

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:	BITOU MUNICIPALITY	<i>(Name of Local Authority)</i>
*Erf/Holding/Portion No.:	8279	
*Township/Agricultural holding/Farm name:	BRACKENRIDGE, PLETTENBERG BAY	
Street address:	450PROTEA DALE, BRACKENRIDGE, PLETTENBERG BAY	
Nature of project:	PROPOSED NEW BUILDING <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 ☒ / We ☐	BASEMARK INVESTMENTS (Pty) Ltd.	<i>(Name of owner)</i>
Of	450PROTEA DALE, BRACKENRIDGE, PLETTENBERG BAY <i>(Address)</i>	
Tel. No.:	060 342 1085	
hereby confirm that *I ☒ / We ☐ have appointed		
HANNES GOUWS – H.GOUWS RENDERS <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:	PSAT32449887	
Category of registration:	PROFESSIONAL SENIOR ARCHITECTURAL TECHNOLOGIST <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 ☒ / we ☐ understand and accept that the onus is on *me ☒ / us ☐ 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: 08 December 2021
(* Tick the appropriate box.)		

SECTION 2: DECLARATION BY APPOINTED PROFESSIONAL PERSON

I, **HANNES GOUWS – H.GOUWS RENDERS** (Name)

Address: **UNIT 16, 1 ELSA JOUBERT STREET, FAIVIEW, P.E.**

Tel. No.: **072 799 9597**

Email: **hgouws.renders@gmail.com**

of **H.GOUWS RENDERS PTY LTD**

(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 **H4** (see Regulation **A20**)

b) Site sensitivity level

Classification ^a	Tick the row ^b which best describes the project
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.	☒
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.	☐
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.	☐
^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).	
^b Tick one row only.	

Signature of professional person:



Date: 08 December 2021

Registration number: **PSAT32449887**

Category of registration: **PROFESSIONAL SENIOR ARCHITECTURAL TECHNOLOGIST**
(Insert *Professional Architect/Professional Senior Architectural Technologist/Professional Architectural Technologist/Professional Architectural Draughtsperson/Professional Engineer, etc.*)

SANS 10400-A:2016

Edition 3.1

SCHEDULE A: MEANS BY WHICH REGULATION AZ4 IS TO BE SATISFIED				
Occupancy/Building classification			H4	(see Regulation A20)
1	2	3	4	5
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	Deemed-to-satisfy requirements contained in the relevant parts of SANS 10400	Regulation AZ4(1)(b)(ii)
B: Structural design	☒	☐	The structural system of the building complies with the detailed requirements of ☐ Part H ☐ Part J ☐ Part K ☐ Part L ☐ Part M ☐ Part N of SANS 1400 or in the case of timber buildings with the requirements of ☐ SANS 10082 or ☐ is the subject of a rational design or a rational assessment or ☐ is the subject of an Agrément certificate; or the following competent persons are to be appointed: ☒ competent person (structures) to design and inspect the structures ☐ competent person (civil engineering) to design and inspect the services in dolomite land ☐ competent person (dolomite land) to categorize dolomite land	☒
C: Dimensions	☒	☐	☒ The dimensions of any room or space are in accordance with the detailed requirements of SANS 10400-C	☐
D: Public safety	☒	☐	☒ 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	☐
F: Site operations	☒	☐	☒ The provision of sanitary facilities is in accordance with the detailed requirements of SANS 10400-F	☐
G: Excavations	☒	☐	The excavation relating to a building ☒ is less than 3,0 m deep and is in accordance with the detailed requirements of SANS 10400-G ☐ is the subject of a rational design or a rational assessment (or both)	☐

H: Foundations	☒	☐	A geotechnical investigation in accordance with the rules ☒ is to be carried out ☐ has been carried out and is available for use	☐
	☒	☐	The foundations for the building are in accordance with ☐ SANS 10400-B ☒ the detailed requirements of SANS 10400-H	☒
	☐	☒	☐ The foundations to the extension/addition to an existing building are the same as the existing foundations, which have performed satisfactorily	☐
	☒	☐	The following competent persons are to be appointed: ☒ competent person (civil engineering) in respect of deep footings, soil rafts, compaction of in-situ soil or sub-surface drainage ☒ competent person (geotechnical) in respect of geotechnical solutions or soil improvements that are required	☒

SANS 10400-A:2016

Edition 3.1

1	2	3	4	5
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	Deemed-to-satisfy requirements contained in the relevant parts of SANS 10400	Regulation AZ4(1)(b)(ii)
J: Floors	☒	☐	☒ 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	☐
	☒	☐	Suspended floors are in accordance with ☒ the requirements of SANS 10400-B and SANS 10400-T ☐ the requirements of SANS 10082 ☒ the detailed requirements of SANS 10400-J	☒
	☒	☐	Slabs supported on the ground are in accordance with ☒ SANS 10400-B ☒ SANS 10400-H ☒ the detailed requirements of SANS 10400-J ☐ a competent person (civil engineering) is to be appointed in respect of the slabs or fills	☒
K: Walls	☒	☐	The structural strength and stability of a wall is in accordance with ☒ SANS 10400-B and SANS 10400-T ☒ the detailed requirements of SANS 10400-K	☐
	☒	☐	The roof fixing is in accordance with ☐ SANS 10400-B ☒ the detailed requirements of SANS 10400-K	☐
	☒	☐	☒ The water penetration through a wall is in accordance with the detailed requirements of SANS 10400-K	☐
L: Roofs	☒	☐	☒ Roof coverings and waterproofing systems are in accordance with the detailed requirements of SANS 10400-L	☐
	☒	☐	Flat roofs or related gutters are ☒ in accordance with the detailed requirements of SANS 10400-L; or ☐ the subject of a rational design or rational assessment (or both)	☒
	☒	☐	The roof assembly and any ceiling assembly, in addition to complying with the requirements of SANS 10400-C, are ☒ 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 ☐ in accordance with SANS 10400-B and SANS 10400-L	☐
	☒	☐	☒ Gutters and downpipes, if any, are sized in accordance with the requirements of SANS 10400-R	☐
	☒	☐	The fire resistance and combustibility of the roof assembly or any ceiling assembly are in accordance with ☒ the detailed requirements of SANS 10400-L ☒ SANS 10400-T	☐

1	2	3	4	5
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	Deemed-to-satisfy requirements contained in the relevant parts of SANS 10400	Regulation AZ4(1)(b)(ii)
M: Stairways	☒	☐	Stairways are in accordance with ☒ SANS 10400-B and SANS 10400-T ☒ the detailed requirements of SANS 10400-M	☒
	☒	☐	Walls, screens, railings or balustrades to such stairway are in accordance with the requirements of ☐ SANS 10400-B and SANS 10400-T ☒ SANS 10400-K and SANS 10400-T	☐
N: Glazing	☒	☐	The type and fixing of glazing is in accordance with ☐ SANS 10400-B ☒ the detailed requirements of SANS 10400-N	☐
	☒	☐	☒ The selection of the glazing is in accordance with the detailed requirements of SANS 10400-N	☐
O: Lighting and ventilation	☒	☐	☒ 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	☐
	☒	☐	The ventilation is in accordance with the requirements of SANS 10400-T and ☒ is in accordance with the detailed requirements of SANS 10400-O ☐ is the subject of a rational design	☐
P: Drainage	☒	☐	The design of the drainage system is ☒ in accordance with the detailed requirements of SANS 10400-P ☐ the subject of a rational design or rational assessment (or both) ☐ the subject of an Agrément certificate	☐
Q: Non-water-borne means of sanitary disposal	☐	☒	The means of sewage disposal where water-borne sewerage disposal is not available ☐ is in accordance with the detailed requirements of SANS 10400-Q ☐ is the subject of a rational design or rational assessment (or both) ☐ is the subject of an Agreement certificate ☐ comprises pail closets which are emptied by or on behalf of a local authority	☐
R: Stormwater disposal	☐	☒	The means for the control and disposal of stormwater is ☐ in accordance with the detailed requirements of SANS 10400-R ☐ the subject of a rational design	☐
	☐	☒	☐ The means for the control and disposal of stormwater in interconnected complexes is the subject of a rational design	☐

SANS 10400-A:2016

Edition 3.1

1	2	3	4	5
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	Deemed-to-satisfy requirements contained in the relevant parts of SANS 10400	Regulation AZ4(1)(b)(ii)
S: Persons with disabilities	☐	☒	The means for providing facilities for persons with disabilities is ☐ in accordance with the detailed requirements of SANS 10400-S ☐ the subject of a rational design	☐
T: Fire protection	☐	☒	The fire protection measures provided are ☐ in accordance with the detailed requirements of SANS 10400-T ☐ the subject of a rational design or rational assessment	☐
V: Space heating	☒	☐	☒ The provision of space heating is in accordance with the detailed requirements of SANS 10400-V	☐
W: Fire installation	☐	☒	☐ The fire installations comply with the detailed requirements of SANS 10400-W	☐
	☐	☐	The supply of water is ☐ in accordance with the detailed requirements of SANS 10400-W ☐ the subject of a rational design	☐
XA: Energy Efficiency in Buildings	☒	☐	The building ☐ has an orientation, shading, services and building envelope in accordance with SANS 10400-XA ☒ is the subject 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.	☐

SCHEDULE B: APPROVED COMPETENT PERSON APPOINTMENTS*(Attach duly completed Form 2 to this Form. Schedule B is to be completed before plan approval.)*

1	2	3
Category of competent person	Nature of duties	Name of person
Competent person registered as a professional architect or professional engineer		
Competent person	Duty 1: Demonstrating compliance with the requirements of the National Building Regulations in terms of Regulation AZ4(1)(b)(ii)	KEN VORWERK
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	KEN VORWERK
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	KEN VORWERK
	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)	KEN VORWERK
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	

Edition 3.1

* Insert data in columns 1 to 3; state duty number and attach more pages, if necessary.