

TO: P.J. DAVIDS / A1 PROPERTIES CC
PO BOX 35588
WINDHOEK



BUILDING PERMIT NO.: 2672/2021

With reference to your application of 2021/10/18 you are hereby notified in terms of Regulation 8 of Council's Building Regulations that the plans submitted showing the proposed COMMERCIAL UNITS to be carried out on: ERF 21 of FARM EMMARENTIA NO. 380 have been approved subject to the undermentioned conditions:

THIS PERMIT WILL BE VALID FOR TWELVE MONTHS FROM DATE OF APPROVAL

REQUIREMENTS APPLICABLE TO THIS PERMIT AS PER ATTACHED LIST ARE: Urban Planning and Property Management REQUIREMENTS:

General Requirements: 1,2,3,4,5,7,9,11,14,15

COMMENTS

ADDITIONAL COMMENTS Fire Requirements: 4,6

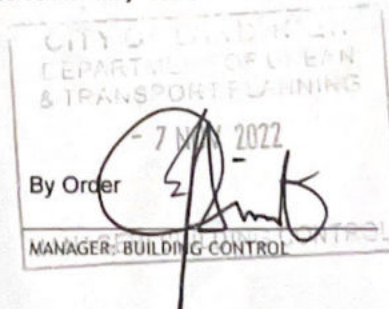
ADDITIONAL COMMENTS

NOTICE

WORKING HOURS: Weekdays 07:00-18h00 | Saturday 07h00-13h00 | Sunday: No Work Permitted.

Builder's shed for storage of material and equipment only. No construction personnel may reside on site. Premises to be protected by Registered Security Company during non working hours.

07/11/2022



NOTE: Attention is drawn to the provisions of the Building Regulations by which the person carrying out building operations shall notify the City Engineer in writing of:

- a) The commencement of building operations (Regulation 15)
- b) The completion of the foundation for inspection (Regulation 15)
- c) The completion of the stormwater drainage or sewerage work before commencing enclosing such work or backfilling of trenches (Regulation 15)
- d) The completion of the building work for the purpose of final inspection (Regulation 24)

No building shall be used or occupied until the owner thereof has obtained a written certificate from the Building Inspector that the building was passed by that officer.

REQUIREMENTS APPLICABLE TO BUILDING PERMITS

Planning, Urbanisation and Environment Department

1. Original surveyed stand beacons (Surveyor pegs) 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 may not commence before a mountable kerb access has been constructed.
5.
 - (a) The natural stormwater course may not be disturbed.
 - (b) Should the owner at any time build over the natural stormwater course or deviate such course over the property, uninterrupted flow of the stormwater shall be ensured in construction with and to the satisfaction of the Chief Engineer: Roads and Stormwater.
 - (c) Provision must be made for the uninterrupted flow of stormwater over the property.
6. Approval of the Strategic Executive: Planning, Urbanisation and Environment has to be obtained when a pool is to be emptied. The backwash water for the cleaning of swimming pool filters must be discharged into the municipal sewer system.
7. No permanent vehicle access ramps may be constructed on the property before street levels have been obtained from the Chief Engineer: Roads and Stormwater.
8. Acceptance into Council's sewers of the effluent from this industry will be subject to the acceptance standards, conditions and tariffs of the Trade Effluent Regulations published under the Government's Notice 217 of 1960 as amended by Government Notice 140 of 1975.
9. Surface of walls facing the neighbours (as well as the street) must be properly finished.
10. A certificate of completion for all engineering designs, signed by a professional engineer, must be submitted during final inspection.
11. The roof overhang may not be within the 1.5m of the boundary.
12. The type of roof covering must be in accordance with the Town planning Scheme for the relevant township.
13. Only closed drainage systems are allowed.
14. The developer/owner must be ensure that no electrical, main sewer and telephone services are involved, disrupted or damaged by the construction.
15. A copy of the building plan(s) must always be kept on site and be made available for inspectors on request.
16. Artificial ventilation shall be maintained by the owner in a working state at all times.
17. The requesting and issuing of a Completion Certificate before any new building is occupied is compulsory

Fire Department

1. Walls between garage and house must be firewall (220mm), built up to the roof membrane (not the ceiling)
2. Door between garage and house must be self-closing fire door.
3. Garage floor must be sunken by at least 100mm below the floor level of the house, or a 100mm threshold must be provided.
4. Construction of a fireplace must comply with the standard building regulations safety requirements.
5. Stoves are not allowed to be directly or partially below windows.
6. 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.
7. Carports must be left open (if a carport is to be enclosed, the existing windows within the enclosure must be relocated or be supplied with wired glass).
8. Install fire equipment as specified on plan.
9. Balustrades must comply with Standard Regulations safety requirements.
10. Wooden floors must comply with Standard Regulation safety requirements.
11. Thatch Roof structures must comply with Standard Regulation safety requirements.
12. LPG (gas) installations must comply with Standard Regulation safety requirements.
13. Flammable liquid storage/discharge facility must comply with Standard Regulation safety requirements.
14. Smoke ventilation must comply with Standard Regulation safety requirements.
15. Premises must be accessible for Emergency Vehicles.
16. Provision for safe emergency evacuation of the building must comply with Standard Regulation safety requirements.
17. All automatic suppression and detection systems to be installed, tested and maintained as per Standard Regulation safety requirements.
18. Fire water reticulation systems to be tested for hydraulic flow and pressure prior to issuing of completion certificate.
19. All fire protection requirements to be inspected prior to issuing of Completion or Compliance certificates.