

Building Plan Requirements for Semi-detached houses, Green belts, Fire breaks & SANS forms

Dear professionals, owners & competent persons

Please find below further requirements that have now become necessary, in order to protect the public, property owners and our environment.

1. Semi-detached houses

When submitting plans for alterations, additions or any changes to a semi-detached house, the adjacent building must also be shown on the plan and elevation(s).

It is important for Building Control to consider the structure as a whole and the direct impact that it would have on the attached dwelling.

If the structure was initially erected with a common wall between the two dwellings (wall straddling the erf boundary), Building Control will consider approving alteration/additions where this common wall is extended only with the signed permission of the neighbouring property owner and Home Owners' Association.

Where an application is made for demolition of one of the detached units, an engineer must be appointed to ensure the safety and stability of the adjoining unit.

Failing to indicate attached structures may be considered a miss-representation of the information and works may be stopped or occupation withheld for deviating from the approved building plan.

2. SANS form 1

All duties on SANS form 1 Schedule A must be marked as either YES or NO.

Please read each of these duties carefully to ensure that all possible activities on the site are covered.

Please note that Public Safety (duty D) and Site Operations (duty F) are practically applicable to all construction sites and must be marked accordingly.

SANS form 1 Schedule B must also be fully completed with the name of the appointed professional person for each of the applicable duties.

3. Building next to Green Belts

Section 28 of the National Environmental Management Act places an obligation on everyone to ensure that its own actions or activities which it authorises (e.g. authorising building activity by issuing building plan approval), does not lead to harmful effects on the environment.

As such, all plans submitted for a property neighbouring a green belt/area will be required to indicate 1,8m high shade-net hoarding to be erected on such boundary during construction, to help ensure that building activity is confined to the property. Without this hoarding being indicated, a plan may be refused approval, as it is in contravention of this Act.

After completion, occupancy can also be withheld if it is found that damage was done to the surrounding environment and until such damage has been satisfactorily corrected.

4. Fire Requirements

1. Any plan which shows a gas hob, geyser or any other gas installation must be provided with a gas reticulation plan, which will be sent to the Fire Department for their comment/approval. The Fire Department's recommendation is required before such a plan can be approved, as they have had various complaints in regard to non-compliant installations.
2. Any fire break shown on an approved plan will be required to be constructed strictly according to the plan.
Where a fire wall is indicated on the approved building plan, it will be required to be built as such. Only where a fire-rated ceiling is indicated on the approved plan, will it be accepted on site.

A fire-rated ceiling is constructed of fire-rated gypsum board (pink colour) or min 9mm fibre cement board, with steel strips and sealed ends, as per manufacturer's specifications to attain the required fire rating.
This must be verified and signed off by the engineer upon completion.

Thank you for your co-operation.