

FREQUENTLY ASKED QUESTIONS REGARDING BUILDING ACTIVITIES

1. What happens after my plans have been approved?

- ✚ A notice of intention to commence erection form should be completed and submitted to the Building Control Department at least 4 days prior to commencement.

2. What inspections will I need to call out the Building Inspector for?

- ✚ Foundation trenches (prior to placing of concrete)
- ✚ Drainage
- ✚ Completion

3. Why must the Building Inspector carry out inspections when I have an engineer on site?

- ✚ Building Inspectors have a responsibility to ensure compliance with the National Building Regulations and Building Standard Act No. 103 of 1977 as amended, and the approved building plans, whilst the engineer is responsible for the design and supervision of the structural aspects only.

4. How do I get an Occupation certificate on a new project?

- ✚ When your project is complete, all the required certificates should be accumulated and then all submitted at once, along with the final inspection request form. A final inspection will then be conducted, and the outcome will be communicated.

5. How do I get an Occupation certificate on an old project?

- ✚ "As-built" drawings should be formally submitted for approval. After approval, all required certificates (Professional Land Surveyor, Structural Engineer, Electrical C.O.C, etc) should be accumulated and then all submitted at once, along with the final inspection request form. A final inspection will then be conducted, and the outcome will be communicated.

6. Why do I need to submit plans when it was not required before?

- ✚ In terms of the National Building Regulations submitted for consideration for approval.

7. Why must I be responsible for work done by the previous owner?

- ✚ As the current owner, you are responsible for all work on site. The dispute between you and the previous owner will be a civil matter and Building Standard Act no.: 103 of 1977 as amended, it is a requirement.

8. Can I store building material on the verge?

- ✚ Yes, you may subject to a Hoarding permit being applied for and the relevant fees being paid.

9. Why must I get a Demolition Permit when the house is so old and dilapidated?

- ✚ In terms of the National Building Regulations and Building Standard Act no.: 103 of 1977 as amended you are required to obtain a permit prior to demolition, as there are aspects that need to be confirmed prior to issuing the permit, i.e. AMAFA consent, Architectural heritage, etc.

10. Do I need to submit plans for a boundary wall which is 1,0m in height?

- ✚ Yes, as it is considered a permanent structure.

11. Do I need to submit plans for a retaining wall which is 1,0m in height inside my property?

- ✚ Yes, as it is considered a permanent structure.

12. Why must the boundary beacons be exposed when there is an existing boundary wall built by the previous owner?

- ✚ This will confirm the correct position of the proposal and existing, as necessary.

13. Can I do changes on site without amending the approved plan?

- ✚ No, this is not permitted.

14. Why am I 'victimized' when others are allowed to build informal dwellings as they please?

- ✚ Different legislation is applied for informal dwellings and is monitored by the Housing Department.

15. Can I commence with building work while my plan is in circulation?

- ✚ No

16. What do I do if I suspect my neighbor of Building Transgressions?

- 📄 Complete a complaint form and submit it to Building Control Department. Please note that an inspection will be conducted at the complainant's property as well.

