

SANS 10400-A:2010

Edition 3

**NATIONAL BUILDING REGULATIONS AND
BUILDING STANDARDS ACT, 1977
(Act No. 103 of 1977)**

FORM 1	DECLARATION BY PERSON RESPONSIBLE FOR PREPARING AN APPLICATION FOR APPROVAL OF THE ERECTION OF THE BUILDING IN TERMS OF SECTION 4 OF THE ACT
<i>(To be completed and submitted for all applications prepared in accordance with the provisions of Regulation A2)</i>	
To: <i>(Name of Local Authority)</i>	
*Erf/Holding/Portion No.:	
*Township/Agricultural holding/Farm name:	
Street address:	
Nature of project: <i>(Insert proposed new building(s), or building alteration, building addition, re-erection of building, refurbishment of building or structural repair to existing building, as relevant.)</i>	
SECTION 1: DECLARATION BY OWNER	
*I <input type="checkbox"/> / We <input type="checkbox"/> <i>(Name of owner)</i>	
of <i>(Address)</i>	
Tel. No.:	
hereby confirm that *I <input type="checkbox"/> / We <input type="checkbox"/> have appointed	
<i>(Name of person registered in a professional category of registration in terms of one of the councils for the professions identified in the Council for the Built Environment Act, 2000 (Act No. 43 of 2000))</i>	
Registration number:	
Category of registration: <i>(Insert Professional Architect/Professional Senior Architectural Technologist/Professional Architectural Technologist/Professional Architectural Draughtsperson/Professional Engineer, etc.)</i>	
to declare in terms of Regulation A2(1)(g) how the applicable functional regulations are to be satisfied, and *I <input type="checkbox"/> / we <input type="checkbox"/> understand and accept that the onus is on *me <input type="checkbox"/> / us <input type="checkbox"/> to –	
i) inform the above-named professional when the work is due to start on site, and if any changes are made as to how the functional regulations are to be satisfied, or any changes in the appointment of competent persons are made before the completion of the building; and	
ii) extend the above appointment to meet the requirements of Regulations A19(8) and A19(9) where applicable.	
Signature of owner:	Date:
<i>(* Tick the appropriate box.)</i>	

SECTION 2: DECLARATION BY APPOINTED PROFESSIONAL PERSON

I, _____ (Name)

Address:

Tel. No.:

Fax. No.:

Email:

of

(If representing a partnership, association, company or incorporated body, the name thereof)

accept the appointment made in section 1 and declare, to the best of my knowledge, that the functional regulations are to be satisfied as set out in Schedule A, with the assistance of the competent persons, if any, named in Schedule B, and undertake to update this schedule whenever a change in approach to satisfying these Regulations arises.

I confirm the following:

a) Occupancy/building classification

(see Regulation **A20**)

b) Site sensitivity level

Classification ^a	Tick the row ^b which best describes the project
<p>Low sensitivity site A site that is neither identified as, nor exhibits, any evidence of environmental or heritage significance and does not require Environmental Impact Assessment (EIA), Heritage Impact Assessment (HIA) or Social Impact Assessment (SIA) studies to be undertaken before development. Low sensitivity sites are normally, but not exclusively, within already developed urban areas.</p>	<input type="checkbox"/>
<p>Medium sensitivity site A site which exhibits some evidence of environmental or heritage significance for which EIA, HIA or SIA studies are not required by the government agencies involved.</p>	<input type="checkbox"/>
<p>High sensitivity site A site identified as of special environmental or heritage significance and which will require EIA, HIA or SIA studies to be undertaken to define the parameters for development, for example, declared protected areas and urban conservation areas.</p>	<input type="checkbox"/>
<p>^a The inherent importance of the site in environmental or heritage terms, as defined by the National Heritage Resources Act, 1999 (Act No. 25 of 1999), the National Environmental Management Act, 1998 (Act No. 107 of 1998), and the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000).</p> <p>^b Tick one row only.</p>	

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Signature of professional person:

Date:

Registration number:

Category of registration:

(Insert Professional Architect/Professional Senior Architectural Technologist/Professional Architectural Technologist/Professional Architectural Draughtsperson/Professional Engineer, etc.)

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<p>SCHEDULE A: MEANS BY WHICH REGULATION AZ4 IS TO BE SATISFIED</p>					
<p>Occupancy/Building classification</p>					
1	2	3	4		5
<p>Applicability to application (tick column 2 or 3)</p>			<p>Means of satisfying requirements of functional regulations (tick relevant boxes in columns 4 or 5)</p>		
Regulation	Yes	No	Requirements contained in the relevant parts of SANS 10400		Regulation AZ4(1)(b)(ii)
B: Structural design	<input type="checkbox"/>	<input type="checkbox"/>	<p>The structural system of the building</p> <p><input type="checkbox"/> complies with the requirements of parts H, J, K, L, M or N of SANS 10400, or in the case of timber buildings with the requirements of SANS 10082</p> <p><input type="checkbox"/> is the subject of a rational design or a rational assessment</p> <p><input type="checkbox"/> is the subject of an Agrément certificate</p> <p>The following competent persons are to be appointed:</p> <p><input type="checkbox"/> competent person (structures) to design and inspect the structures</p> <p><input type="checkbox"/> competent person (civil engineering) to design and inspect the services in dolomite land</p> <p><input type="checkbox"/> competent person (dolomite land) to categorize dolomite land</p>		<input type="checkbox"/>
C: Dimensions	<input type="checkbox"/>	<input type="checkbox"/>	<p><input type="checkbox"/> The dimensions of any room or space are in accordance with the detailed requirements of SANS 10400-C</p>		<input type="checkbox"/>
D: Public safety	<input type="checkbox"/>	<input type="checkbox"/>	<p><input type="checkbox"/> A change in level, the design of ramps and driveways, or access to swimming pools and swimming baths is in accordance with the detailed requirements of SANS 10400-D</p>		<input type="checkbox"/>
F: Site operations	<input type="checkbox"/>	<input type="checkbox"/>	<p><input type="checkbox"/> The provision of sanitary facilities is in accordance with the detailed requirements of SANS 10400-F</p>		<input type="checkbox"/>
G: Excavations	<input type="checkbox"/>	<input type="checkbox"/>	<p>The excavation relating to a building</p> <p><input type="checkbox"/> is less than 3,0 m deep and is in accordance with the detailed requirements of SANS 10400-G</p> <p><input type="checkbox"/> is the subject of a rational design or a rational assessment (or both)</p>		<input type="checkbox"/>
H: Foundations	<input type="checkbox"/>	<input type="checkbox"/>	<p>A geotechnical investigation in accordance with the rules</p> <p><input type="checkbox"/> is to be carried out</p> <p><input type="checkbox"/> has been carried out and is available for use</p>		<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<p>The foundations for the building are in accordance with</p> <p><input type="checkbox"/> SANS 10400-B</p> <p><input type="checkbox"/> the detailed requirements of SANS 10400-H</p>		<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<p><input type="checkbox"/> The foundations to the extension/addition to an existing building are the same as the existing foundations, which have performed satisfactorily</p>		<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<p>The following competent persons are to be appointed:</p> <p><input type="checkbox"/> competent person (civil engineering) in respect of deep footings, soil rafts, compaction of in-situ soil or sub-surface drainage</p> <p><input type="checkbox"/> competent person (geotechnical) in respect of geotechnical solutions or soil improvements that are required</p>		<input type="checkbox"/>

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Applicability to application (tick column 2 or 3)			Means of satisfying requirements of functional regulations (tick relevant boxes in columns 4 or 5)	
Regulation	Yes	No	Requirements contained in the relevant parts of SANS 10400	Regulation AZ4(1)(b)(ii)
J: Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Floors in any laundry, kitchen, shower room, bathroom or room containing a toilet pan or urinal are in accordance with the detailed requirements of SANS 10400-J	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	Suspended floors are in accordance with <input type="checkbox"/> the requirements of SANS 10400-B and SANS 10400-T <input type="checkbox"/> the requirements of SANS 10082 <input type="checkbox"/> the detailed requirements of SANS 10400-J	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	Slabs supported on the ground are in accordance with <input type="checkbox"/> SANS 10400-B <input type="checkbox"/> SANS 10400-H <input type="checkbox"/> the detailed requirements of SANS 10400-J a competent person (civil engineering) is to be appointed in respect of the slabs or fills	<input type="checkbox"/>
K: Walls	<input type="checkbox"/>	<input type="checkbox"/>	The structural strength and stability of a wall is in accordance with <input type="checkbox"/> SANS 10400-B and SANS 10400-T <input type="checkbox"/> the detailed requirements of SANS 10400-K	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	The roof fixing is in accordance with <input type="checkbox"/> SANS 10400-B <input type="checkbox"/> the detailed requirements of SANS 10400-K	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> The water penetration through a wall is in accordance with the detailed requirements of SANS 10400-K	<input type="checkbox"/>
L: Roofs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Roof coverings and waterproofing systems are in accordance with the detailed requirements of SANS 10400-L	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	Flat roofs or related gutters are <input type="checkbox"/> in accordance with the detailed requirements of SANS 10400-L; or <input type="checkbox"/> the subject of a rational design or rational assessment (or both)	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	The roof assembly and any ceiling assembly, in addition to complying with the requirements of SANS 10400-C, are <input type="checkbox"/> in accordance with the detailed requirements of SANS 10400-L and the roof assembly is supported on walls that comply with the requirements of SANS 10400-K <input type="checkbox"/> in accordance with SANS 10400-B and SANS 10400-L	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Gutters and downpipes, if any, are sized in accordance with the requirements of SANS 10400-R	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	The fire resistance and combustibility of the roof assembly or any ceiling assembly are in accordance with <input type="checkbox"/> the detailed requirements of SANS 10400-L <input type="checkbox"/> SANS 10400-T	<input type="checkbox"/>

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Applicability to application (tick column 2 or 3)			Means of satisfying requirements of functional regulations (tick relevant boxes in columns 4 or 5)	
Regulation	Yes	No	Requirements contained in the relevant parts of SANS 10400	Regulation AZ4(1)(b)(ii)
M: Stairways	<input type="checkbox"/>	<input type="checkbox"/>	Stairways are in accordance with <input type="checkbox"/> SANS 10400-B and SANS 10400-T <input type="checkbox"/> the detailed requirements of SANS 10400-M	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	Walls, screens, railings or balustrades to such stairway are in accordance with the requirements of <input type="checkbox"/> SANS 10400-B and SANS 10400-T <input type="checkbox"/> SANS 10400-K and SANS 10400-T	<input type="checkbox"/>
N: Glazing	<input type="checkbox"/>	<input type="checkbox"/>	The type and fixing of glazing is in accordance with <input type="checkbox"/> SANS 10400-B <input type="checkbox"/> the detailed requirements of SANS 10400-N	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> The selection of the glazing is in accordance with the detailed requirements of SANS 10400-N	<input type="checkbox"/>
O: Lighting and ventilation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> The lighting in a habitable room, bathroom, shower room and room containing a toilet pan complies with the requirements of SANS 10400-T and the detailed requirements of SANS 10400-O	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	The ventilation is in accordance with the requirements of SANS 10400-T and <input type="checkbox"/> is in accordance with the detailed requirements of SANS 10400-O <input type="checkbox"/> is the subject of a rational design	<input type="checkbox"/>
P: Drainage	<input type="checkbox"/>	<input type="checkbox"/>	The design of the drainage system is <input type="checkbox"/> in accordance with the detailed requirements of SANS 10400-P <input type="checkbox"/> the subject of a rational design or rational assessment (or both) <input type="checkbox"/> the subject of an Agrément certificate	<input type="checkbox"/>
Q: Non-water-borne means of sanitary disposal	<input type="checkbox"/>	<input type="checkbox"/>	The means of sewage disposal where water-borne sewerage disposal is not available <input type="checkbox"/> is in accordance with the detailed requirements of SANS 10400-Q <input type="checkbox"/> is the subject of a rational design or rational assessment (or both) <input type="checkbox"/> is the subject of an Agrément certificate <input type="checkbox"/> comprises pail closets which are emptied by or on behalf of a local authority	<input type="checkbox"/>
R: Stormwater disposal	<input type="checkbox"/>	<input type="checkbox"/>	The means for the control and disposal of stormwater is <input type="checkbox"/> in accordance with the detailed requirements of SANS 10400-R <input type="checkbox"/> the subject of a rational design	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> The means for the control and disposal of stormwater in interconnected complexes is the subject of a rational design	<input type="checkbox"/>

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Applicability to application (tick column 2 or 3)			Means of satisfying requirements of functional regulations (tick relevant boxes in columns 4 or 5)	
Regulation	Yes	No	Requirements contained in the relevant parts of SANS 10400	Regulation AZ4(1)(b)(ii)
S: Persons with disabilities	<input type="checkbox"/>	<input type="checkbox"/>	The means for providing facilities for persons with disabilities is <input type="checkbox"/> in accordance with the detailed requirements of SANS 10400-S <input type="checkbox"/> the subject of a rational design	<input type="checkbox"/>
T: Fire protection	<input type="checkbox"/>	<input type="checkbox"/>	The fire protection measures provided are <input type="checkbox"/> in accordance with the detailed requirements of SANS 10400-T <input type="checkbox"/> the subject of a rational design or rational assessment	<input type="checkbox"/>
V: Space heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> The provision of space heating is in accordance with the detailed requirements of SANS 10400-V	<input type="checkbox"/>
W: Fire installation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> The fire installations comply with the detailed requirements of SANS 10400-W	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	The supply of water is <input type="checkbox"/> in accordance with the detailed requirements of SANS 10400-W <input type="checkbox"/> the subject of a rational design	<input type="checkbox"/>
XA: Energy efficiency in buildings			has an orientation, shading, services and building envelope in accordance with SANS 10400 Part XA is the subject of a rational design which demonstrates that energy usage is equivalent to or better than that which would have been achieved by compliance with the requirements of SANS 10400 XA has a theoretical energy usage performance that is less than or equal to that of a reference building.	

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SCHEDULE B: APPROVED COMPETENT PERSON APPOINTMENTS		
<i>(Attach duly completed Form 2 to this Form. Schedule B is to be completed before plan approval.)</i>		
1	2	3
Category of competent person	Nature of duties	Name of person
Competent person registered as a architectural or engineering professional		
Competent person	Duty 1: Demonstrating compliance with the requirements of the National Building Regulations in terms of Regulation AZ4(1)(b)(ii)	
Competent person satisfying the definitions provided in SANS 10400 in relation to the duties that are to be performed in terms of a specific part of SANS 10400		
Competent person (built environment)	Duty 2: Rational design and rational assessment of flat roofs and related gutters	
Competent person (civil engineering)	Duty 3: Design and inspection of services in dolomite land in terms of SANS 10400-B	
	Duty 4: Specify and inspect, as relevant, deep footings, soil rafts, compaction of in-situ soil or sub-surface drains in terms of SANS 10400-H	
	Duty 5: Design and inspect slabs and fills in terms of SANS 10400-J	
	Duty 6: Rational design of control and disposal of stormwater in terms of SANS 10400-R or Regulation R1(3)	
	Duty 7: Rational design of control and disposal of stormwater in interconnected complexes in terms of SANS 10400-R	
Competent person (dolomite land)	Duty 8: Categorization of dolomite land in terms of SANS 10400-B	
Competent person (engineering geology) or Competent person (civil engineering)	Duty 9: Rational design or assessment of excavations in terms of SANS 10400-G or Regulation G1(3)	
Competent person (fire protection)	Duty 10: Rational design or rational assessment of fire protection system in terms of SANS 10400-T or Regulation T1(2)	
Competent person (geotechnical)	Duty 11: Undertake geotechnical investigation in accordance with the requirements of SANS 10400-H or Regulation F3	
	Duty 12: Design and inspect geotechnical solutions or soil improvements in terms of SANS 10400-H	
Competent person (mechanical engineering)	Duty 13: Rational design of ventilation system in terms of SANS 10400-O and Regulation O4	
Competent person (sanitation)	Duty 14: Rational design or rational assessment of drainage system in terms of SANS 10400-P or Regulation P2(2)	
	Duty 15: Rational design or rational assessment of sewage disposal in terms of SANS 10400-Q or Regulation Q3	

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1	2	3
Category of competent person	Nature of duties	Name of person
Competent person (structures)	Duty 16: Rational design or rational assessment of structural system in terms of SANS 10400-B taking account of parts H, J, K, L, M, N of SANS 10400 or Regulations A1(3)(e) and A23(4)	
	Duty 17: Rational design of roof in terms of parts B and L of SANS 10400 where the foundations, floors and walls are in accordance with the rules provided in parts H, J and K of SANS 10400	
Competent person (wet services)	Duty 18: Rational design of supply of water to fire installations in terms of SANS 10400-W or Regulation W4	
Competent person (energy efficiency)	Duty 19: Rational design which demonstrates energy usage is equivalent to or better than that which would have been achieved by compliance with the requirements of SANS 10400.	
Competent person not satisfying the definitions provided in SANS 10400 in relation to the duties that are to be performed in terms of a specific part of SANS 10400*		
* Insert data in columns 1 to 3; state duty number and attach more pages, if necessary.		