

BUILDING CONTROL AND COMPLIANCE

Master South African Building Control: National Building Regulations and SANS 10400

Are you involved in South Africa's built environment? Do you ensure buildings adhere to vital safety, health, and quality standards?

This SAHITA online training course empowers you to navigate the complex world of building control and compliance. It is designed for you if you work in South African Government or municipalities, as a Building Control Officer, a building inspector, a works inspector, an architect, or as another building professional involved in design, approval or building control.

WHY CHOOSE THIS COURSE?

This course offers a **practical and comprehensive understanding of the National Building Regulations and an indepth study of all 21 corresponding SANS 10400 parts**. You will gain the knowledge needed to enforce standards, protect public interests, and ensure sustainable development.

COURSE FEATURES:

- **Flexible Online Learning:** Study at your own pace, anytime, anywhere.
- **Interactive Content:** Engage with online assessment tests, video, and audio clips.
- **Recognised Achievement:** Receive a **SAHITA Certificate** upon successful completion.
- **Valuable Resources:** Get a searchable eBook with all course content to use as a reference.

COURSE OUTLINE: WHAT YOU WILL LEARN

This course delves into the **National Building Regulations (NBR) and all 21 corresponding SANS 10400 parts**, along with other critical legislation. It provides a comprehensive and detailed explanation of these core documents for building control in South Africa, ensuring you gain a thorough understanding of their provisions and how they apply in practice. This detailed course covers 14 essential modules:



Module 1: Foundations of South African Building Law (Act & NBR)

Understand the **National Building Regulations and Building Standards Act, 1977**. Learn about its objectives, scope, and administration. Explore key terminology, including "competent person" and "functional regulation". Discover the different compliance methods, such as "deemed-to-satisfy" provisions and rational design. This module also covers exemptions for state and mining properties, and the process for appealing local authority decisions.

Module 2: Role of the Local Authority

This module provides a comprehensive analysis and explanation of **Part A of the National Building Regulations and SANS 10400-A: General Principles and Requirements**. Focus is placed on the administrative role of the local authority and the Building Control Officer (BCO). Learn about the application process for building plan approval, required documentation like site plans and fire protection plans, and the use of Forms 1 to 4 for professional declarations and certifications. Understand occupancy classifications and their impact on design.

Module 3: Design & Safety

This module covers the detailed requirements of **NBR Parts B (Structural Design), C (Dimensions), and D (Public Safety)**, and their corresponding **SANS 10400 documents**. Learn how to ensure building strength, stability, and durability. Understand requirements for room sizes, ceiling heights, and accessibility. Explore public safety measures like balustrades, ramps, and swimming pool access control. Specific considerations for Category 1 buildings and structures on dolomite land are also included.



Module 4: Site Operations & Excavations

This module examines the detailed requirements of **NBR Parts F (Site Operations) and G (Excavations)**, and their corresponding **SANS 10400 documents**. Understand public safety measures during demolition and erection, and how to prevent damage to local authority property. Learn about soil poisoning, dust and noise control, and sanitary facilities on site. For excavations, explore general stability requirements, approval processes for deep excavations, and blasting controls.

Module 5: Substructure & Floors

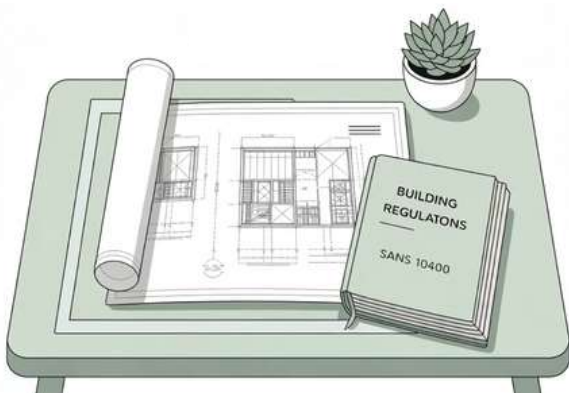
This module provides a detailed explanation of **NBR Parts H (Foundations) and J (Floors)**, and their corresponding **SANS 10400 documents**. Learn how foundations must be designed to safely transfer loads to the ground, and the importance of geotechnical site investigations. Understand site class designations for masonry buildings and fill compaction requirements. For floors, learn about ensuring structural integrity, fire resistance, water resistance in wet areas, and ventilation for suspended timber floors.

Module 6: Superstructure

This module focuses on the detailed requirements of **NBR Parts K (Walls), L (Roofs), M (Stairways), and N (Glazing)**, and their corresponding **SANS 10400 documents**. Understand requirements for structural strength, water penetration resistance, and fire behaviour of walls. Learn about roof coverings, waterproofing systems, and timber roof construction. Explore stairway dimensions, safety against falling, and handrail specifications. Understand glazing requirements for security, durability, and human impact safety.

Module 7: Openings (Lighting & Ventilation)

This module provides a comprehensive understanding of **NBR Part O (Lighting and Ventilation)** and its corresponding **SANS 10400-O document**. Learn about natural and artificial lighting requirements, including glare control. Understand artificial ventilation systems, designated smoking areas, and specific requirements for radon risk control.



Module 8: Sewage and Stormwater Disposal

This module analyses and explains **NBR Parts P (Drainage), Q (Non-Water-Borne Sanitary Disposal), and R (Stormwater Disposal)**, and their corresponding **SANS 10400 documents**. Learn about the design and installation of drainage, including sanitary fixtures, toilet pans, and grease traps. Explore on-site sewage management through conservancy tanks, septic tanks, and French drains. Understand stormwater control on sites, including gutters, downpipes, and soakaways.

Module 9: Facilities for Persons with Disabilities

Deep dive into **NBR Part S (Facilities for Persons with Disabilities)** and its corresponding **SANS 10400-S document**. This module ensures buildings are accessible, safe, and usable for everyone. Learn about application exemptions for certain building types. Understand requirements for accessible entry and exit routes, lifts, clear circulation spaces, and specific design for parking and toilets for disabled people.

Module 10: Buildings and Fire

Focus on **NBR Parts T (Fire Protection), V (Space Heating), and W (Fire Installations)**, and their corresponding **SANS 10400 documents**. Understand the core goals of fire safety, including occupant protection, fire spread minimisation, and smoke control. Learn about fire hazard classification and its impact on fire protection measures. Explore requirements for space heating systems like chimneys and hearths, and fire installations for water supply and equipment.

Module 11: Energy Usage in Buildings

Discover **NBR Part XA (Energy Usage in Buildings)** and its corresponding **SANS 10400-XA document**. Learn about designing and constructing buildings to minimise energy consumption, with a focus on heating, cooling, lighting, and hot water systems. Understand how building envelopes, orientation, shading, and fenestration contribute to energy efficiency.



Module 12: Legal Framework for Building Control

This module explores the broader legal landscape governing building control in South Africa. While not a SANS 10400 part, these laws critically impact the application and enforcement of the NBR and SANS 10400. This includes the **Cadastral System** for property ownership, the **Spatial Planning and Land Use Management Act (SPLUMA)**, and **Municipal Bylaws**. Understand the impact of **Environmental and Heritage Legislation** and the **Occupational Health and Safety Act (OHSA)** on building approvals.

Module 13: Scrutiny of Building Plans

Master the critical process of **building plan scrutiny**, with a prerequisite detailed knowledge of the National Building Regulations and SANS 10400. Learn about the roles of architectural professionals and other specialists. Understand the use of **CAD and BIM technologies** in design and compliance checks. This module details the types of drawings, their scales, colour coding, and essential information required on plans. You will also learn about permissible deviations and other issues affecting plan approval.

Module 14: Law Enforcement

Examine the BCO's pivotal role in enforcing the Act and National Building Regulations. Learn about appointment, qualifications, and core duties of Building Control Officers. Understand the various legal notices BCOs issue, such as stop-build and demolition orders, and the penalties for non-compliance. This module covers the step-by-step process for obtaining a conviction for violations and the requirement for municipal building inspectors to be appointed as peace officers.



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Special Discounted Price for Upfront Payment:

R22,999 (inclusive of VAT)

Flexible Payment Plan:

10 monthly instalments of R2,500

Don't miss this opportunity to deepen your knowledge of SANS 10400 and the NBR and enhance your capabilities in building control and compliance.

ENROL TODAY!

SAHITA has been training South African building inspectors and other professionals since 2012.

For State orders our CSD number is:

MAAA1511425

For references from previous SAHITA

students see our website - www.sahita.co.za



SAHITA

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