

CHECKLIST FOR BUILDING PLANS STANDARDS



ERF:		AREA:		PLAN NO:	
INFORMATION ON ALL PLANS - TITLE BLOCK					
1	Erf information - As per Title deed				
2	Detailed description of work (scope of work)	Occupancy			
	classification & Zoning				
3	Area (Existing/Proposed) and Coverage				
4	Owner's names (as per Title deed)				
5	RP info (SACAP, company, name of RP, address, contact info)				
6	Signed by RP, Owner, HOA if applicable				
7	Space for Kouga digital stamp				
9	Revised drawing information				
	2.5mm min. text size				
REVISED PLANS					
9	Description in title block				
10	Previous Approved Plan No.				
11	List of revisions				
12	Revisions incited on plan				
SITE PLAN (Part A - A5 & A6)					
13	Dimensions of site indicated				
14	Boundaries of site indicated				
15	Dimensioned position of building line(s)				
16	Position and dimension of any servitude on site				
17	Erf number & abutting Erf numbers				
18	True North				
19	Natural ground contours or spot levels at each corner				
20	Street name(s)				
21	Street furniture unaffected				
22	Municipal services and conn. (sewer & water conn.)				
23	Stand No. & Street Name on Site				
24	Abutting Erf numbers				
25	Boundary & Building Lines & Dims on site plan				
26	Proposed & Existing structures (in prescribed colour)				
27	Indicate any structures to be demolished				
28	5m min. from splay (corner erf)				
29	Vehicular access (access from public street)				
30	Setting out dimensions				
31	Underground drainage (prop.& existing in prescribed colour)				
32	Conservancy/Septic tank requirements				
33	Indicate servitudes				
34	RE required within 1.5m of sewer conn.				
35	Max. 1m overhang				
36	Relaxation required (Land use application)				
37	Stormwater Management				
38	Scale as per NBR Part 5(5)(a)				
39	Paved areas/Pergola				
POOL					
40	Indicate pool on site plan & enclosure				
41	Provide pool pump position and indicate water overflow				
42	Provide pool indemnity form				
CALCULATIONS					
43	Energy efficiency - Fenestrations				
44	Electrical Consumption				
45	Hot water generation (+ 50% alternative				
46	Insulation (roof, wall, floor, pipes, geyser)				
OTHER					
47	Drainage section - table form (NGL, Invert Level, gradient)				
48	Window & Door schedule				
49	Legend for symbols (fire/electrical/water)				
FLOOR PLANS/LAYOUTS					
50	Scale as per NBR Part A5(5)(a) 1:100,1:50,1:20				
51	Prop. & Existing structure as perscribed colours				
53	Indicate structures to be demolished				
54	Proposed work fully dimensioned				
55	Room names & floor finishes (use of each room)				
56	Levels - change in levels (steps)				
57	Sanitary fittings (bathroom layout)				
58	Kitchen/Scullery layout				
59	Sewer & Waste water layout				
60	Drainage (SS/VV?Gully) Pipe work info as per Part P				
61	Fire door/wall between house & garage (store room)				
62	Braai/Fireplace 1m from window & door				
63	Provide gas positions - Safety distances				
64	Facilities for disable persons - PART S				
65	Staircase detials - riser/treads/hardrail - PART M				
66	Indicate balustrade and provide note requirements				
67	Natural Light (10%) Ventilation (5%)				
68	Artificial ventilation				
69	Section Line(s)				
70	Window/Door numbers/size for Window/Door schedule				
71	Electrical Layout - Energy efficiency - Part XA				
72	Water reticulation Layout - Energy efficiency - Part XA				
73	Indicate Water storage tanks position and size				
73	Pool and pool enclosure as per Part D (pool sections)				
SECTION / DETAILS					
74	Section and description - relate to plans (room names)				
75	Scale as per NBR Part A5(5)(a) 1:100,1:50,1:20				
76	Proposed & Existing work as prescribed colours (materials)				
77	Levels (NGL, FFL, Wallplate,top of roof ridge)				
78	Foundation size & descriptions - Part H				
79	Floor thickness & descriptions - Part J				
80	Hardcore fill compact - greater than 400mm to Engineer				
81	Waterproofing (DPC & DPM & flashing)				
82	Wall description - thickness,length,height - Part K				
83	Roof construction description (truss/rafter/grade/spacing)				
84	Concrete/flat roof structure / waterproofing /slope for RW				
85	Roof pitch/overhang				
86	NGL to FFL dims./heights				
87	FFL to ceiling dims./heights (Part C)				
88	Deck/Patio areas higher than 1m from NGL - Balustrade				
89	Balustrade height (1m high & opening not more than 100mm)				
90	Boundary wall/Yard wall construction (section & elevation)				
91	Pool construction (section) & public safety - Part D				
92	Fire wall to be built up to u/s of roof material				
93	Staircase detials - riser/treads/hardrail - PART M				
ELEVATIONS					
94	Elevation & Descriptions				
95	Scale as per NBR Part A5(5)(a)				
96	Wall finish/roof material				
97	Show window opening sections (window/door numbers)				
98	Indicate safety glazing where applicable - Part N				
99	Levels as required (NGL,FFL, top of roof ridge)				
100	Height restriction as per Scheme (8,5m offset from NGL)				
101	Chimney height from roof level - no combustible material				
102	Indicate drainage on elevation (as prescribed)				

