

DEPARTMENT: PLANNING, DEVELOPMENT AND TOURISM
SECTION: BUILDING CONTROL

NATIONAL BUILDING REGULATIONS AND SANS 10400 D4:
SWIMMING POOLS AND SWIMMING BATHS

- I. The owner of any site which contains a swimming pool shall ensure that access to such pool is controlled.
- II. Any owner who fails to comply with the requirements of **sub regulation (1)** shall be guilty of an offence.

REGULATION D5: The requirements of **D4** shall be satisfied where access to swimming pools complies with **PART D of SECTION 3 of SANS 10400.**

DEEMED TO SATISFY RULES SANS 10400-D

4.4. SWIMMING POOLS AND SWIMMING BATHS

4.4.1. A wall or fence shall be provided by the owner of a site which contains a swimming pool or swimming bath to ensure that no person can have access to such pool or bath from any street or public place or any adjoining site through:

- a) A self-closing and self-latching gate with provision for locking in such wall or fence, or
- b) A building where such building forms part of such wall or fence.

4.4.2. A wall shall be provided in any interconnected complex which contains swimming pool or swimming bath to ensure that no person can have access to such pool or bath from any street or public place or anywhere within the complex other than through a self-closing and self-latching gate with provision for locking in such wall or fence.

4.4.3. Such wall or fence and any such gate therein shall be not less than 1,2m high measured from the ground level, and shall not contain any opening which will permit the passage of a 100mm diameter ball.

4.4.4. The construction requirements of such fence or gate shall comply with the requirements contained in SANS 1390 – STEEL FENCING FOR PRIVATE SWIMMING POOLS.

Note: Additional methods, including pool covers and warning devices, for the protection of children from the hazards of swimming pools are provided in SANS 10134 – SAFETY OF PRIVATE SWIMMING POOLS.

DEEMED TO SATISFY RULES SANS 10400-P

4.10. DISCHARGES FROM SWIMMING BATHS, SWIMMING POOLS, FOUNTAINS, OR RESERVOIRS

4.10.1. Where the owner of a swimming bath and swimming pool requires an overflow to lead away excess rainwater, such overflow shall be designed and constructed to discharge:

- a) onto the site upon which such bath and pool situated, or
- b) into a suitable surface channel, stormwater drain or natural watercourse.

4.10.2. A swimming bath and swimming pool, fountain or reservoir shall be so designed and constructed that the water from the backwashing of any filter is discharged onto the site upon which such bath or pool is situated or, with approval, into a drain.

Note: No person shall, without the written permission of the local authority, discharge or cause the discharge of any water from a swimming bath or pool either directly or indirectly, onto any public street or public place, or onto any site other than onto the site upon which such swimming pool is situated. (P3: CONTROL OF OBJECTIONABLE DISCHARGE [4]).

Please indicate the following:		
If the Swimming Bath or Pool Backwash is going into Sewer	X	N
Suitable surface channel	Y	N
Stormwater drain	Y	N
Natural watercourse,	Y	N
or Discharging onto the Site	Y	N

I/We, (Full Names And Surnames): Explo Tech SA (PTY) LTD

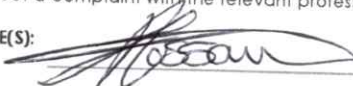
owner(s) of Erf.: 2234 JBAY

Situated at: 6 KEURBOOM STREET

do hereby certify that I/we have read the relevant **SECTIONS OF REGULATIONS D4, D5 and P3** of the **NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT NO. 103 OF 1977** and agree to comply with the relevant requirements thereof which apply to the proposal depicted on the attached plan.

Should any of the above be found to be incorrect, the application will be rejected, and a new application will have to be made. Notwithstanding the aforesaid, should Council have reason to conclude that incorrect information has been knowingly provided, the Council reserves the right to direct a complaint with the relevant professional bodies and/or to institute criminal proceeding for fraud.

REGISTERED OWNERS SIGNATURE(S):



DATE:

22-Apr-2026

Note:

- i. Failure or refusal to sign this form will not exempt the applicant from legal action in the event of failure to provide adequate protection.
- ii. The swimming pool is not to be filled with water until pool protection is installed.