



CITY OF CAPE TOWN  
DEVELOPMENT MANAGEMENT

Recommended for Approval

Building Control Officer's Delegation

1

This application has been approved in terms of Section 7 (1) (a) of Act 103 of 1977, subject to the conditions in the attached letter of approval.

20 Dec 2021

Date

Planning & Building  
Development Management

Approval Number: 97603551

Application Number: 000070545224

GROUND FLOOR PLAN  
SCALE 1:50

FIRE HOSE REEL - ELEVATION  
1:20

FIRE EXTINGUISHER - ELEVATION  
1:20

LIFT LOBBY DETAIL  
SCALE 1:30

|                    |                         |                                    |                                     |
|--------------------|-------------------------|------------------------------------|-------------------------------------|
| SUMMARY:           |                         |                                    |                                     |
| CLASSIFICATION     | H3 - DOMESTIC RESIDENCE | AS PER SANS 10400-A:2010 - TABLE 1 |                                     |
| TOTAL POPULATION   | 4 PEOPLE (FIXED SEATS)  | AS PER SANS 10400-A:2010 - TABLE 2 |                                     |
| STOREYS            | 12TH STOREY BUILDING    | AS PER ARCHITECTS BUILDING PLANS   |                                     |
| TOTAL AREA         | 219 m²                  | AS PER ARCHITECTS BUILDING PLANS   |                                     |
| FIRE EQUIPMENT     | QTY                     | REQUIREMENT                        |                                     |
| FIRE EXTINGUISHERS | 1 x 4.5kg DCP           | 1/400 m²                           | AS PER SANS 10400-T:2020 - TABLE 10 |
| FIRE HOSE REEL     | 1 x 30m                 | 1/500 m²                           | AS PER SANS 10400-T:2020 - 4.34     |
| FIRE HYDRANTS      | 1 FIRE HYDRANT          | 1 PER FLOOR                        | AS PER SANS 10400-T:2020 - 4.35     |

NOTES:

- FIRE PROTECTION TO SANS 10400-T:2020, DEEMED TO SATISFY SET OF RULES APPLICABLE, AS SET OUT IN T1.
- MAIN OCCUPANCY CLASSIFIED AS H3.
- THE STRUCTURAL STABILITY SHALL NOT BE LESS THAN 120 MINUTES, AS PER SANS 10400-T:2020, SUBSECTION T4.7 - TABLE 5.
- PARTITION WALLS TO HAVE A FIRE RESISTANCE OF NOT LESS THAN 30MIN AS PER SANS 10400-T:2020, SUBSECTION 4.9.
- ALL ESCAPE ROUTES TO COMPLY TO SANS 10400-T:2020 AS WELL AS SANS 10400 PART M&S, BE 1000MM WIDE AND DOORS TO OPEN IN DIRECTION OF ESCAPE.
- FIRE DETECTION NOT REQUIRED, AS PER SANS 10400-T:2020, SUBSECTION T4.31 - TABLE 10.
- ALL SAFETY DISTANCES LESS THAN 45 METERS AS PER SANS 10400-T:2020, SUBSECTION T4.16 PROVISION OF ESCAPE ROUTES.
- FIRE EXTINGUISHERS AND FIRE HOSE REEL TO BE INSTALLED ACCORDING TO SANS 10400-T:2020, SANS 10105-2 AND SANS 10400 PART-W.
- FIRE HOSE REELS SHALL BE 30 METERS LONG WITH PRESSURE GAUGES INSTALLED, PRESSURIZED TO 300KPA.
- FIRE EXTINGUISHERS SHALL BE SUPPLIED 4,5 KG DCP AT A RATE OF 1 PER 400M² FOR DOMESTIC RESIDENCE (H3) AND BE HUNG ONTO FIXED BACK BOARDS.
- INTERNAL WALLS OF SERVICE SHAFTS SHALL HAVE A FIRE RESISTANCE OF NOT LESS THAN 120MIN AS PER SANS 10400-T:2020 , SUBSECTION 4.40.
- ALL SERVICE SHAFTS TO BE 120MIN FIRE STOPPED AS PER SANS 10400-T:2020, SUBSECTION 4.40.

| PART 'T' FIRE PROTECTION REGULATIONS                                                                                 |            |                                                                                                  |                |
|----------------------------------------------------------------------------------------------------------------------|------------|--------------------------------------------------------------------------------------------------|----------------|
| THIS BUILDING SHALL COMPLY WITH SECTION T " SANS 10400-T:2020 GENERAL REQUIREMENTS OF NATIONAL BUILDING REGULATIONS" |            |                                                                                                  |                |
| 4.1 GENERAL                                                                                                          |            | 4.31 FIRE DETECTION AND ALARM SYSTEMS                                                            | NA             |
| 4.2 SAFETY DISTANCES                                                                                                 |            | 4.32 PROVISION & MAINTAINANCE OF FIRE FIGHTING EQUIPMENT, INSTALLATION & FIRE PROTECTION SYSTEMS |                |
| 4.3 DIFFERENT OCCUPANCIES IN A BUILDING                                                                              | NA         | 4.33 WATER RETICULATION FOR FIRE FIGHTING PURPOSES                                               |                |
| 4.4 DIVISION AREA                                                                                                    | NA         | 4.34 HOSE REELS                                                                                  |                |
| 4.5 FIRE PERFORMANCE                                                                                                 |            | 4.35 HYDRANTS                                                                                    |                |
| 4.6 FIRE RESISTANCE OF OCCUPANCY & DIVISION SEPARATING ELEMENTS                                                      | NA         | 4.36 AUTOMATIC SPRINKLER & OTHER FIXED EXTINGUISHING SYSTEMS                                     | NA             |
| 4.7 FIRE STABILITY OF STRUCTURAL ELEMENTS OR COMPONENTS                                                              |            | 4.37 PORTABLE FIRE EXTINGUISHERS                                                                 |                |
| 4.8 TENANCY SEPARATING ELEMENTS                                                                                      | NA         | 4.38 MOBILE FIRE EXTINGUISHERS                                                                   | NA             |
| 4.9 PARTITION WALLS & PARTITIONS                                                                                     |            | 4.39 FIRE STOPPING OF INACCESSIBLE CONCEALED SPACES                                              |                |
| 4.10 PROTECTION OF OPENINGS                                                                                          |            | 4.40 PROTECTION IN SERVICE SHAFT                                                                 |                |
| 4.11 RAISED ACCESS & SUSPENDED FLOORS OF COMBUSTIBLE MATERIAL                                                        | NA         | 4.41 SERVICES IN STRUCTURAL OR SEPARATING ELEMENTS                                               |                |
| 4.12 ROOF ASSEMBLIES & COVERINGS                                                                                     | NA         | 4.42 SMOKE CONTROL                                                                               |                |
| 4.13 CEILINGS                                                                                                        |            | 4.43 AIR-CONDITIONING & ARTIFICIAL VENTILATION SYSTEMS                                           |                |
| 4.14 FLOOR COVERINGS                                                                                                 |            | 4.44 LIFT SHAFTS                                                                                 | NA             |
| 4.15 INTERNAL FINISHES                                                                                               |            | 4.45 LIFTS                                                                                       | NA             |
| 4.16 PROVISION OF ESCAPE ROUTES                                                                                      |            | 4.46 FIREMAN'S LIFT                                                                              | NA             |
| 4.17 EXIT DOORS                                                                                                      |            | 4.47 STRETCHER LIFT                                                                              | NA             |
| 4.18 FEEDER ROUTES                                                                                                   | NA         | 4.48 STAGE AND BACKSTAGE AREAS                                                                   | NA             |
| 4.19 EMERGENCY ROUTES                                                                                                |            | 4.49 SEATING ARRANGEMENTS IN AUDITORIUMS OR HALLS & ON GRANDSTANDS                               | NA             |
| 4.20 DIMENSIONS OF COMPONENTS OF ESCAPE ROUTES                                                                       |            | 4.50 PARKING GARAGES                                                                             | NA             |
| 4.21 WIDTH OF ESCAPE ROUTES                                                                                          |            | 4.51 OPERATING THEATRES & INTENSIVE CARE UNITS                                                   | NA             |
| 4.22 BASEMENTS                                                                                                       | NA         | 4.52 INSTALLATION OF LIQUID FUEL DISPENSING PUMPS & TANKS                                        | NA             |
| 4.23 STAIRWAYS & OTHER CHANGES IN LEVEL ALONG ESCAPE ROUTE                                                           | NA         | 4.53 INSTALLATION OF OTHER TANKS                                                                 |                |
| 4.24 VENTILATION OF STAIRWAYS IN AN EMERGENCY ROUTE                                                                  | NA         | 4.54 ACCESS FOR FIRE-FIGHTING & RESCUE PURPOSES                                                  |                |
| 4.25 PRESSURIZATION OF STAIRWAYS IN AN EMERGENCY ROUTE                                                               | NA         | 4.55 PRESUMED FIRE RESISTANCE OF BUILDING MATERIALS & COMPONENTS                                 |                |
| 4.26 OPENINGS IN FLOORS                                                                                              | NA         | 4.56 BUILDING MATERIALS                                                                          |                |
| 4.27 EXTERNAL STAIRWAYS & PASSAGES                                                                                   |            | 4.57 SINGLE-STOREY CATEGORY 1 BUILDING FOR H3 AND H4 OCCUPANCIES                                 | NA             |
| 4.28 LOBBIES , FOYERS AND VESTIBULES                                                                                 |            | 4.58 GUEST HOUSES & BED & BREAKFAST ACCOMMODATION                                                | NA             |
| 4.29 MARKINGS AND SIGNPOSTING                                                                                        |            | 4.59 HEALTH CARE FACILITIES                                                                      | NA             |
| 4.30 PROVISION OF EMERGENCY LIGHTING                                                                                 | NA         |                                                                                                  |                |
| REGULATIONS                                                                                                          |            |                                                                                                  |                |
| THIS BUILDING SHALL COMPLY WITH SECTION W " SANS 10400-W:2011 GENERAL REQUIREMENTS OF NATIONAL BUILDING REGULATIONS" |            |                                                                                                  |                |
| 4.1 GENERAL                                                                                                          |            |                                                                                                  |                |
| 4.2 COMMUNICATION PIPE                                                                                               | E          |                                                                                                  |                |
| 4.3 WATER METER                                                                                                      | E          |                                                                                                  |                |
| 4.4 ISOLATING VALVES                                                                                                 | E          |                                                                                                  |                |
| 4.5 FIRE PUMP COMMUNICATION                                                                                          | E          |                                                                                                  |                |
| 4.6 PIPE WORK                                                                                                        | E          |                                                                                                  |                |
| KEY                                                                                                                  |            |                                                                                                  |                |
|                                                                                                                      | APPLICABLE | RATIONAL DESIGN                                                                                  | NOT APPLICABLE |
|                                                                                                                      | EXISTING   |                                                                                                  |                |

FIRE PIPING NOTES

- FIRE HOSE REELS AND FIRE HYDRANTS WATER INSTALLATIONS TO SANS 10400: PART-T/W: 2010 AND SANS 10252-1:2004.
- ALL UNDERGROUND FIRE PIPING SERVING FIRE HYDRANTS SHALL BE AT LEAST 600MM CLASS 15 UPVC OR SIMILAR APPROVED.
- ALL UNDERGROUND FIRE PIPING TO BE COVERED WITH AT LEAST 1000MM NATURAL GROUND AND THRUST BLOCKS TO BE INSTALLED ON ALL BRANDS TO CIVIL ENGINEERS DETAILS.
- FIRE AND DOMESTIC PIPING TO BE SPLIT AS PER TYPICAL ERF CONNECTION DETAIL PROVIDED, WITH BOOSTER CONNECTION, ISOLATING VALVES AND NON-RETURN VALVE.
- WHEN A COMBINED FIRE/DOMESTIC INSTALLATION IS USED IF ONLY FIRE HOSE REELS ARE REQUIRED, THE DOMESTIC PIPING MUST BE COPPER CLASS 2 AND PRESSURE REDUCING VALVES SHALL BE INSTALLED ON ALL DOMESTIC TAKE-OFF BRANCHES.
- ALL ABOVE GROUND FIRE PIPING SHALL BE SANS 62 BLACK MILD STEEL AND PAINTED SIGNAL RED, SANS 636.
- FIRE HOSE REELS ON THE TOP STOREY TO BE FITTED WITH A PRESSURE GAUGE AND AIR RELEASE VALVE.
- NO PIPE WORK SHALL BE EMBEDDED IN THE SCREENED OR CONCRETE FLOORS.
- PIPE SUPPORT BRACKETS SHALL BE MAXIMUM 4.0M AND BE GALVANIZED.
- FIRE PIPING SHALL BE PRESSURE TESTED FOR 24 HOURS AT 1.5 TIMES THE OPERATING PRESSURE OF THE SYSTEM BY A CERTIFIED PLUMBER OR SPRINKLER INSTALLER.
- PIPE SIZES ON DRAWINGS ARE DN(NOMINAL DIAMETER).
- BELOW GROUND STEEL PIPING TO BE DENSE WRAPPED AND PROTECTED AGAINST CORROSION.

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LEGEND:

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F1

120 MIN FIRE WALLS

—

30 MIN PYRON S TYPE GLASS

+

4.5kg DCP FIRE EXTINGUISHER

—

30 M FIRE HOSE REEL

FD-F

CLASS F FIRE DOOR ON SELF CLOSER

FD-B

CLASS B FIRE DOOR ON SELF CLOSER

—

120MIN FIRE STOPPED SERVICE SHAFT

—

120MIN FIRE RESISTANCE SERVICE SHAFT WALL

—

OUT OF PROJECT SCOPE

REVISIONS

| DATE       | INITIALS | DESCRIPTION            | REV |
|------------|----------|------------------------|-----|
| 30/08/2021 | HB       | FOR COUNCIL SUBMISSION | A   |
|            |          |                        |     |
|            |          |                        |     |
|            |          |                        |     |
|            |          |                        |     |
|            |          |                        |     |
|            |          |                        |     |

CLIENT:

THERMOPYLAE

ARCHITECTS:

FRAMEWORK

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