

Human Settlements

Date: 20 July 2023

Tel: +27 (0) 41 506 2188
PO Box 215, Port Elizabeth, 6000
Republic of South Africa
e-Mail: cmaraais@mandelametro.gov.za

NOTICE

To all Built Environment Stakeholders and Members of the Public

Please note the following items are being phased in, with full implementation taking effect on building plan submissions from the 1st of August 2023:

1. The Gazetted Identification of Work for the Architectural Professional will be implemented. Limited Special Dispensation (LSD) letters or proof of submission of an LSD application to SACAP is to accompany any work that exceeds the limits of a designer's capabilities in terms of the Scope of Practice Matrix.
2. The SANS 10400XA (2021) Fenestration calculations must be on building plans submitted to Council. Any reference to SANS 204 is obsolete and is to be removed from any calculations. Any further measures taken to comply with SANS 10400XA is to be included in the building plans. As always, should the design fall outside of the SANS regulations, a SANS Form 2 for a Rational Design or an Agrément Certificate is to be attached to the submission documents.
3. A completed Form F.1 – "Checklist for use by Owner/ Designer before the submission of plans to a local authority" is to be attached to the submission documents. This can be printed back-to-back if necessary. A new checklist is to be completed for each new application and designers should avoid using a "template" for each application. The checklist can be found in SANS 10400 Part A – Annex. F.
4. Category 1 Buildings: If a building is under 80m² and requires exemption from relevant functional regulations, "Category 1 Building" shall be indicated immediately above the title block of the building plans submitted to Council, followed by the

section it requires exemption from. Refer to SANS 10400A(2022) - 4.3 Category 1 Buildings. Take note, that if a building is added to in its lifetime and the additions cause the building's area to exceed 80m², the *whole* building shall then be required to comply with SANS 10400.

5. Walls: 140mm and 190mm concrete blocks will only be accepted for external walls at Category 1 buildings as per point 4 above as these do not satisfy the requirements of SANS 10400XA – 5.5 External Walls. All other buildings must use cavity wall construction to satisfy the regulation.

Yours faithfully,


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Mr Reza Boltman

Building Control Officer


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Date

