

## COMPLIANCE IN RESPECT OF THE SOUTH AFRICAN NATIONAL STANDARDS FOR THE APPLICATION OF THE NATIONAL BUILDING

## 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

## PART B SANS 10400 - STRUCTURAL DESIGN COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART **B** WILL BE DEEMED TO BE 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) COMPLIES WITH THE REQUIREMENTS OF PARTS H, J, K, L, M & N OF SANS 10400; OR (b) IS THE SUBJECT OF A RATIONAL DESIGN OR RATIONAL ASSESSMENT BY A COMPETENT PERSON IN ACCORDANCE

## PART C SANS 10400 - DIMENSIONS

 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

## PART E SABS 0400 - DEMOLITION WORK THE FUNCTIONAL REGULATIONS CONTAINED IN PART E OF THE

NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE REGULATION E1, E2, E3 & E4 ARE COMPLIED

## PART F SANS 10400 - SITE OPERATIONS

- 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

### PART G SANS 10400 - EXCAVATIONS 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 (b) IS THE SUBJECT OF A RATIONAL DESIGN OR RATIONAL

### PART H SANS 10400 - FOUNDATIONS 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: (b) 4.3 IN THE CASE OF SINGLE STOREY TYPE 1 MASONRY BUILDINGS, OR

## (d) 4.1.2 IN SANS 10400 A AND SANS 10400 B

PART J SANS 10400 - FLOORS COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART J PART P SANS 10400 - DRAINAGE

- WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS OF COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART P 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:
- WITH THE REQUIREMENTS OF SANS 10400 B, SANS 10400 H, (d) ALL TIMBER USED IN THE ERECTION OF A BUILDING SHALL

## PART K SANS 10400 - WALLS

 COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART **K** WILL BE DEEMED TO BE 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

# SANS 2001 - CONSTRUCTION WORKS - CM1 MASONRY WALLING

SANS 2001 - CONSTRUCTION WORKS - EM1 CEMENT PLASTER

## ALL CEMENT PLASTER TO MASONRY AND CONCRETE

XA REQUIREMENT AREA OF PROPOSED OUTBUILDING = 99m<sup>2</sup> = 14.9m<sup>2</sup> PROPOSED AREA OF FENESTRATION = 14.8m<sup>2</sup> THEREFORE PROPOSED ADDITIONS AND

50% OF ALL HOT WATER SUPPLY WILL BE FROM

HEAT PUMP ALL ROOF INSULATION TO COMPLY WITH XA - MIN 140mm THERMAL BLANKET INSTALLED BETWEEN ROOF SHEETING AND PURLIN

- ALL PLUMBING TO BE CONNECTED TO EXISTING SEWER LAYOUT/CONNECTIONS. CONTRACTOR TO DO INVESTIGATIVE WORK TO ESTABLISH EXISTING CONNECTIONS

## SCHEDULE OF AREAS

TOTAL COVERAGE (COMBINED)

ZONING (LAND USE)	SPECIAL RESIDENTIAL 9		
ZONING (CLIMATIC ZONE) CLASS OF OCCUPANCY HEIGHT RESTRICTION			
	H4		
	2 STOREYS		
SITE AREA		1338	
PERMISSIBLE FAR	N/A	N	
PERMISSIBLE COVERAGE	50%	669.00	
EXISTING FAR (RESIDENCE)		346.73	
EXISTING COVERAGE (RESIDENCE)		346.73	
PROPOSED FAR (RESIDENCE)		N	
PROPOSED COVERAGE (RESIDENCE)		55.75	
TOTAL FAR (RESIDENCE)		346.73	
TOTAL COVERAGE (RESIDENCE)		402.48	
EXISTING FAR (OUTBUILDING)		57.50	
EXISTING COVERAGE (OUTBUILDING)		57.50	
PROPOSED FAR (OUTBUILDING)		24.33	
PROPOSED COVERAGE (OUTBUILDING)		30.77	
TOTAL FAR (OUTBUILDING)		81.83	
TOTAL COVERAGE (OUTBUILDING)		88.27	
TOTAL FAR (COMBINED)	N/A	428.5	

ADJACENT PROPERTY OWNERS		
NAME :	NAME :	
CONTACT NO :	CONTACT NO :	
STREET ADDRESS :	STREET ADDRESS :	
ERF DESCRIPTION :	ERF DESCRIPTION :	
SIGNATURE:	SIGNATURE :	
NAME :	NAME :	
CONTACT NO :	CONTACT NO :	
STREET ADDRESS :	STREET ADDRESS :	
ERF DESCRIPTION :	ERF DESCRIPTION :	
SIGNATURE:	SIGNATURE :	

## PART L SANS 10400 - ROOFS 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 THE FUNCTIONAL REGULATIONS PERTAINING TO ROOFS CONTAINED IN PART L OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE: (a) ROOF COVERINGS & WATERPROOFING SYSTEMS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF 4.2,

ASSESSMENT PREPARED BY A COMPETENT PERSON AND ARE INSPECTED BY SUCH PERSON DURING INSTALLATION, (c) THE ROOF ASSEMBLY AND ANY CEILING ASSEMBLY, IN ADDITION TO COMPLYING WITH THE REQUIREMENTS OF SANS

(b) THE SUBJECT OF A RATIONAL DESIGN OR RATIONAL

10400 C, ARE IN ACCORDANCE WITH THE REQUIREMENTS OF 1. 4.4, PROVIDED THAT THE ROOF ASSEMBLY IS SUPPORTED ON WALLS THAT COMPLY WITH THE REQUIREMENTS OF SANS 10400 K (d) GUTTERS AND DOWNPIPES, WHERE PROVIDED, ARE SIZED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400 R,

(e) THE FIRE RESISTANCE AND COMBUSTIBILITY OF THE ROOF

ASSEMBLY OR ANY CEILING ASSEMBLY ARE IN ACCORDANCE

## PART N SANS 10400 - GLAZING

 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

WITH THE REQUIREMENTS OF SANS 10400 T

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 1. ANY PANES OF GLASS OR POLYCARBONATE PANELS

REQUIREMENTS OF 4.3 & GLAZING SYSTEMS EXPOSED TO THE

NATURAL ELEMENTS COMPLY WITH ALL THE REQUIREMENTS

HAVE A NOMINAL THICKNESS NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF 4.2, AND 2. THE REQUIREMENTS OF 4.2.2 & 4.2.5 ARE COMPLIED WITH; OR

PARTITIONS, SHOWER DOORS, CUPBOARD DOORS & LIFTS WITHIN 800mm OF THE FLOOR LEVEL ARE IN ACCORDANCE WITH THE REQUIREMENTS OF 4.2, AND INSTALLED IN A FRAME IN ACCORDANCE WITH EITHER THE REQUIREMENTS OF SANS 2001-CG1 OR A SUITABLE METHOD DESCRIBED IN SANS 10137 THE FUNCTIONAL REGULATION N1(2) CONTAINED IN PART N OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO

(b) GLAZING IN EXTERNAL WALLS, INTERNAL WALLS,

REQUIREMENTS OF 4.4 FIRE RELATED REQUIREMENTS FOR GLAZING SHALL BE IN

BE SATISFIED WHERE GLAZING IS IN ACCORDANCE WITH THE

- ACCORDANCE WITH SANS 10400 T ENERGY USAGE REQUIREMENTS FOR GLAZING SHALL BE IN ACCORDANCE WITH SANS 10400 XA
- PART O SANS 10400 LIGHTING & VENTILATION 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 WITH THE REQUIREMENTS OF SANS 10400 T AND THE
- REQUIREMENTS OF 4.2 THE FUNCTIONAL REGULATIONS PERTAINING TO VENTILATION CONTAINED IN PART O OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE THE VENTILATION COMPLIES WITH THE REQUIREMENTS OF SANS 10400 T AND (a) COMPLIES WITH THE REQUIREMENTS OF 4.3

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,

### PART R SANS 10400 - STORMWATER DISPOSAL COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART **R** WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS

OF PART R OF THE NATIONAL BUILDING REGULATIONS ALL STORMWATER DESIGN AND RETICULATION IS THE SUBJECT OF A RATIONAL DESIGN OR RATIONAL ASSESSMENT PERFORMED BY A COMPETENT PERSON

## PART V SANS 10400 - SPACE HEATING COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART

**V** WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS OF PART V OF THE NATIONAL BUILDING REGULATIONS THE FUNCTIONAL REGULATION CONTAINED IN PART V OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE

## SATISFIED WHERE THE DESIGN AND CONSTRUCTION OF ANY FLUE PIPE, CHIMNEY, HEARTH OR FIREPLACE COMPLY WITH THE REQUIREMENTS OF 4.2 TO 4.4 PART XA SANS 10400 - ENERGY USAGE IN BUILDINGS

### COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART XA WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS OF PART XA OF THE NATIONAL BUILDING REGULATIONS THE FUNCTIONAL REGULATION XA 1, XA 2 & XA 3 CONTAINED IN

PART XA OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE: (c) IN ANY BUILDING OF OCCUPANCY CLASSIFIED IN TERMS OF REGULATION A20 AS A1, A2, A3, A4, C1, C2, E1, E2, E3, E4, F1, F2, F3, G1, H1, H2, H3, H4 & H5, A COMPETENT PERSON CERTIFIES THAT SUCH BUILDING HAS A THEORETICAL ANNUAL ENERGY CONSUMPTION AND DEMAND LESS THAN OR EQUAL TO A REFERENCE BUILDING THAT COMPLIES WITH THE REQUIREMENTS OF 4.2.1(b)

36.67%

**490.75**m<sup>2</sup>

- Location of boundary pegs to determine site boundary is owner's responsibility. - All levels and dimensions to be checked on site

prior to commencement of work by builder. - ENGINEER TO CERTIFY ALL STRUCTURAL WORK

WM architects

Company:

Drawn by: J Long Checked: W H Morris

SACAP number: 6336 Tel: 083 289 2176

Date: May 2022 Project: PROPOSED ADDITIONS, ALTERATIONS &

RELAXATION OF SOUTH WEST BUILDING LINE FROM 2m TO 0m Location: LOT 1123 DURBAN NORTH 3 OF 959 DURBAN NORTH Client: MR. & MRS. BARNES

GROUND STOREY PLAN, FIRST STOREY PLAN, SECTIONS, ELEVATIONS AND SITE PLAN / ROOF PLAN Scale: AS SHOWN

Drawing: SUBMISSION DRAWING: EX. DWELLING -

Plan No: 05/2022