

Framework for Temporary Structures

1. Introduction

Due to the recent fire disaster that destroyed and damaged a significant number of houses the urgent need arose for temporary structures.

2. Purpose

The purpose of this document is to provide guidelines for the public on the procedure and requirements for obtaining provisional authorization from the Building Control Officer to erect a temporary structure for a limited period of time. Temporary structures may be erected in one of the following two categories:

- i. One structure on a property
- ii. Multiple structures on a large property.

3. Definition

Under SANS 10400 Part A, the term temporary building is defined as: “any building that is so declared by the owner and that is being used or is to be used for a specified purpose for a specified limited period of time, but does not include a builder’s shed”.

Even though builder’s sheds are in fact temporary structures, they are so common they are dealt with separately, in Part F: Site operations.

4. Procedure

The procedure to apply for a temporary structure consists of the following steps:

Step 1: Pre-application consultation with the Building Control Section and confirmation of application requirements

Step 2: Submission of application.

Step 3: On discretion of the Building Control Officer, circulate the application to relevant internal departments and external affected property owners.

Step 4: Conditional Approval / Refusal

5. Application Requirements

When it comes to temporary buildings, before the local authority can grant “provisional authorization” in terms of Regulation A23, they must assess the building in relation to:

- i. the intended use and life of the building;
- ii. the area in which it is to be erected; and
- iii. the availability of suitable materials from which it may be constructed.

While plans as such are not required, the local authority has the right to ask for:

- a statement that specifies how long the authorization is required (in other words how long the temporary building will be needed)
- a site plan – this of course would be a plan of the whole property showing any existing structures as well as the exact area where the temporary building will be located
- layout drawings that give enough information to enable the local authority to determine the general size and form of the structure, as well as the materials that will be used to construct it
- any other structural details that the local authority needs to be sure that the proposed temporary building will be structurally safe
- The Building Control Officer may circulate the application internally and externally for input in those circumstances where is required.

If the local authority gives permission for the erection of a temporary building/s, it will be for a limited period of time – and this will be stated on the authorization document.

6. Removal of Temporary Structures:

The responsibility is on the property owner to demolish or remove the temporary structure within 14 days of the expiry date of the approval granted.

7. Builder’s Shed

Anyone performing work that is connected with erecting or demolishing a building is permitted to erect a temporary builder’s shed or sheds.

Part F of SANS 10400 states that both the construction and location of these sheds must be in keeping with the requirements of the local authority and they must be properly maintained. Further, they may *only* be used for a purpose that is directly connected to the building or demolition operation.

If builder's sheds are not built, located or maintained properly as required, the local authority has the right to demand that the owner or person responsible, moves, rebuilds or repairs the shed within a specified time period. If it is being used for another purpose not connected with the building operation, they can demand that this "unpermitted use" stops immediately.

While builder's sheds are not intended for habitation, the building regulations do state that security personnel who are employed on the site may be accommodated in builder's sheds, "subject to such requirements and conditions as may be necessary for the safeguarding of public health and the health of such personnel and for avoiding nuisance or inconvenience to persons in the vicinity of such building".

Once building and/or demolition work is complete, the shed or sheds must be removed from the site.