National Regulator for Compulsory Specifications
SABS Campus,
1 Dr Lategan Road
Groenkloof, Pretoria

Dear Building Control Officer, Building control staff and all officials concerned with Building Plan Applications as well as Building Industry Practitioners

National Building Regulation Awareness program to Local Authority Building Control Officials 2022/2023

INVITATION

The National Regulator for Compulsory Specifications – National Building Regulations Department NRCS-NBR) cordially invite all building control Officers, their staff, Fire prevention officers and Building Industry Practitioners to attend the National Building Regulation Awareness program: -

IMPLEMENTATION OF THE NATIONAL BUILDING REGULATIONS: PRACTICAL AND LEGAL ASPECTS WITH SPECIFIC REFERENCE TO SANS10400 PART-XA: ENERGY USAGE IN BUILDINGS

DATE: 11th & 12th April 2023 - Building Control Officers, their staff, Fire prevention officers Architects / Engineers Architectural Technologists Quantity Surveyors Project Managers Building Contractors are all interested building industry stakeholders.

TIME: 8:45 for 9:00 to 12:45

VENUE **George Municipality**

PRESENTERS: Rudolf Opperman - Technical Adviser Architecture and the National Building Regulations (NRCS)

COST: Free of Charge

Who Should Attend

Architects / Engineers Architectural Technologists Quantity Surveyors Project Managers Building Contractors Building Control Officials, Fire Prevention Officers of the Local Government.

Background

The National Building Regulations and Building Standards Act of 1977 (Act 103 of 1977), is the enabling Act under which the National Building Regulations are made. The Act is supported by subsidiary legislation in the form of the SANS 10400 suite of documents referred to as the Application *of the National Building Regulations* standards. The suites of documents captured within the 23 SANS 10400 documents. These documents mirror images of the National Building Regulations and provide the performance methodologies that, if used, will satisfy the requirements of the National Building Regulation.

The applicable South African National Standards 10400 are listed below for clarification;

SANS Number	Title of Standard	Year Published	Cost
SANS 10400 Part A	– General principles and requirements	2022	R 914.25
SANS 10400 Part B	– Structural design	2020	R 624.45
SANS 10400 Part C	– Dimensions	2016	R 308.20
SANS 10400 Part D	– Public safety	2022	R 270.25
SANS 10400 Part E	– Demolition work		
SANS 10400 Part F	– Site operations	2017	R 233.45
SANS 10400 Part G	– Excavations	2017	R 308.20
SANS 10400 Part H	– Foundations	2012	R 755.55
SANS 10400 Part J	– Floors	2016	R 372.60
SANS 10400 Part K	– Walls	2015	R 914.25
SANS 10400 Part L	– Roofs	2020	R 914.25
SANS 10400 Part M	– Stairways	2018	R 345.00
SANS 10400 Part N	– Glazing	2012	R 401.35
SANS 10400 Part O	– Lighting and ventilation	2011	R 540.50
SANS 10400 Part P	– Drainage	2010	R 801.55
SANS 10400 Part Q	– Non-water-borne sanitary disposal	2021	R 569.25
SANS 10400 Part R	– Storm-water disposal	2012	R 308.20
SANS 10400 Part S	– Facilities for disabled persons	2011	R 717.60
SANS 10400 Part T	– Fire protection	2020	R 978.65
SANS 10400 Part U	– Refuse disposal		
SANS 10400 Part V	– Space heating	2018	R 270.25
SANS 10400 Part W	– Fire installation	2011	R 372.60
SANS 10400 Part X	– Environmental sustainability		
SANS 10400 Part XA	– Energy usage in buildings	2021	R 801.55

The following altered standards were published in the last two years;

Newly Published Standards:
SANS 10400 Part A – General principles and requirements (2022)
SANS 10400 Part D – Public safety (2022)
SANS 10400 Part XA – Energy usage in buildings (December 2021)
SANS 10400 Part Q – Non-water-borne sanitary disposal (2021)

The latest SANS10400XA 2021 (Edition 2) has been promulgated and published (relating to the new energy calculations, etc.), and professionals have started attending CPD courses and are now starting to apply the new "deemed to satisfy the regulation rules.

The municipal Building Control Officer who heads up the building control function relies on the knowledge understanding and implementation of the SANS 10400 building code. How much deemed to satisfy the regulation rules are utilised, ensure buildings are constructed with integrity and in conformance to the regulations by issuing a certificate of compliance.

Why, then, are so many buildings not conforming to the code?

To address this controversial issue, Mr Rudolf Opperman, will explain the legal role and responsibilities of Professional Practitioners in the Build Environment concerning implementing SANS 10400 Part A – General principles and requirements (2022), SANS 10400 Part D – Public safety (2022),

The founding principles of the National Building Regulations should be understood to enable the proper implementation of the legislation which is used to govern the built environment. To understand and interpret the National Building Regulations correctly, it is important to understand the philosophy and intent behind the Regulations. Although it is a piece of highly technical legislation, the functioning thereof should be grasped. The technical part thereof should be treated as a technical tick box and the user should be able to know where to obtain this information from the technical documentation available.

Purpose

The purpose of the workshop is to sensitize all the role players in the Build Environment tasked with submitting building applications to the Local Authorities about their legal responsibilities and to clarify any misconceptions about accountability and responsibility.

Format

The workshop will be presented in a lecture format with open question-and-answer sessions that would allow for healthy debate and interaction to ensure a comprehensive understanding of the subject

Programme: 11th & 12th April 2023 - Building Control Officers, their staff, Fire prevention officers, Architects, Engineers, Architectural Technologists Quantity Surveyors, Project Managers, Building Contractors and all interested building industry stakeholders.

The same lecture will be presented on both days. This allows for the attendance of all personnel who man public counters.

09:00 –09:10 (10min)	Opening and Introduction
09:10 –09:50(40min)	The National Building Regulations & Building Standards Act -Part 1 (Rudolf Opperman -NRCS)
09:50 –10:00 (10min)	Questions and discussion
10:00 –10:40 (45min)	The National Building Regulations -Part 2 (Rudolf Opperman -NRCS)
10:40 – 10:50 (10min)	Questions and discussion
10:50 –11:20 (30min)	Tea Break (Host city to please provide hot water and cups)
11:20 –12:15 (55min)	New SANS 10400 published standards (Rudolf Opperman -NRCS) – Part 2
12:15 – 12:45 (30min)	Discussion and closing

Yours sincerely

Rudolf Opperman
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Tentative dates to assist in planning the one-day National Building Regulations Awareness Workshop

Nelson Mandela Bay Metro.	Port Elizabeth	25th & 26th August 2022
Mangaung Metropolitan	Bloemfontein	6th & 7th September 2022
City of Cape Town Metro.	Cape Town	18th & 19th October 2022
Annual BCO Convention	Kouga Municipality	17th & 18th November 2022
Ekurhuleni Metropolitan	Germiston	24th & 25th November 2022
Buffalo City Metro. Municipality	East London	25th & 26th January 2023
The city of Johannesburg Metro.	Johannesburg	14th & 15th February 2023
The city of Tshwane Metro.	Pretoria	22nd & 23rd March 2023
George Local Municipality	George	11th & 12th April 2023
Mbombela Municipality	Nelspruit	18th & 19th May 2023
Dawid Kruiper Municipality	Upington	20th & 21st June 2023
Rustenburg Local Municipality	Rustenburg	25th & 26th July 2023
EThekwini Metropolitan Municipality	Durban	22nd & 23rd August 2023
Limpopo Province	Polokwane	25th & 26th September 2023