



## public works & infrastructure

Department:  
Public Works and Infrastructure  
REPUBLIC OF SOUTH AFRICA

### PARLIAMENT PRECINCT: 90 PLEIN STREET

### PERMIT REQUIREMENTS: APPROVAL FOR UPGRADES OF ABLUTION FACILITIES

**DATE: 15 – 11 – 2022**

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## 1. Introduction

Parliament forwarded a request to the Department of Public Works and Infrastructure to refurbish the toilet facilities in the two outer fire escape staircases on the 6<sup>th</sup> floor 90 Plein Street Building. The 6<sup>th</sup> floor office space had undergone refurbishments in all the facilities; infrastructure and equipment in 2019/2020. The toilet facilities in the outer fire escape staircases were excluded from the refurbishment project. The general condition of the 6<sup>th</sup> floor is good, however the toilet facilities are in a critical condition and they are a possible health hazard to occupants.

The aim of this submission is to obtain approval/a permit from the South African Heritage Resources Agency (SAHRA) for the following:

- 1) To refurbish the existing damaged toilet facilities on the 6<sup>th</sup> floor.
- 2) Ensuring that the staff to ablution facilities ratio is made compliant to the national building regulations.

## 2. Description of the building

The facades of the building is glazed and enveloped with a structure that has exposed aggregate. There are aluminium doors at the entrances and timber framed doors which are in sound condition.

The building is in Plein Street, opposite the back entrance of 100 Plein Street, situated in the centre of Cape Town. The building consists of 16 floors comprising of a basement level, lower basement, ground floor and floors 1-16. The Air-Conditioning plant room is housed on the 7<sup>th</sup> floor and the water-tanks are situated on the 14<sup>th</sup> floor and have a water pump station at the lower basement, transformers, a generator, boilers and a gas station.

The building was erected in 1984 originally to house the Receiver of Revenue, Land Surveyor and Deeds offices. The facility accommodates primarily Parliamentary staff, Secondary support staff, South African Police Services responsible for protecting the Parliament precinct and are mainly configured as office accommodation, ablution facilities, fitted kitchen, cafeteria, conference rooms, printing room and a resource center, etc. and a portion of the building also houses other governmental departments such as SA Revenue Services.



### 3. Statement of Significance

Cape Town had a significant role to play in the global trade history in Africa and the political landscape of South Africa. The Cape Town Parliament Precinct is deemed a Grade 1 Heritage Resource. It was declared a National Heritage Site by the South African Heritage Resources Agency. Such heritage sites are protected under the terms of Section 27 of the National Heritage Resources Act, which means that no changes may be done on such sites without a permit. The building is also subject to Section 34(1) of the National Heritage Resources Act which controls any alterations and/or demolitions to buildings older than 60 years.

90 Plein Street building was erected in 1984 purposed to house the Receiver of Revenue, Land Surveyor and Deeds Office in Cape Town. The structure is less than 60 years old, it poses no historical value. 90 Plein Street ERF 9557, has been gazetted as a national heritage site due to the Parliament buildings being located on it.

### 4. Project Description

The Department of Public Works & Infrastructure (DPWI), being the custodian of national immovable assets, which includes the Parliamentary Precinct, is tasked with the safety, ensure compliancy with the National Building Regulations etc. and handle the restorative works of all the structures and infrastructures located within the Parliamentary precinct.

An email request was received from the Directorate: Prestige via the office of Director: Projects Cape Town to Professional Services, to provide a conditions assessment report on the current condition of the toilet facilities at 90 Plein Street 6th floor in Parliament Cape Town. Thereafter provide proposals, estimates that would assist in the execution of the construction works.

### 5. Findings on site

- WINDOWS :  
General condition is fair, there are opaque glazing panels which are intact, and however servicing of the operating mechanisms becomes more challenging as they age. The window panels are old and it is recommended that new aluminum framed glazing be installed.
- ELECTRICAL :  
Condition of the electrical fittings is poor. Electrical fittings units do not work, all fittings need to be replaced with energy efficient fittings.
- CEILINGS :  
The ceilings units are intact, however repainting is recommended. There are no cornices.
- WALLS :  
Internal walls are structurally intact; they are plastered and painted with, some areas have wall tiles. Tiling has been ripped off walls, wall mounted

mirrors were removed, 50% of the partition walls are intact, the rest damaged.

Recommendation:

- Sand down all walls up to the skimming/plaster surface – check the amount of paint layers on the wall. Use of white paint when painting the walls.
- Allowance to be made for the removal of all loose, damaged, hollow plaster with new plaster (+- 64sqm)
- Allowance to be made for the preparation and repainting of all walls with a breathable paint – 1 undercoat and 2 finishing coats
- Allowance to be made for the removal and replacement of all wall tiles.
- Allowance to be made for the removal and replacement of all partitions.

- FLOOR :

The floors are all tiled, the tiling is old but in fair condition. There was rubble that needs to be removed from one toilet unit which prevented a thorough inspection. The removal of sanitary units will damage the tiling and it is best practice to remove and replace them with new 300x300mm light grey non slip ceramic tiles.

- SANITARY UNITS :

All sanitary units: urinals, water closets, basins need to be replaced with new, water efficient units.

- Allowance to be made for plumbing services as most of the visible units were blocked.

- ELECTRICAL :

The complete electrical fixtures are damaged and they need to be replaced with energy efficient fixtures.

- Allowance made for checking power supply
- Allowance to be made for new electrical reticulation
- Allowance to be made for new light switches
- All light fittings to be replaced with appropriate fittings

- PLUMBING :

- Allowance to be made for the inspection and rectification / upgrade of the drainage reticulation system

## 6. Permit Request

The Department of Public Works & Infrastructure, being the custodian of the Parliamentary precinct hereby present this submission to SAHRA for approval and requesting the issuing of a permit in order for the above-mentioned works be implemented on the 6<sup>th</sup> Floor of 90 Plein Street Toilet Facilities.

## 7. Pictures

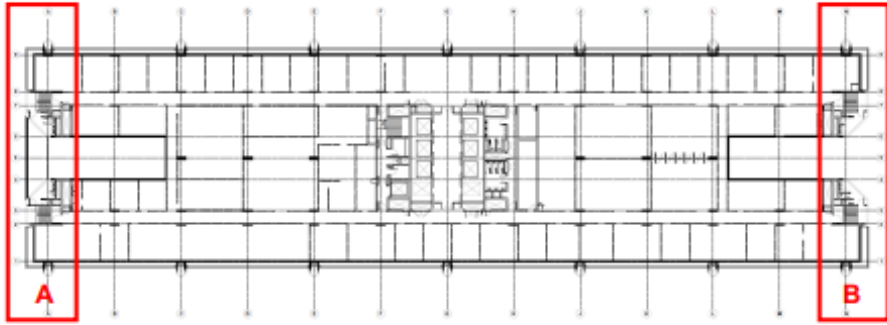
Images of the renovated 6<sup>th</sup> Floor 90 Plein Street.



Images of the toilet facilities which are vandalized on the 6<sup>th</sup> Floor 90 Plein Street.

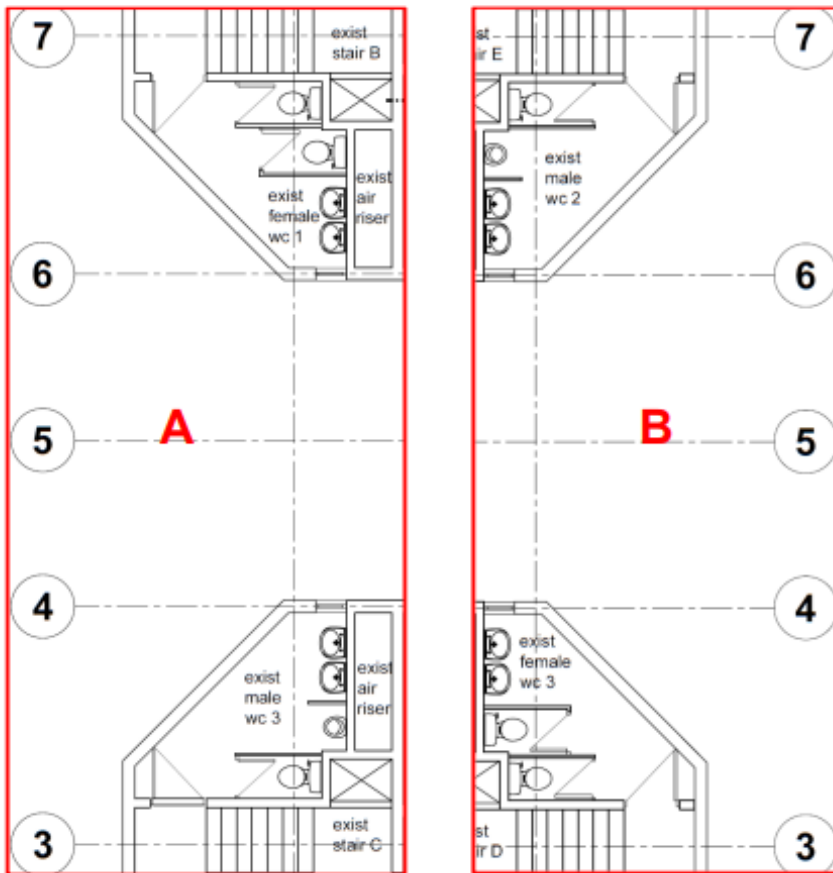


**FLOOR PLAN OF THE 6<sup>th</sup> FLOOR**



Location of the Toilet Facilities

**Floor plan of the Toilet Facilities at both ends of the building**



**8. Sources**

1. 90 Plain Street: Deeds Office: Renovations And Alterations To 11th And 12th Floor. Sudhier Morgan Architects. October 2022. <https://sahris.sahra.org.za>
2. Arcus Facilities Management Solutions (Pty) Ltd. 2018. 2017 Annual Building Plan for 90 Plain Street. October 2022. DPWI.