS OF PART O OF THE NATIONAL BUILDING REGULATIONS
- THE FUNCTIONAL REGULATIONS PERTAINING TO LIGHTING IN A HABITABLE ROOM, BATHROOM, SHOWER ROOM & ROOM CONTAINING A TOILET PAN, CONTAINED IN PART O OF THE NATIONAL BUILDING REGULATIONS, SHALL BE DEEMED TO BE SATISFIED WHERE THE LIGHTING IN SUCH ROOMS COMPLIES



**1 Roof Layout Plan**  
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