



# SAHITA

2022/2023



## SANS 10400

## SEMINAR DETAILS

- ✓ This dynamic 3-day workshop is specifically designed for Building Control Officers, municipal building inspectors and any other building professional wanting to gain an in-depth overview of the National Building Regulations & Building Standards Act (amended 2008), together with the most recent editions of all of the Parts of SANS 10400 – including Part A (updated 2022) and Part XA (updated 2021)
- ✓ SAHITA will present this workshop, either at the employer's own facilities, or at a suitable local conference centre arranged by SAHITA.
  - Employer provides facility plus catering: R8,500, incl. VAT, per delegate (minimum 10) Delegates get Course Manual and Certificate
  - SAHITA provides conference facility plus catering: R9,800, incl. VAT, per delegate (minimum 12) Delegates get Course Manual and Certificate
- ✓ Reduced rates for presentation via a Webinar also available
- ✓ The workshop/webinar facilitator is John Graham, doyen of the South African building inspection industry: See CV on the last page of this brochure
- ✓ **Book now:** Workshop dates for 2022/23 are filling up fast. Contact SAHITA on [info@sahita.co.za](mailto:info@sahita.co.za) or 083 310 9766 (WhatsApp or phone) to discuss possible dates
- ✓ Here's what one recent delegate to the SAHITA SANS 10400 workshop said: "The course surpassed my expectations – simplified the SANS for me" – Matshidiso Monyane, building inspector, City of Matlosana

# SAHITA 3-day SANS 10400 Workshop

This SAHITA workshop provides South African building inspectors with critical knowledge. Participants will acquire tools to understand the scope and content of:

- The National Building Regulations: Parts A to XA
- The corresponding “deemed-to-satisfy” national standards SANS 10400 - Parts A to XA

Participants will receive a Workshop Manual with more than 330 slides and will also benefit from the rich practical experience of SAHITA’s team of facilitators.

## DAY ONE: 08h30 to 16h00

- **Understanding SA’s apex building law: The National Building Regulations and Building Standards Act (as amended 2008)**
  - Powers and functions of local authorities
  - Approval of plans and drawings
  - Minor building work
  - Certificate of occupancy
- **The National Building Regulations**
  - Prescriptive regulations
  - Functional regulations
  - Compliance with functional regulations
- **SANS 10400 - deemed-to-satisfy minimum standards**
  - Rational design by a competent person
  - Agrément certification
  - Regulatory role of the local authority
- **NBR: Part A: Administrative regulations A1 to A25**
  - Submission and approval/rejections of building proposals
  - Regulation of work on site
  - Inspection to ensure construction fulfils design functionality
  - Appointment of competent persons to design, inspect and certify
  - Occupancy classification of buildings
  - Design population of buildings
- **Part A - NBR & SANS 10400: General principles and requirements**
  - Deemed-to-satisfy requirements
  - Category 1 buildings
- **Part B - NBR & SANS 10400: Structural design**
  - Other national standards referenced in SANS 10400-B
  - The design life of a building
  - The preventative maintenance cycles
  - Prescriptive standards to prevent damage to buildings

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- **Part C - NBR & SANS 10400: Dimensions**
  - Minimum floor areas
  - Minimum ceiling heights
  
- **Part D - NBR & SANS 10400 - Public safety**
  - Changes in level
  - Pedestrian entrances to parking areas in buildings
  - Ramps
  - Swimming pools
  - Deemed-to-satisfy requirements
  
- **Part E - NBR - Demolition work**
  - Demolition of any building
  - Safeguarding of basements
  - Prohibition of dangerous methods

## DAY TWO: 08h30 to 16h00

- **Part F - NBR & SANS 10400 - Site operations**
  - Protection of the public
  - Damage to local authority's property
  - Geotechnical site and environmental conditions
  - Preparation of the site
  - Control of dust and noise
  - Cutting into, laying open and demolishing work
  - Waste material on site
  - Cleaning of the site
  - Builders' sheds
  - Sanitary facilities
  - Deemed-to-satisfy standards
  - Soil poisoning
  - Stormwater disposal
  
- **Part G - NBR & SANS 10400 - Excavations**
  - General stability requirement
  - Deemed to satisfy standards
  - Temporary excavations
  - Construction Regulations 2014
  
- **Part H - NBR & SANS 10400 - Foundations**
  - Design intention of foundations
  - Deemed-to-satisfy standards for foundations
  - Factors influencing the design of foundations
  - Scope of SANS 10400-H foundation solutions
  - Parameters of Type 1 single storey masonry buildings
  - Site classification
  - Types of foundations
  
- **Part J - NBR & SANS 10400 - Floors**
  - Requirements for floors
  - Water-resistant floors
  - Suspended timber floors

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- **Part K - NBR & SANS 10400 - Walls**
  - Structural strength and stability
  - Water penetration
  - Roof fixing
  - Behaviour in fire
  - Minimum deemed-to-satisfy standards for walls
  - Movement joints in masonry
  - Free-standing and retaining walls
  - Balustrade and parapet walls
  - Corbelling
  - Masonry arches
  - Lintels and wall beams
  - Bed joint reinforcement
  - Roof fixing
  - Timber-framed walls
  - Southern Coastal Condensation Area
  - Rain penetration
  - Rising damp
  
- **Part L - NBR & SANS 10400 - Roofs**
  - General requirement for roofs
  - Fire resistance and combustibility
  - Deemed-to-satisfy standards for roof covering and waterproofing
  - Slab roofs - drainage and waterproofing
  - Gutters and downpipes
  - Deemed-to-satisfy standards for timber roof structures
  - Minimum roof pitches
  - Wall plates
  - Anchoring roof trusses
  - Bracing roof trusses
  - Purlin and batten splicing
  - Purlin rafters and beams
  - Support for hot water heaters
  - Ceiling assembly
  - Fire resistance
  
- **Part M - NBR & SANS 10400-M - Stairways**
  - General requirements for stairways
  - Fire requirement
  - Deemed-to-satisfy standards for stairways
  - Dimensions
  - Flights and landings
  - Tolerances
  - Stairways in public buildings
  - Protection against falling
  - Handrails
  - Masonry stairways
  - Timber stairways
  
- **Part N - NBR & SANS 10400-N - Glazing**
  - Types and fixing of glazing
  - Deemed-to-satisfy standards for glazing
  - Factors which determine where safety glass is required

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# DAY THREE: 08h30 to 15h30

## **Part O - NBR & SANS 10400-O - Lighting and ventilation**

- Natural lighting and ventilation
- Artificial lighting
- Artificial ventilation in workplaces
- Natural lighting in dwellings and residences
- Approval of artificial ventilation systems
- Design of artificial ventilation systems
- Artificial ventilation plant
- Testing of artificial ventilation systems
- Fire requirements
- Deemed-to-satisfy standards for natural lighting
- Standards for size of glazed openings.
- Concept of “zone of space”

## ○ **Part P- NBR & SANS 10400-P - Drainage**

- Compulsory drainage of buildings
- Design of drainage installations
- Control of objectionable discharge
- Industrial effluent
- Drain disconnections
- Unauthorised drainage work
- Inspection and testing of drains
- Drains always subject to rational design
- Deemed-to-satisfy standards for materials for drains
- Prescriptive standards for drains
- Capacity and sizing of drains
- Venting of drains
- Access to drains
- Rodding eyes
- Conservancy tanks
- Septic tanks
- French drains

## ○ **Part Q - NBR & SANS 10400-Q - Non-waterborne means of sanitary disposal**

- Non-waterborne means of sanitary disposal
- Permission required for pit toilets
- Construction, siting and access to such toilets
- Minimum standards for toilet closets
- Chemical toilets
- Standards for ventilated pit toilets (VIP toilets)

## ○ **Part R - NBR & SANS 10400-R - Stormwater disposal**

- Owner's obligation to control and dispose of stormwater from property
- Minimum standards for stormwater disposal
- Sizing of rain goods (gutters and downpipes)
- Stormwater disposal in interconnected complexes

## ○ **Part S - NBR & SANS 10400-S - Facilities for persons with disabilities**

- Access for the disabled
- Parking facilities for the disabled
- Toilet facilities for the disabled
- Signage and ease of access - minimum standards

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- **Part T - NBR & SANS 10400-T - Fire protection**
  - General requirements for fire protection
  - Minimum standards for fire resistance in different building occupancies and types
  - Garages attached to dwellings
  - Minimum standards for access for fire-fighting and rescue
- **Part U - NBR - Refuse disposal**
  - Storage areas for refuse
  - Refuse chutes
- **Part V - NBR & SANS 10400-V - Space heating**
  - Design, construction and installation of space heating systems
  - Minimum standards for chimneys
  - Minimum standards for hearths and fireplaces
- **Part W - NBR & SANS 10400-W - Fire installations**
  - Regulations for fire installations
  - Supply of water to fire installations
  - Design of fire installations
  - Minimum standards for fire installations
- **Part XA - NBR & SANS 10400-XA - Energy usage in buildings**
  - Minimum energy efficiency required for most types of building occupancy
  - Requirements for minimum energy efficiency within the building envelope
  - New “energy zones” mapped for all parts of South Africa
  - Glazing calculations for energy efficiency
  - External walls must now be cavity walls in most of SA’s energy zones
  - Insulation requirements for floor and roof assemblies
  - Pipe insulation and energy sources for hot water supply
  - LED lights and energy calculations for lighting

## Curriculum Vitae of Presenter: John Graham

- Executive director: SAHITA - [www.sahita.co.za](http://www.sahita.co.za)
- Executive director: NABISA - [www.nabisa.org.za](http://www.nabisa.org.za)
- Executive director: HouseCheck - [www.housecheck.co.za](http://www.housecheck.co.za)
- Member of task team of experts: Development of curriculum for national Building Inspector Qualification (OFO Code: 335913): 2016-2019
- NHBRC Reg Builder (previous)
- Author of several publications including:
  - SAHITA 30 Module Online Building Inspector Training Course
  - The Complete Guide to South African Building Inspection
- Presenter of numerous workshops for ECSA and SAAMA CPD points – including Depts Public Works & Human Settlements, various municipalities, private sector
  
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