

CONSTRUCTION PLANNING LEVEL 2

CONSTRUCTION CONCEPTS
[PART 1]

UNIT 1 CONTRACT TERMINOLOGY

◎ PLAN

A drawing showing the layout of the building

◎ SPECIFICATIONS

This is for people who will use the plan and tells them what materials to use and how to combine them eg slope of roof

◎ BUILDING LINE

This is where a building must end on the site

◎ STANDARD

This is a type of rule

◎ SERVITUDE

This is an area on a property that is registered and reserved for future municipal mid-block sewer pipes, **you not allowed to build on a servitude**

UNIT 1 CONTRACT TERMINOLOGY [CONT]

◎ BOUNDARY LINE

The edges of the site

◎ VARIATION

A change to the plan after it has been approved, which must be submitted to the municipality again

◎ OWNER BUILDER

This is when a owner manages the building of his home himself/herself

◎ COMPETENT PEOPLE

A registered person in terms of the Engineering Professions of South Africa Act 114,1990 or in terms of section 11 of Natural Scientific Professions Act 106 of 1993

◎ Professional Indemnity insurance

Insurance for the competent persons

UNIT 1 CONTRACT TERMINOLOGY

[CONT]

◎ CONTRACT DOCUMENT

An official agreement between two or more people stating what each will do

◎ AGREEMENT CERTIFICATE

A certificate issued by Agreement South Africa for non-conventional houses and materials that confirms that a house complies with certain criteria

◎ TOLERANCE

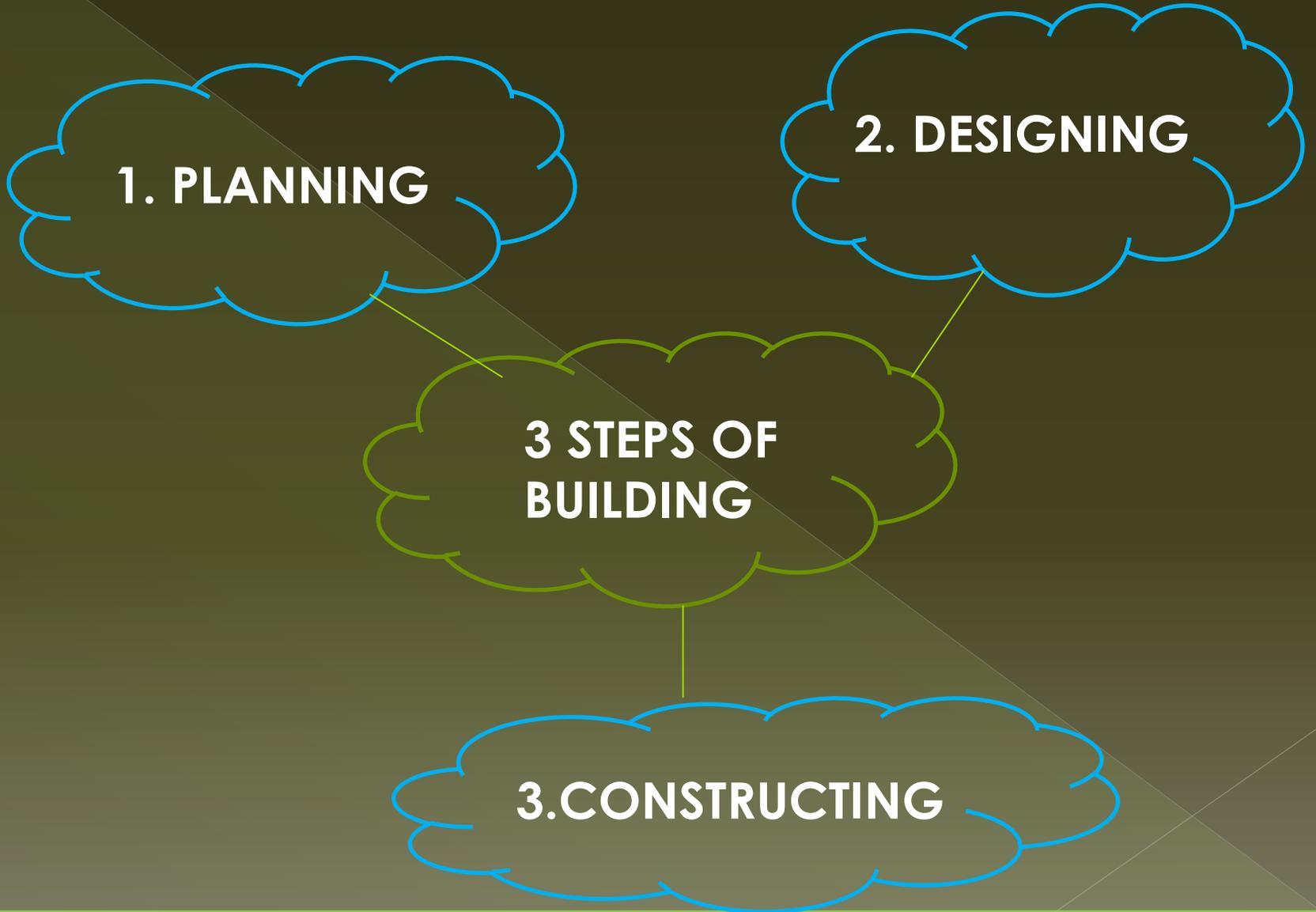
The maximum deviation from the engineers specifications that are allowed

1. PLANNING

2. DESIGNING

**3 STEPS OF
BUILDING**

3.CONSTRUCTING



3 STEPS INVOLVED IN BUILDING A HOUSE

1. Planning
2. Designing
3. Constructing

STEPS OF BUILDING

1.PLANNING

- 1.1 Hire a **professional** (Architect, Draughtsman or building designer)
- 1.2 Get the current building's site plan and title deed of property from Deeds Office

2.DESIGNING

- 2.1 Designing the proposed building according to desired specifications within the National Building Regulation(NBR) building standards of South Africa.
- 2.2 Submit its plans to **municipality zoning department** for pre-checking which is done by regional and town planners in the zoning department.
- 2.3 Nothing should be built on the servitude
- 2.4 Once the plans have been approved they can be adjusted and changes that are done are called **variation**.

3.CONSTRUCTING

- 3.1 Appoint a builder , project manager or be the owner builder. Make sure who ever you appoint is registered with the correct bodies(Project Managers registered with SACPMPP , Home builder must be registered with NHBRC)
- 3.2 Appoint engineer to check the foundation conditions before you start building and competent (Engineer must be registered person in terms of engineering professions of South Africa Act 114, 1990 and professional indemnity (PI) insurance.

FINISHES

- Walls are typically **plastered, rendered or bagged**.
- **Plaster** = Cement + Sand + Water
- **Paint** = Emulsion or PVA for walls, Varnish or enamel paint for timber doors and windows. No paint for aluminium frames.
- **Glass** = Clear or obscure and may need safety glass depending on size and location. Fitting is done either by using putty or glazing beads
- **Doors = External doors** are usually hardwood that is framed, ledged and battened.
 - = **Internal doors** are flush doors with a hardboard finish such as Masonite
- **Indoor floor slabs** = are screeded with cement + water + sand mixture finished with tiles, carpets, wood or grano material
- **Ceilings** = are usually plasterboard fixed to spaced bracing nailed to the underside of roof trusses. Ceiling is usually painted with PVA paint