

Enquiries: Carl Hendricks
Contact number: 021 807 4820
Reference: Erf - 19134 - Paarl - 1107310
Date: 15 September 2021

NexusAg Proprietary Limited
Distillery Street
Paarl
7646

Dear Sir/Madam

NOTICE OF APPROVAL OF BUILDING PLAN: Erf - 19134 - Paarl - 1107310

With reference to your building plan application dated 2021-03-04 in respect of Industrial – Building Work you are hereby informed that your building plan application has been **Approved** in terms of Section 7(1) (a) of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977) on 2021-09-15 subject to the conditions as stipulated below. In accordance with Section 7(4) of Act 103 of 1977 the approved building plan is only valid for 12 months from the approval date.

General Requirements

1. The approved building plan or a certified copy thereof shall be available on site during the course of construction until a Certificate of Occupancy has been issued.
2. The owner/contractor must notify the building inspector of the intention to commence with the erection and the completion of the building at least 2 working days prior to the inspection being required to enable the Building Inspector to schedule the inspection. All drainage systems must be inspected, tested and approved by the Building Inspector before backfill thereof.
3. The owner/contractor must identify the boundary pegs/beacons and should be pointed out to the Building Inspector prior to the commencement of any building work.
4. Foundation trenches must be approved by the Building Inspector prior to the placing of concrete for the foundation.
5. The purpose of inspections is to verify compliance with the approved building plan and

not to inspect the quality of building work.

6. Building work must be done in accordance with back of footway levels indicated in red on plan.
7. Minimum height of finished floor level should not be less than 150mm above natural ground line. Vehicle entrances and roof water connections to kerb will be made on payment of prescribed tariffs.
8. Any damages caused to street, sidewalk, kerb or existing municipal services during building operations will be repaired by Council at owner's cost.
9. Electrical installations must comply with the Occupational Health and Safety Act. The conventional meter shall be accessible at all times, or relocated for the owner's account.
10. The water meter shall be accessible to the meter reader at all times and the relocation thereof shall be for the owner's account.
11. For an electrical connection up to 100 Amp 3-phase an 18" x 24" meter box is required on site located against the garden- or outside wall and be accessible to municipal personnel at all times. Informal housing projects are excluded.
12. All on site operations shall comply with Part F of the SANS 10400.
- 13. The owner must inform council timeously, by using the prescribed attached A22 inspection request form, regarding the required/expected date of inspection.**
- 14. It is important to note that a completion inspection must be conducted and approved by the Building Inspector before an application for Certificate of Occupation, is submitted.**
15. A written application for a Certificate of Occupancy must be submitted on completion of building work prior to occupancy.
16. After completion of the building work as shown on the approved building plan, the site will be visited by municipal valuation officials to update the municipal property record for valuation purposes.
17. Provision must be made in the distribution board for an Appliance Control Device (ACD) to operate warm water cylinder, air conditioners, swimming pool pump and underfloor heating.

18. The building may not be used for any purpose other than being shown on the approved building plan.
19. All appointed competent persons applicable to this application will be required to complete a certificate of compliance (SANS Form 4) at application for certificate of occupancy.
20. The person responsible for the installation of any electrical, plumbing, roof or glazing work in the building, must, where applicable, attach a copy of the certificate of compliance to the application for a Certificate of Occupancy. Any enquiries regarding the abovementioned requirements, may be directed to the Building Control Section.
21. Herewith a list of department comments / endorsements where applicable:
 - Drainage installation to comply with SANS 10400 Part P.
 - Sanitary fittings discharging to a gully to discharge over that gully.
 - Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4).
 - Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).
 - Discharge pipes located within a building to be enclosed within a duct and to be of a shape and size readily accessed for cleaning in terms of SANS 10400 Part P, 4.18.2.
 - A registered plumber must provide a certificate of compliance before Occupancy Certificate will be granted upon final inspection.
 - Appointed Engineer must provide truss design and a certificate of completion thereof prior the request of the Certificate of Occupancy.
 - Owner/ Authorized agent to provide Structural Engineer's drawings prior the request of the Certificate of Occupancy.
 - Owner/ Authorized agent to provide Mechanical Engineer's drawings prior the request of the Certificate of Occupancy.
 - Owner/ Authorized agent to provide Fire Engineer's drawings prior the request of the Certificate of Occupancy.
 - Gas installation certificate of compliance to be provided prior Occupancy Certificate.

Yours faithfully



MOGAMAT FICKERIE TOYER
MANAGER: BUILDING CONTROL