

REQUIREMENTS IN RESPECT OF FIRE PROTECTION PLANS

In terms of the National Building Regulations and Building Standards Act (No 103 of 1977) and the application of the National Building Regulations (SABS 0400 – 1990) made in terms of Section 17 (1) (a) & (e) of the Act, the following is applicable:

1. **APPOINTMENT OF RESPONSIBLE PERSON :**

If the owner has appointed a responsible person to undertake the Fire Installation and / or Fire Protection System under agreement in terms of Regulation A(1)9, detail thereof must be furnished in writing.

2. **FIRE PROTECTION PLAN:**

In terms of Regulation A2 (1) (f) (iii) and A9, a fire protection plan SHALL be submitted for all building work, except :

2.1 Dwelling houses

2.2 Minor building work – for which the Building Control Officer has granted exemption in terms of Section 13 of Act 103 of 1977.

2.3 State owned or erected buildings – accompanied by a certificate signed by the Head of the State Department concerned, or duly delegated official, setting out the full details of such non-compliance.

3. **FORMAT :**

The fire protection plan shall clearly be indicated as one and may be :

3.1 a separate plan or set of plans, or

3.2 indicated on layout drawings and [Regulation A9(2)].

3.3 Of a scale 1 : 200 ; 1 : 100 ; 1 : 50 or 1 : 20 - [Regulation A5(5)(a)(v)].

4. **INFORMATION REQUIRED :**

The following information SHALL be indicated on the plan :

4.1 **THE CLASS OF OCCUPANCY** [Regulation A20 and Table 1].

Note : Several different occupancies may occur within any one building complex, and each such individual occupancy shall clearly be indicated.

+ : Should any doubt or dispute arise in this regard, the local authority shall determine the occupancy classification and notify the owner in writing.

4.2 **EMERGENCY ESCAPE ROUTE/S** shall be indicated (on plan) with green coloured directional arrows spaced at short intervals, indicating travel to an escape door and / or safe area [Regulation A5(8)].

4.3 **FIRE RESISTANCE RATINGS** of rated separating elements and doors where required, shall be indicated.

4.4 **SYMBOLS** as indicated in Regulation A10 shall be used to identify fire protection / suppression equipment, except that descriptions written in full may be used to avoid confusion:

Note : All existing and new fire protection / suppression equipment and their intended location shall clearly be indicated on the fire protection plan.

4.5 **DESIGN POPULATION** for each individual occupancy in a building / complex or part thereof, shall be indicated [Regulation A21 – Table 2].

4.6 Building materials SHALL be COLOURED accordingly [Regulation A5(6)(a)].

5. **FIRE INSTALLATION DRAWING :**

Submit this separate drawing containing detail as contemplated in Regulation A8(2), or indicate information on the layout drawing required in terms of A2(1)b.

6. **DESIGN, CONSTRUCTION AND EQUIPPING :**

The design, construction and equipping of any building shall conform with the provisions of Regulation T 1, T 2, V 1 and W 1 to W 7 of the application of the National Building Regulations and compliance with the associated deemed-to-satisfy rules shall be accepted as being the MINIMUM standards, to satisfy the intent of the applicable regulation.

6.1 **DEVIATION FROM DEEMED-TO-SATISFY :**

The owner shall appoint and retain an approved competent person to submit the design, and to undertake the responsibility of the erection or installation and certification of such rational design.

Note : Any alternative proposal is subject to approval by the local authority.

7. **CERTIFICATION :**

Upon completion of the erection or installation of the Fire Installation and / or Fire Protection System, the person appointed to design such system and to inspect the erection or installation, shall submit a certificate to the local indicating that such system has been designed and erected or installed in accordance with the application in respect of which approval was granted.

8. **OTHER INFORMATION REQUIRED :**

8.1 Suitable access for fire fighting and rescue purposes.

8.2 Smoke Control / Artificial ventilation details.

TO AVOID UNNECESSARY DELAY THROUGH PLANS BEING REJECTED BY THE FIRE SAFETY – PLANS DIVISION, IT IS ESSENTIAL THAT THE RELEVANT STIPULATED INFORMATION BE INDICATED ON THE FIRE PROTECTION PLANS SUBMITTED FOR APPROVAL.

