

CITY OF TSHWANE

BUILDING CONTROL



PLAN NO:

124/0013/08

OFFICE:

4

DESCRIPTION OF WORK

NEW DWELLING

DATE

2008. 12. 04

NAME OF APPLICANT

J.S VAN DER BERG TRUST

ERF NUMBER

1451

TOWNSHIP

MONTANATUNG

STREET NAME AND NUMBER

1522 COHCA L

**NOTICE OF APPROVAL OF BUILDING PLANS**

Notice is hereby given that the above-mentioned building plan is approved subject to the following conditions:

**1. GENERAL**

- 1.1 All work must be executed in accordance with the provisions of the National Building Regulations and the Building Standards Act, 1977 (Act 103 of 1977), the Town Planning Scheme and/or any other applicable legislation.
- 1.2 This approval expires after a period of 12 months from the date of this notice unless the erection of the said building has been officially started.
- 1.3 No building material, surplus material, matter and/or building rubble resulting from the building work may be dumped or stored on any street, fire hydrants, water meter or sewage- and/or stormwater man-holes.
- 1.4 All the inspections for dwellings, except an inspection for the issuing of an Occupation Certificate, have to be arranged by phone or in person between **08:00** and **12:00** at the relevant Building Office at least one working day in advance of the day the inspection is required.
- 1.5 All the inspections for dwellings, regarding the issuing of an Occupation Certificate, have to be arranged by phone or in person between **08:00** and **12:00** at the relevant Building Office at least three working days in advance of the day the inspection is required.
- 1.6 All the inspections for buildings other than dwellings, except an inspection for the issuing of an Occupation Certificate, have to be arranged by phone or in person between **08:00** and **12:00** with the relevant Building Office at least three working days in advance of the day the inspection is required.
- 1.7 All the inspections for buildings other than dwellings, regarding the issuing of an Occupation Certificate, have to be arranged by phone or in person between **08:00** and **12:00** at the relevant Building Office at least seven working days in advance of the day the inspection is required.
- 1.8 The owner of the building is not exempted from the duty to take care and to ensure that the building be designed, erected, completed, occupied and used or demolished or altered in accordance with the provisions of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977), and any other applicable legislation.
- 1.9 **The involvement of a Professional Engineer on the project does not negate the necessity for inspections by the local authority.**
- 1.10 An approved copy of the Building Plan in a good legible condition must at all times be kept on the site of the building concerned, and must be made available to the local authority on request.
- 1.11 Storage of building material, surplus material, matter and/or building rubble is restricted to the application site. Any storage on a public pavement is illegal. If there is no option, a lease agreement must be entered into with the local authority.

## 2. FOUNDATION INSPECTION

- 2.1 During the foundation inspection all the trenches and/or excavations must be completed but the concrete for the foundation may not be poured.
- 2.2 The Contractor has to be on site.
- 2.3 The drainage point has to be exposed.
- 2.4 The water connection with a water meter has to be connected.
- 2.5 A site toilet with water has to be connected to the main sewer.
- 2.6 If a drainage connection point has not been provided the owner/contractor has to inform the local authority accordingly. In this instance a chemical toilet has to be provided until a drainage connection point and a site toilet have been installed.
- 2.7 All the erf pegs have to be visible and pointed out by the owner.
- 2.8 All the erf boundaries have to be indicated by means of a string or white lime lines.
- 2.9 The excavations must be according to the approved Building Plan.
- 2.10 The bottom of the foundation excavations must be level and the necessary steps have to be provided in the excavations if it is required due to the fall of the ground.
- 2.11 The walls of the foundation excavations as well as any steps shall have fair vertical surfaces.
- 2.12 Level pegs have to be provided in the excavations to indicate the minimum 200mm concrete thickness.
- 2.13 The foundation excavations for external walls have to be minimum 600mm wide and 300mm deep and those for non-load-bearing internal walls 400mm wide and 300mm deep, or according to the approved Building Plan.
- 2.14 A floor slab may only be thickened to form a foundation for non-load-bearing internal walls, provided that it is approved as such on the approved Building Plan.

## 3. FLOOR HEIGHT INSPECTION

- 3.1 During the floor height inspection the back filling has to be completed but the concrete for the floor slab may not be poured.
- 3.2 The Contractor has to be on site.
- 3.3 The building must be according to the approved Building Plan.
- 3.4 The floor height must be minimum 150mm above the finished ground level. If paving around the building is to be provided, it has to be taken into consideration when the ground to floor height is determined.
- 3.5 The damp proof course has to be visible and according to SABS code.
- 3.6 A vertical damp proof course is required, it has to be visible and according to SABS code.
- 3.7 Level pegs have to be provided in the filling to indicate the minimum 76mm concrete thickness.
- 3.8 A floor slab may only be thickened to form a foundation for non-load-bearing internal walls, provided that it is approved as such on the approved Building Plan. The thickness including that of the floor slab may not be less than required for a continuous strip foundation. The width of the thickened portion below the floor slab may not be less than that required for a continuous strip foundation. If required by the local authority, an Engineer's Certificate prepared by a professional engineer (in which he confirms that the compaction of the filling in which the excavations for the thickness has been dug is in order) has to be submitted to the local authority. The minimum thickness for the thickening (floor slab included) has to be 200mm deep and 400mm wide or according to the approved Building Plan.

## 4. ROOF TRUSS INSPECTION

- 4.1 During the roof truss inspection the structural timberwork for the roof must be completed, but the roof covering may not be fixed and the ceilings may not be installed.
- 4.2 The Contractor has to be on site.
- 4.3 The building must be according to the approved Building Plan.
- 4.4 The roof trusses have to be erected and according to SABS code.
- 4.5 The purlins have to be fixed.
- 4.6 All the roof ties have to be fixed properly.

4.7 If prefabricated trusses are being used, provided that it is approved as such on the approved Building Plan, an Engineer's Certificate prepared by a professional engineer has to be issued to the local authority.

#### 5. DRAINAGE INSPECTION

- 5.1 During the drainage inspection all drain pipes have to be laid but prior to being covered.
- 5.2 No drainage or drainage installation shall be inspected unless the plumbing has been undertaken by a qualified plumber or under adequate control and supervision of a qualified plumber.
- 5.3 The Plumber (not the owner) must apply for an inspection and test of the drainage installation.
- 5.4 The Plumber must produce his certificate of identity.
- 5.5 The Plumber must provide his own testing equipment for the inspection. All plumbing and sanitary material must be SABS approved.
- 5.6 If it has been found during this inspection that the drain pipes might have been damaged due to the presence of rocks, an air test may be required after the backfilling has been done.
- 5.7 The drainage installation must be according to the approved Building Plan.

#### 6. FINAL BUILDING INSPECTION

- 6.1 During the final building inspection all the building and plumbing work must be completed and all sanitary fittings must be in working condition.
- 6.2 The Contractor must be on site.
- 6.3 The building must be according to the approved Building Plan.
- 6.4 All the surplus material, matter and/or building rubble must be removed from the property, adjoining properties and/or pavement.
- 6.5 All site sheds and site toilets must be removed from the property.
- 6.6 No stormwater may enter the municipal sewer from paved surfaces, roof water, drainage surfaces or any other similar surfaces.

#### 7. OCCUPATION CERTIFICATE

- 7.1 No building (new building and/or additions to existing buildings) may be occupied or put in use before the local authority has issued an Occupation Certificate.
- 7.2 No Occupation Certificate will be issued prior to the final building inspection being carried out and approved.
- 7.3 No Occupation Certificate for buildings other than dwellings will be issued prior to the completion of all paving and road work as indicated on the Site Development Plan, which include the painting of all parking bays, the painting of all road markings and the correct placing of all traffic signs.
- 7.4 No Occupation Certificate for buildings other than dwellings will be issued prior to the adherence to all the requirements as stipulated on the Fire Protection Plan.
- 7.5 No Occupation Certificate for buildings other than dwellings will be issued prior to the completion of all landscaping as indicated on the Landscape Plan.
- 7.6 No Occupation Certificate will be issued prior to the removal of all surplus material, matter and/or building rubble from the property, adjoining properties and/or pavement.
- 7.7 Electricity will not be provided prior to the issuing of the Occupation Certificate.

For further information contact the relevant Building Office:

**ENQUIRIES: OFFICE 1 - Centurion (Southern Region)**

Tel: 012 358 3412/3

Fax: 012 358 3599

Inspection bookings: 012 358 3599

**OFFICE 2 & 3 - Pretoria (Central Region)**

Tel: 012 358 4612/4

Fax: 012 358 7985

Inspection bookings: 012 358 8032 / 8067 / 8048

**OFFICE 4 - Akasia (North-West Region)**

Tel: 012 358 9127

Fax: 012 358 9131

Inspection bookings: 012 358 9130

**OFFICE 5 - Soshanguve (North-East Region)**

Tel: 012 358 9289

Fax: 012 358 9250

Inspection bookings: 012 358 9289

**SIGNATURE**

**BUILDING CONTROL OFFICER**

**DATE**

**OFFICE 1 - SOUTHERN REGION (Old Centurion)**

FUNCTION	NAME	TEL NO	CELL NO	FAX NO	E-MAIL
Chief Building Inspector	George Bredenhann G.P.	358 3267	082 4428 616	358 3899	georgeb@tshwane.gov.za
Admin Office		358 3412/3		358 3599	
Complaints & Contraventions	Tersia Barnard T.A.	358 3858		358 3865	tersiaba@tshwane.gov.za

**OFFICE 2 - CENTRAL REGION (Old PTA Group 1)**

FUNCTION	NAME	TEL NO	CELL NO	FAX NO	E-MAIL
Chief Building Inspector	Tommy Harrington T.J.	358 8068	082 5547 013	358 8071	tommyha@tshwane.gov.za
Admin Office		358 8067/5228		358 7802	
Complaints & Contraventions	Mickey Wentzel M.	358 7849		358 7802	mickeyw@tshwane.gov.za

**OFFICE 3 - CENTRAL REGION (Old PTA Group 2)**

FUNCTION	NAME	TEL NO	CELL NO	FAX NO	E-MAIL
Chief Building Inspector	Douqy Donald D.A.	358 4630	082 4498 641	358 8071	douqyd@tshwane.gov.za
Admin Office		358 8067/5228		358 7802	
Complaints & Contraventions	Nora Mabunda N.	358 7849		358 7802	noram@tshwane.gov.za

**OFFICE 4 - NORTH-WEST REGION (Old Akasia)**

FUNCTION	NAME	TEL NO	CELL NO	FAX NO	E-MAIL
Chief Building Inspector	Gert Botha G.F.	358 9122	083 701 1303	358 9166	GertBO@tshwane.gov.za
Admin Office		358 9130/9127		358 9166	
Complaints & Contraventions	Constance Jacobs C.	358 9048		358 9166	ConstanceJ@tshwane.gov.za

**OFFICE 5 - NORTH-EAST REGION (Old Soshanguve)**

FUNCTION	NAME	TEL NO	CELL NO	FAX NO	E-MAIL
Chief Building Inspector	Solly Mahlasela S.	358 9255	082 957 5568	358 9250	Sollym@tshwane.gov.za
Admin Office		358 9289		358 9250	
Complaints & Contraventions	Leonard Strydom L.	358 9223		358 9250	LeonardS@tshwane.gov.za