



GAMAGARA LOCAL MUNICIPALITY

NOTICE NO: GLM2016/40

STRATEGIC SERVICES DEPARTMENT

BUILDING CONTROL SECTION

THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT NO. 103 OF 1977 (AS AMENDED)

Gamagara Local Municipality hereby invites Gamagara Community to familiarize themselves with the following information regarding the above mentioned Act and to submit building plans for all illegally constructed buildings (**buildings built without approved building plans from the municipality**) irrespective of whether the building is complete or still in progress.

Kindly take note that as from the 01st of November 2016, the municipality gives all Gamagara Community 90 days to submit the following:

1. As Built Plans of new buildings constructed without written approved building plans by the municipality;
2. Building plans of extensions/alterations constructed without the written approval of the municipality;
3. Structural report of buildings constructed without the approval of the municipality;
4. Completion Certificate and Certificate of Compliance of buildings constructed without a written approval of the municipality
5. Modular and wooden structures exceeding 6m² area size erected without a written consent of the municipality
6. Encroachment of building lines without a written approval of the municipality; and
7. Application for consent usage of building other than what it was initially approved for.

NB: THE ONUS TO PROVE COMPLIANCE WITH THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, 1977 (ACT, NO 103 OF 1977) LIES WITH THE OWNER OF THE SITE IN QUESTION. OWNERS WILL BE REQUIRED TO PRODUCE PROOF OF WRITTEN APPROVAL FROM THE MUNICIPALITY DURING INSPECTIONS. FAILURE TO PRODUCE SUCH PROOF SHALL CONSTITUTE A CONTEMPT OF THE ACT.

Building Inspection Request

A notice of 48 hours is required for the execution of inspection. An appointment should be done with at the office: Office No. 5 and a building inspector will be notified of your request, the Municipality will provide you with a Building Inspectors contact details and we urge you to remind the building inspector about your request for inspection before 09am on the day of inspection.

Stages Building Inspections:

Stage 1:	Site Clearance and Excavations	-	Building Inspector
Stage 2:	Concrete Foundations and Floors	-	Building Inspector
Stage 3:	Superstructure and beam filling	-	Building Inspector
Stage 4:	Roofing	-	Building Inspector
Stage 5:	Plumbing and Drainage Test	-	Plumber
Stage 6:	Electricity	-	Electrician
Stage 7:	Completion	-	Building Inspector
Stage 8:	Occupancy	-	Building Control Officer

No building shall be occupied until copies of completion certificates and certificates of compliance from the appointed professionals has been issued to the Local Authority. The Building Control Officer will only do inspections when all relevant documents have been attached to the application of occupancy and an occupancy certificate will only be issued if that particular building has been completed in accordance with the Approved Building Plans as per the National Building Regulations and Building Standard Act. A Certificate of Occupancy shall be issued by the Building Control Officer from the Gamagara Local Municipality.

AZ4 Complying with the requirements of the National Building Regulations

(1) The requirements of the National Building Regulations shall be complied with by:

(a) adhering to the requirements of all the prescriptive regulations; and

(b) satisfying all functional regulations by:

(i) adopting building solutions that comply with the requirements of the relevant part of SANS 10400; or

(ii) reliably demonstrating, or predicting with certainty, to the satisfaction of the appropriate local authority, that an adopted building solution has an equivalent or superior performance to a solution that complies with the requirements of the relevant part of SANS 10400.

(2) A competent person who is registered in an appropriate category of registration in terms of the Architectural Professions Act, 2000 (Act No. 44 of 2000), the Engineering Profession Act, 2000 (Act No. 46 of 2000), the Natural Scientific Professions Act, 2003 (Act No. 27 of 2003) or any other relevant Act and, in accordance with the requirements of [regulation A19](#), shall prepare and submit to the local authority a rational design or rational assessment where compliance with the requirements of [sub-regulation \(1\)](#) is to be satisfied in terms of [sub-regulation\(1\)\(b\)\(ii\)](#).

(3) An approved competent person who satisfies the requirements of [sub-regulation \(1\)](#) in terms of [sub-regulation \(1\)\(b\)\(ii\)](#) in respect of a system, measure, facility, parameter or installations shall inspect and certify upon completion, in accordance with the requirements of [regulation A19](#), the construction, erection or installation thereof.

NB: Any construction work which has commenced on site should be stopped with immediate effect, **You are therefore informed of the contravention sanctioned in terms of section 4 of the same Act which states that:**

- **Any person erecting any building in contravention of the provisions of subsection (1) shall be guilty of an offence and liable on conviction to a fine of R100 for each day on which he was engaged in so erecting such building.**

- **IMPLICATIONS/SANCTIONS**

In terms of section 4 (4) the municipality will hereby impose on you **a fine of R100 for each day after receiving the formal notice until the municipality receives an application for building plan approval.**

Should you have any queries with regard to the matter stated on this document, you are welcome to visit the municipality, office number 5 or make an appointment with Miss Omphemetse Modise for clarity by calling 053 723 6000 during office hours (07:30 – 16:30)

Mr. TC. Itumeleng
Municipal Manager

