

ASSESSMENTS

1. **ABLUTION FACILITIES IN H3 / H4 SITUATIONS**
Though the NBR calls for one WC, one bath or shower and one WHB in an H3 / H4 situation, any ancillary unit is to be treated as a dwelling unit and therefore requires its own WC, bath and shower and WHB. Any servant quarters is to have a minimum of one WC and one WHB or bath / shower.
2. **ACCESS THROUGH SHOWER**
We cannot prevent the above as this is not covered in the NBR.
3. **ACCESS / ENTRANCE SCOOPS**
The position of the access scoop need no longer be shown on plans unless required by Frontage Works.
4. **AMENDED / DEVIATION PLANS**
There is no necessity to send amended plans to Water Department if the amendments are of a minor nature. Should there be an increase in area or cost this department could be involved. If unsure check previous reports on microfilm.

Should there be new work as well as deviations from the approved plans the acceptable title is to be "New Work and Deviations to Approved Plan No. 00/01/96/3" and the deviations are to be listed as before but under the title of deviations and cross referenced on plans.
All affected work is to be coloured.
5. **ANCHOR BLOCKS**
Anchor blocks are not required where manholes are utilised.
Gradients steeper than 1:5 to have uPVC 791 pipes with anchor blocks.
6. **ANTGUARD, DPC, DVPC AND SOIL POISONING**
A rubber stamp incorporating the above items is to be utilised. Items not applicable to be deleted once plan is stamped.
7. **ARCHES, DRIVEWAYS AND OPEN VERANDAHS**
An Engineer need not be involved in this type of construction where pc lintols are used.
8. **ASBESTOS / FIBRE CEMENT ROOFS**
A roof pitch of under 11° is permitted where specialised sheets are utilised (i.e. Everite "Span 3"). Where specialised sheets are used, plans to be endorsed "minimum roof pitch to be as recommended by the manufacturer".
9. **BAGWASH AND PAINT**
This is acceptable only for retaining walls/walls on boundary – facing inwards, or retaining walls within the property.
10. **BEACONS – FLAGGING THEREOF**
Plans must be refused for the flagging of beacons. A rubber stamp incorporating the above items is to be utilised. Should Building Inspector be unable to locate site he should contact author of plans to point site to him.
11. **BODY CORPORATES**
Letters of consent from the Body Corporate are required for work to sectional title developments.
12. **BOUNDARY WALLS OR OTHER SCREEN WALLS UNDER 2.0m IN HEIGHT**

Applications of this type must in future be treated like swimming pools and PC fences. They are not to be routed to Town Planning. CPE will place the approval stamp on the yellow TP form, sign and date it and forward same to Town Planning.

13. **BOX CUTTER DETAILS**
Enlarged box gutter details are not to be requested.
14. **BRIDGING DETAILS**
Bridging details are no longer to be requested. A stamp showing a typical section is to be stamped on those plans which have no bridging details or where bridging details are incorrect.
15. **CLEARING OF SITES**
Plans must not be refused for the clearing of sites as this could cause problems with the Environmental Officer.
16. **CONCRETE BLOCKS**
To comply with SABS 1215.
17. **COPING ENCROACHMENT**
Minor coping encroachments into the road reserve are acceptable – 50mm maximum.
18. **CORRUGATED IRON ROOFING**
Applications where proposed dwellings are shown to have corrugated iron as a roofing material, these re to be forwarded to Elevation Control for comment.
19. **CROSS VENTILATION**
Not a requirement in terms of the NBR
However, the minimum requirement for window openings in relation to the floor area is to be in accordance with Part O of the SAB 0400 – 1990 re National Lighting and Ventilation.
20. **DRAINAGE INSTALLATION UNDER A BUILDING**
Access to be provided to drainage installations under buildings as near as possible to entry or exit from the building.
No access is permitted from within the building. Should a situation arise whereby the only means of access available be from within the building, double seal type manholes or air tight screwed down covers to RE's to be utilised.
21. **DRIVEWAY ENTRANCES**
Examiners must ensure that driveway entrances are shown with access directly opposite and at right angles to the roadway and not at road intersections.
Under no circumstances should Council road verge be utilised unless approval by Frontage Works has been obtained or from Traffic for proximity of driveway from road intersections.
22. **ELECTRICAL CABLES**
Providing the cable is not near the proposed work there is no need to show it on all copies.
23. **ELECTRICAL FENCE INSTALLATIONS**
Electric fence installations to comply with 'Occupational Health and Safety Act 1993' and Regulation 11 of 'Electrical Machinery Regulations 1988' and be mounted so that no person can (* see attached) inadvertently come into contact with the electrical wires. Clearance from the Electricity Department is not required.
24. **ELECTRICAL SERVITUDES**
Applicants to be directed to obtain clearance from the Durban Electricity Installations Department for work in or under electrical servitudes.

25. **ELEVATION CONTROL REPORTS**
Elevation control reports which begin with “approved subject to” need not be sent back to that section for clearance. The PE is to ensure that the requirement has been met and shown or endorsed on all copies. If in order PE must clear the report.
26. **ELEVATIONS – WINDOWS / DOORS**
An application is not to be rejected where the length or position of windows shown on elevations differs fractionally to those on plan.
- 26a. **ENCROACHMENTS / INDEMNITIES ON BUILDING APPLICATIONS**
Refer Annexure C.
27. **ENDORSEMENTS – MINOR**
These can be made by the PE where expedient as long as they are initialled and dated by the PE concerned.
28. **ENGINEER’S APPOINTMENT FORMS**
Once an Engineer has provided engineering forms PE to ensure that all relevant work being proposed and requiring an engineer is covered by the appointment form. In Item 1 of the engineering forms he undertakes to be responsible for ‘the applicable work’
29. **ENGINEERING DETAILS**
Where certain structures have been endorsed to engineers details (i.e. retaining wall), the details are not required prior to plan approval. The plan need only be stamped “engineering details required”. Engineers forms are required.
30. **FIBRE GLASS SHEETING**
This type of roof sheeting is permitted up to areas of 20m² within 4.5m of the boundary. This type of sheeting is also acceptable to the Fire Department as roof coverings in roof areas above 20m² providing it complies with the TT12.3.
Fibre line sheeting is not acceptable as a roof covering from an elevation aspect.
(Refer to Elevation Annexure A for use of sheeting in private dwellings).
31. **FIRE DEPARTMENT ROUTING**
It has been found that plans are being unnecessarily routed to the Fire Department. The proposal is to be carefully considered and if it does not affect the Fire Department then plan is not to be routed to them.
32. **FIREWALL – GARAGE**
The firewall to a garage within 1m of the side boundary is not required where firewalls falls within 2m of the front boundary.
33. **FOIL 75 – TILED ROOFS**
With “Foil 75” underlay a minimum roof pitch of 6° is permitted.
34. **FURTHER REPORTS**
In certain areas where it is obvious that the applicant has complied with our request the PE is to clear the report himself. Departments such as Town Planning still have to be sent back for clearance.
35. **GLASS BRICKS**
Glass bricks used as infill panels do not require the services of a Professional Engineer. Approval is to be subject to installation being as per manufacturers recommendation.
Glass bricks in external walls to be treated as openings in calculating safety distances in terms of Part T of the NBR.

36. GREENHOUSES – “FOUR SEASONS”
An Engineer need only be involved with this type of construction if the greenhouse is fixed to an existing or new free standing wall.
37. ILLEGAL WORK / IRRELEVANT ITEMS
- a) An application is not to be refused for illegal work. Examiner to endorse in front of jacket “B1 to serve contravention for mentioned illegal work”.
 - b) Irrelevant items to be ignored by examiner.
38. INTERLEADING DOOR BETWEEN GARAGE AND DWELLING UNIT
In terms of TT9.2(b) such interleading door need only be a solid timber or solid timer core door of not less than 40mm thickness.
39. LAUNDRIES – PRIVATE
A laundry in a H4 situation is not to be considered a habitable room but is to comply with the minimum requirements for ventilation.
40. LETTER BOXES – MULTI-RESIDENTIAL DEVELOPMENTS
A bank of individual letter boxes to be erected at a single point near the entrance.
41. MOBILE HOMES – (SABS 1122)
Mobile homes complying with SABS1122, on wheels or jacks are considered moveable and therefore do not satisfy the NBR.
“Tulbach” and “Kwikjak” type accommodation where erected on jacks could be considered as temporary buildings – approved for a maximum of two years.
Where the mobile homes comply with SABS 1122 are lowered onto and anchored to foundations complying with the NBR this type of accommodation could be considered as permanent buildings but aesthetics would have to be taken into account with regards to the locality of the proposed building.
42. MONO PITCH ROOFS
For this type of roof the bearers should comply with the rafter sizes, span and timber grade as set out in Part L, Table 3 of SABS 0400 – 1990.
43. NORTH POINT
Plans are not to be rejected for incorrect north point. Should the elevations be incorrectly related to the north point then examiner must correct item.
44. PHOTOSTAT / FAXED COPIES
Photostat or faxed copies of documents in support of building plan applications are permitted, but wherever possible the original document should be obtained. **NOTE** : Plans Control insist on the original being submitted prior to the release of the approved application.
45. PLUMBING OVER DC SERVICE
An indemnity stamp is to be placed on the plan. Private plumbing over DC services should be of either cast iron or heavy duty (SABS 791) uPVC pipes.
46. PRAYER ROOM
A prayer room in an H4 situation is to be considered as a habitable room and to comply with minimum room size and ventilation requirements.
47. PRIVATE WORKSHOPS
A private workshop in a H4 situation is not to be considered a habitable area.

48. ROOM SIZE

Where a room has been shown as undersized (less than 6m²) each application shall be assessed separately with the CPE and the Architect for the area, with the following in mind:

- a) actual area
- b) usage
- c) ceiling height
- d) light and ventilation
- e) dimensions

(See also Items No. 39,46,47 and 61)

49.

50.

51.

52.

- c) The opening which are formed under a building when a building is built on columns are not to be considered in terms of Part TT2, where the use of such area is designated 'void'. Where the ceiling height of such an area indicates that it could be used, clarification of its intended use may be required.



- d) Where a double storey dwelling is being considered in terms of Part TT2 the window of both floors are to be added together. It was accepted that the windows to bathrooms, toilets and solid hardwood doors may be exempt where their inclusion may require the building to be further from the boundary.
- e) The safety distance as set down in TT2.5 need not be applied in H4 applications between a dwelling, outbuilding or ancillary unit, however TT2.5 and TT9.2 are to be applied between a garage and dwelling, outbuilding or ancillary unit. Compliance with Part O (Zone of Space) is however required.

53. SOIL DRAINS – CAST IRON

The requirements of 300mm cover over a solid drain (PP25.4) does not apply to cast iron pipes.

54. SECTIONS – WINDOW / DOORS

Applications are not to be refused where certain window and doors have not been shown on unrelated elevations.

55. SEPTIC TANKS

All septic and conservancy tanks being removed to be desludged and backfilled.

New connections to a septic tank system is at Waste Water Management Department's discretion. New connections to a septic tank system is limited to 1 x WC, 1 x SHR and 1 x WHB (1 extra WHB for ancillary units) and applies to residential houses only, not flats or businesses.

56. **SERVITUDE ENCROACHMENTS**
Refer Annexure C
57. **SIGNS**
All signs whether they be fixed to underside of canopy, to awnings or painted on walls, must be endorsed "sign to be applied for under separate application". Whether or not an application need be submitted will be decided by Signs Sections.
58. **STAFF TOILET / CHANGE ROOM AND COMMUNAL REFUSE BIN AREAS - PRIVATE HOUSING DEVELOPMENTS**
Plans to be refused for staff toilets/change rooms. Should applicant not wish to provide facilities a letter of motivation is to be submitted as to why he does not wish to comply with the requirements. 9.3m² bin areas are to be provided to private housing scheme of more than 2 units and located as close as possible to the entrance. Bin area to be provided with a kerb, drain, standpipe and be screened from the road.
59. **SUNDECKS**
An Engineer must be involved in this type of construction. Plans to be stamped "Engineer's details required" and engineering forms to be provided.
Deck to be provided with adequate balustrading – minimum 900 high in H4 situations only. (Note : non compliance with SABS 0400 – 1990).
60. **SWIMMING POOLS**
The plans need not be signed by the Engineer.
Earth leakage protection is to be provided to all electrical supplies.
The following are acceptable alternatives to the construction of a break-pressure tank:
- discharge over the site, if the ground is suitable for soakage and a large enough area of permeable ground is available,
 - into a open channel sewer manhole via a 2m long : 100mm dia. access pipe,
 - into a closed stormwater system which does not discharge onto road surface at any point of the stormwater system,
 - via a reducer into a rodding eye where no manhole is available
- "Poolmaid" systems may discharge to open gully via a floating hose, no break-pressure tank is required.
61. **TEMPLES**
A temple in a H4 situation is to be considered a non habitable room.
62. **TEMPORARY GRANDSTANDS / JUDGES TOWERS, ETC**
Temporary grandstands, judges stands is to be approved subject to:
- a) Structural Engineer certifying the structure is stable prior to use by the public.
 - b) Structure not to remain in position indicated for a period exceeding 28 consecutive days from the date of erection.
 - c) PE to ensure that balustrading stamp is placed on the application.
63. **UNDERTAKING AND INDEMNITY FORMS**
An application need not be refused for this reason alone. Should the above be outstanding at approval stage, the front of the jacket is to be stamped, drawing Plans Controls' attention to the above. Plans are not released until the undertaking has been provided.
64. **WINDOWS ON BOUNDARIES – PUBLIC OPEN SPACE**

All applications for windows on side or rear boundaries facing onto public open spaces are to be cleared by Mr Stead because of the sale of public open by Parks Department for development.

ADDENDUM

1. DEMOLITION OF OUTBUILDINGS

Where an applicant proposed to demolish an outbuilding to an H4 occupancy only, the plan is to be stamped / endorsed as follows:

“Prior to demolition, rodent clearance certificate to be obtained from City Health”
and cleared for approval. A demolition permit for outbuildings (ancillary to an H4 occupancy) is not required.

The appropriate form (“Proposed Demolition of Outbuildings”) is to be completed by the PE and forwarded to the Health Department.

2. DRIVEWAY SECTIONS

Driveway sections to detached dwelling houses or domestic residences, consisting of not more than two units, are not required.

Where a driveway section has been shown and appears excessively steep (>1:5), the relevant stamp is to be placed on the plan.

3. EXTERNAL WALLS

New buildings are to comply with the 190mm brick or 140mm block wall thickness requirement for habitable rooms. Existing structures having 110mm external brick walls will not have to comply with this requirement where there is change of usage, provided the wall is in a sound condition and there is no evidence of cracking, leaks or dampness.

The BI’s are to check the site conditions at the initial inspection stage and to comment accordingly on the action sheet.

4. FIRE DEPARTMENT REFERRALS

Where a referral is cleared by the PE and not re-routed to Fire Department, PE to forward the “fire plan” to the Fire Department for their records.

5. INTERFACE BETWEEN NEW DEVELOPMENTS AND PUBLIC ROAD RESERVE

Where new developments propose landscaping or embankments within verges / road reserves comments are to be obtained from the following departments:

- Parks
- Real Estate
- Drainage and Coastal Engineering
- Waste Water Management and
- Electricity

in regards to the adequacy of the design in terms of Local Authority requirements.

6. PART S – FACILITIES FOR DISABLED PERSONS

PE’s to ensure that:

- a) the arrangements of the toilet facilities (WC and WHB) and access thereto, in the absence of figured dimensions, is shown in a way that it can reasonably be assumed from the scale of the drawing that it will be practical. Sub Clause P2 (1)(g) of Part P of the NBR can be applied in conjunction with the requirements of Part S of the NBR to ensure appropriately located toilet facilities are provided for disabled persons.
- b) Ramps shown at entrances to buildings at doorways are shown in a way that it can reasonably be assumed from the scale of the drawing that it will be practicable. Note : Ramps, although complying with Part S, are not to reduce the width of, or cause an obstruction in driveways to the extent that they become impractical for vehicular use.
- c) A note pertaining to signage is placed on the drawing.

7. SANITARY FITMENTS

Soil and waste fitment positions to be shown on plans where fitments are new or repositioned.

8. **SECOND SEWER CONNECTIONS**

Second and subsequent sewer connections require approval from WWM (Sewer Reticulation).

9. **STORMWATER CONTROL ON COMMON BOUNDARIES**

PE's to ensure that boundary walls / fences on common boundaries to properties in Phoenix, Newlands East and Newlands West do not obstruct the flow of stormwater along the surface drains.