

RoshSkor TOWNSHIP (PTY) LTD

To: _____

BUILDING PERMIT No.: _____

With reference to your application dated _____ you are hereby notified that the plans submitted showing the proposed _____ to be carried out on Erf no. _____ have been approved subject to the under mentioned:

1. _____
2. _____
3. _____
4. _____

This permit will be valid for twelve months from date of approval.

Date

Operational Manager

Note: Persons carrying out building operations shall inform the Operational Manager in writing of:

- a) The commencement of building operations.
- b) The completion of foundations for inspections.
- c) The completion of storm water drainage or sewer work before commencing enclosing such work or backfilling of trenches.
- d) The completion of electrical works and the submission of an electrical compliance certificate.
- e) The completion of building work in accordance with approved building plans for the purpose of final inspection. No building shall be used or occupied until the owner has obtained a written certificate from RoshSkor that the building was passed as fit to be used.
- f) Any person who begins with the erection of a building without giving notice shall be guilty of an offence.

See reverse side for Requirements Applicable to Building Permits

REQUIREMENTS APPLICABLE TO BUILDING PERMITS

1. The original surveyed stand beacons must be shown by the owner when foundation excavations are inspected.
2. Vehicular access must have an upward gradient of 1:50 measured from the top of mountable kerbs to the boundary, or from the edge of the existing road surface where kerbs have been omitted.
3. Gates may only open to the inside of the property and must be constructed within the property boundaries.
4. Building work must not begin until a mountable kerb access has been constructed.
5. Storm water:
6. Acceptance into RoshSkor's sewer of effluent from the industry will be subject to acceptance standards, conditions and tariffs of the Trade Effluent Regulations published under the Government Notice 217 of 1990 as amended by Government Notice 140 of 1975.
7. Surface of walls facing neighbours and the street must be properly finished.
8. A certificate of completion for all engineering designs, signed by a professional engineer, must be submitted during final inspections.
9. The roof overhang may not be within 1.5m of the boundary.
10. The type of roof covering must be in line with the Town Planning Scheme.
11. Only closed drainage systems are allowed.
12. The developer/ owner must ensure that no electrical, main sewer and telephone services are involved, disrupted or damaged by construction.
13. A copy of the approved building plan(s) must always be kept on site and made available for inspection on request.
14. Walls between garage and house must be firewall (220mm), built up to the roof membrane (not the ceiling).
15. The door between the garage and house must be a self-closing fire door.
16. Garage floors must be sunken by at least 100mm below the floor level of the house, or a 100mm threshold must be provided.
17. Construction of a fireplace must comply with the standard building regulations safety requirements.
18. Stoves are not be allowed to be directly or partially below windows.
19. Boundary walls must be firewalls (220mm) build up to 300mm above and alongside roof level. The distance between the edge of a firewall and the closest opening (including windows and doors) must be at least 1.5 meters measured horizontally.
20. Carports must be left open (if a carport is to be closed, the existing windows within the enclosure must be relocated or be supplied with wired glass).
21. Install fire equipment as specified on plan.