AGENDA of the
Portfolio Committee : Investment & Infrastructure
4 May 2022
(Also the agenda for the Mayoral Committee Meeting : 30 May 2022)

4.
OPERATIONAL REPORTS

9/1/2/5
S Muller **Director: Infrastructure and Planning**
26 April 2022 **(028) 313 8019**

1. Executive Summary

This report is to provide the Portfolio Committee with reports on the implementation and progress of the following services:

- Municipal Infrastructure Grant (MIG),
- Bulk Water Services Operation and Maintenance Contract,
- Environmental,
- Tiny House Policy,
- Renewable Energy Update, and
- Electrification of Housing Units.

2. Service Delivery and Budget Implementation Plan - IGNITE

Infrastructure and Planning
Director

3. Compliance with Strategic Priorities

Provision of democratic, accountable and ethical governance
Provision and maintenance of municipal services
Creation and maintenance of a safe and healthy environment

4. Delegated Authority

Executive Mayor

5. Legal Requirements

None

6. Background/Discussion/Evaluation/Conclusion

Background

Council requested a report on the implementation of various operation projects.

This report provides information on the following:

- Municipal Infrastructure Grant (MIG),
- Bulk Water Services Operation and Maintenance Contract,
- Environmental: Baboon Management Program.
- Tiny House Policy,
- Renewable Energy Update, and
- Electrification of Housing Units.

Discussion

6.1 Municipal Infrastructure Grant (MIG)

The original MIG allocation to the Overstrand Municipality for the 2021/22 financial year was R23 053 000. On 28 March 2022 we were informed by National Treasury that the allocation was reduced with R2m.

The following four capital projects are funded by the MIG:

Project Description	Budget Rm	Expenditure at 31 March 2022				
		Actual Rm	Actual %	Committed Rm	Total Rm	Total %
Project Management Unit	1,000	0,938	94%	0,062	1,000	100%
	MIG office expenditure, on track to spend 100%					
Upgrade Hawston Sport Complex	2,343	0,054	2%	2,289	2,343	100%
	Budget reduced by R2m by National Treasury Tender approved on 13 April 2022. Project to be completed by June 2022.					
Blompark Housing Project Bus Route	4,858	4,858	100%	0,000	4,858	100%
	Project completed					
Masakhane: Upgrade Bulk Sewer	12,852	8,906	69%	3,946	12,852	100%
	Contractor on site 13 Jan 2022, completion expected May 22, on track to spend 100%					
Total (Rm)	**21,053**	**14,756**	**70%**	**6,297**	**21,053**	**100%**
Total (%)	**100%**	**70%**		**30%**	**100%**	

6.2 Bulk Water Services Operation and Maintenance Contract

Statistics for March 2022 for this contract is reported below:

Overstrand Dam Levels:

Dam	Level end Mar 2022	Level end Mar 2021
Buffelsrivier (Rooi-Els, Pringle Bay, Bettiesbaai	90%	98%
Pearly Beach	30%	60%
Koekemoer (Pearly Beach)	85%	88%
Kraaibosch (Gansbaai)	84%	85%
De Bos (Hermanus)	86%	85%

EME/QSE and Social Responsibility Expenditure per year:

Year	EME/QSE Expenditure	Social Responsibility Spent
2018/19 (from Dec 2018)	R 3 346 573	R 83 381
2019/20	R 9 094 840	R 82 500
2020/21	R 9 234 840	R 25 000
2021/22 to date	R 7 681 253	R 22 500

Contract Operational Budget & Expenditure:

Amended Budget 2021/22	Expenditure to Date	% Spent
R 59 596 900	R 47 387 302	79.5%

Additional funds will have to be transferred from within the Directorate to accommodate the projected expenditure to end June 2022. Additional costs are incurred due to load shedding and extraordinary price increase for chemicals.

Water & Effluent Quality:

Treatment Plant	Total outflow for month (kl)	Water or Effluent Quality Compliance %	Comments
Buffelsrivier WTW	68 387	100%	
Kleinmond WTW	75 772	100%	
Preekstoel WTW	381 040	100%	
Stanford WTW	25 737	100%	
De Kelders WTW	23 782	100%	
Franskraal WTW	94 796	100%	
Pearly Beach WTW	17 900	100%	
Baardskeerdersbos WTW	1 360	89%	
Buffeljagsbaai WTW	400	80%	Only chlorination; currently cannot remove salts from the brackish water.
Kleinmond WWTW	38 904	60%	Proposed plant upgrade included in draft Capex budget.
Hawston WWTW	20 190	70%	Proposed plant upgrade included in draft 5 years Capex budget.
Hermanus WWTW	179 970	91%	
Stanford WWTW	20 594	90%	

Gansbaai WWTW	24 805	70%	
Pearly Beach WWTW	2 308	60%	Oxidation pond system only

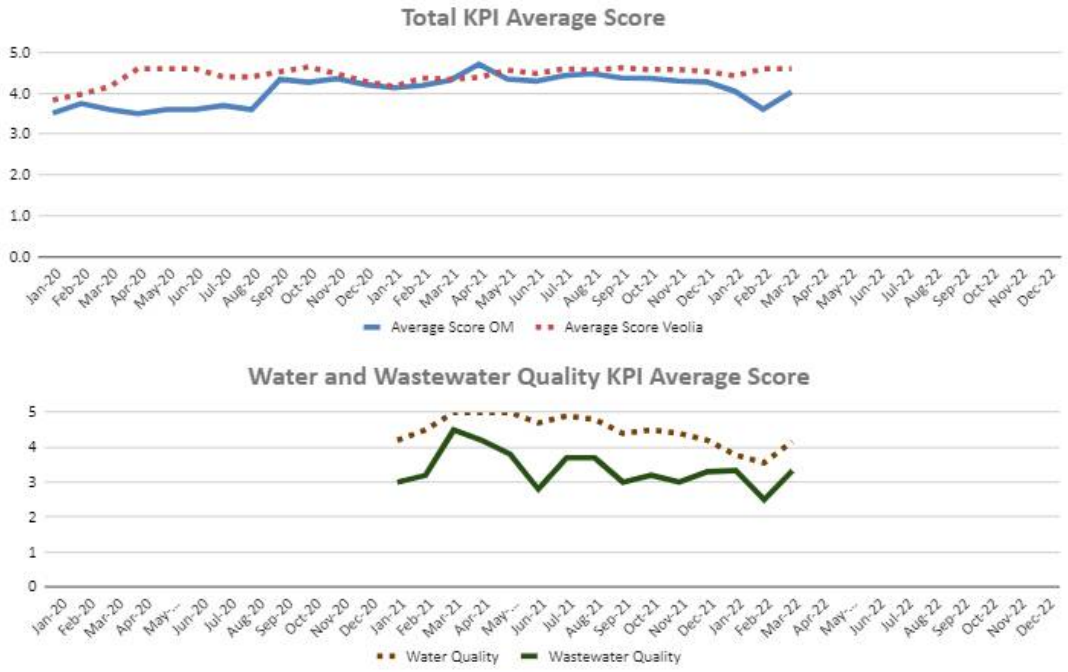
Maintenance:

Planned Preventative Maintenance Job Cards	165
Planned Maintenance Jobs Completed Water	104
Planned Maintenance Jobs Completed Wastewater	41
Total Planned Maintenance Jobs Completed	145
% Planned Maintenance Jobs Completed	88%
Corrective Maintenance Jobs Completed	265

Human Resources:

Terminations/resignations/transfers	1
Recruitments	0
Training	Safety, Policy, Operations

Key Performance Indicators:



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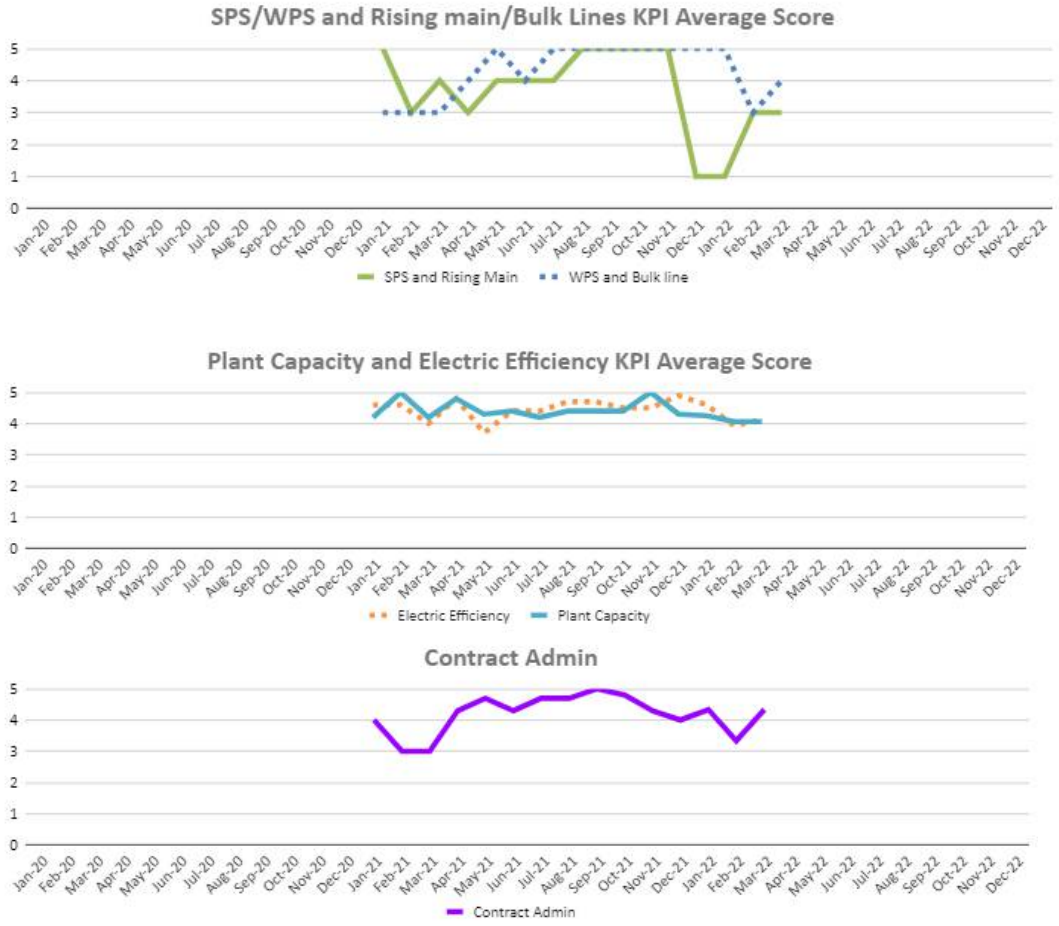

DWS National Green Drop Report 2022:

On 31 March 2022 the National Department of Water and Sanitation (DWS) released the first Green Drop (i.e. national wastewater systems assessment) report since 2013.

The DWS Green Drop audit teams assessed 995 wastewater systems across 144 municipalities, 12 Department of Public Works branches, and 5 private and state-owned organisations. Wastewater systems with total scores of 90% and higher obtained Green Drop status. Only 23 of the 995 wastewater systems in the RSA achieved Green Drop certification, with another 30 Green Drop contenders.

The Green Drop scorecard consists of 5 main KPA's, i.e. capacity management, environmental management, financial management, technical managagment, and effluent and sludge compliance, with various sub-criteria under each KPA.

Overstrand Municipality achieved an overall 89% Green Drop score, with all 6 wastewater systems scoring between 88% and 89%, just short of Green Drop certification. Overstrand's total Green Drop score of 89% placed it in joint 3rd

position nationally and provincially, together with Drakenstein and Swartland, after Witzenberg (1st position) and Bitou (2nd position).

The following is an abstract from the National DWS Green Drop Report 2022; specifically the section related to Overstrand Municipality:

Regulator's Comment:

Overstrand Local Municipality and WSP Veolia delivered a sterling performance that was awarded with an overall 89% Green Drop score.The municipality continues to maintain a remarkable record of 89% over 10 years, marked by a highlight committed, competent team. In addition, Gansbaai, Hermanus and Stanford were serious contenders for Green Drop Certification, which regrettably had to be waived due to not achieving excellent standards (>90%) on their final microbiological and/or chemical qualities. The WSA should be able to attain Certification status in 2023 if this matter can be resolved.

The Regulator is impressed with the level of preparation and professional conduct during the audit, represented by managers in various roles, supported by Veolia Water. All required information was loaded onto IRIS for various KPAs prior which ensure a seamless preliminary assessment. The team then used the main audit and verification audit events to maximise their scores by providing clarification and further evidence on sludge classification (landfilling), stormwater- and water demand management and capital projects. The striking performance and sustained services are not surprising if noting the strength of the engineering, technical, scientific, and laboratory competence, supported by committed senior management and municipal leadership. Perfect score (100%) were achieved for KPA Capacity Management for the expertise, supported by comprehensive operation, maintenance, and monitoring plans and records, including financials and energy management. Human capacity is optimised via the adoption of automation and telemetry. This aspect must be taken up with the Regulator to align with capacity requirements to ensure that any risks associated with such innovations are managed. Flow monitoring is in place for inflow and outflow, and online monitoring for night flows (Myciti) is in place. Energy optimisation via LED is standard procedure and CO_2 equivalents are calculated to monitor the benefit. Well done. These best practices set a high standard for wastewater services in South Africa.

In a nutshell, the municipality performance exceptionally well in all KPA areas (>90%), with the exception of Effluent and Sludge Compliance. Areas for improvement include the laboratory turn-around time, monitoring of dedicated sludge streams and performance evaluation against design expectations, flow meter calibration/verification, sludge classification according to the WRC guidelines (noting new landfill regulations).

The adoption of site specific W_2RAP process is an encouraging; notably that risk management is informed and influenced by a process audit, sewer master plan and supported by budget for implementation. Improvement should focus on having (independent) Risk Reviews every 6 months to monitor (quantify) risk movement. The Regulator congratulates Overstrand and hope the 2023 audit cycle will result in an exponential improvement until Green Drop excellence is achieved for all six (6) systems.

DWS National Blue Drop Progress Assessment Tool Report (BD PAT):

DWS also published the latest Blue Drop PAT Report on 31 March 2022, being a risk assessment report of drinking water supply systems across the country. A total of 1186 drinking water supply systems were evaluated in 144 municipalities. The period under review was from 1 July 2020 to 30 June 2021.

Five risk factors were assessed for each system, being (1) design capacity, (2) operational capacity in terms of design capacity, (3) water quality compliance, (4)

technical skills, and (5) water safety plans. A formula was used to calculate a total Blue Drop Risk Rating (BDRR) from the above risk factors for each water supply system. A BDRR below 50% is categorized as low risk, while a BDRR of 50% to 70% is medium risk, 70% to 90% high risk, and >90% as a critical risk.

All 8 of Overstrand Municipality's water supply systems were evaluated as being in the low risk category, and 5 of the Overstrand systems had among the 20 lowest risk ratings in the country. Baardskeerdersbos with a BDRR of 12.8% has the 4th lowest risk rating in the country.

A full Blue Drop assessment is planned by DWS later during 2022, together with a Green Drop PAT assessment. The following is an abstract from the 2022 National BD PAT report's section dealing with Overstrand Municipality:

WSA Overview

All the Water Supply Systems (Baardskeerdersbos WSS, Buffeljags Bay WSS, Buffelsrivier WSS, Greater Gansbaai WSS, Greater Hermanus WSS, Kleinmond WSS, Pearly Beach WSS and Stanford Supply System) falls in the low-risk category.

Criteria A – The design capacities for all the Water Supply Systems were provided.

Criteria B – All the Water Supply Systems are operating within their design capacities.

Criteria C – All the Water Supply Systems achieved excellent compliance for Microbiological compliance (>98%), Microbiological Monitoring compliance (>80%), Chemical compliance (>98%), and Chemical Monitoring compliance (>80%), except Buffeljags Bay WSS which achieved adequate Chemical compliance of 92.3%.

Criteria D – All the Water Supply Systems achieved excellent compliance (>90%) with technical skills which is an indication of relevant process controllers, supervisors and maintenance teams. However, Baardskeerdersbos WSS and Greater Gansbaai WSS have insufficient technical skills and this presents a risk with regards to operations and maintenance of these WSS.

Criteria E – All the Water Supply Systems achieved adequate compliance of 81.8% for Water Safety Planning and development of risk-based water quality monitoring programmes as outlined in SANS 241:2015.

6.3 Environmental

Baboon Management Program

The latest monthly progress report (February 2022) for the program is available on the internet at https://hwsolutions.co.za

Additional funding has been made available by the Provincial Department of Local Government for training and the employment of 12 additional baboon monitors in the Betty's Bay and Kleinmond areas. The Local Government Public Employment Support Grant will end in June 2022.

The new monitors are deployed daily between 08:00 and 16:00 as an extension of the current baboon management programme in the Betty's Bay/Kleinmond area.

The project started in Betty's Bay on 14 March 2022 and the baboon monitors are assisting with waste management monitoring, data collection

of baboon proof bins, identification of fruit trees, open vegetable gardens and baboon/bird feeding stations that could be attracting baboons into the urban area.

The newly appointed baboon monitors are also focusing on educational campaigns to provide residents information and advice on baboon-proofing of homes and surroundings, waste management and adherence to the Act, Regulations and by-laws of which residents are not always aware of.

6.4 Tiny House Policy

A global shift towards simplicity and minimalism in the built environment in recent years has birthed the 'tiny house trend', which has taken off across the globe and has recently made its way to South Africa.

It must be noted that the present tendency towards smaller sites, it is likely that many more houses of a size much smaller than has been common in the past, will be built. In considering the very small permanent buildings it should be remembered that size cannot be equated to quality.

The National Building Regulation and Building Standards Act (NBR) prescribes that a primary dwelling house on a property must be at least 30 square meters in area. Additional dwelling units on a property (second or third dwelling house) are not limited in size.

However, the NBR allows a local authority to exempt an applicant for a building permit from having to comply with a National Building Regulation or a part thereof, including the regulation mentioned above. This exemption can be applied for when a building plan is submitted for approval.

However, when building plans are considered for approval and/or a deviation the decision maker considering the application for a deviation or exemption must take into consideration the disqualifying factors specified in Section 7 of the NBR. Section 7, such as:

> *the building to be erected in such manner or will be of such nature or appearance that:*
> *(aaa) the **area** in which it is to be erected will probably or in fact be **disfigured** thereby;*
> *(bbb) it will probably or in fact be **unsightly** or **objectionable**;*
> *(ccc) it will probably or in fact derogate from the **value of adjoining or neighbouring properties**;*

Although the NBR Act allows a local authority to exempt an applicant for a building permit from having to comply with a national building regulation, it is recommended that a Tiny House Policy be developed that will:

- guide administrative staff to make an informed decision,
- limit the disqualifying factors of Section 7 of the NBR, and
- include an overlay zone where tiny houses will be allowed.

Taking all of the above into consideration, a Draft "Tiny House Policy" was developed and is attached as Annexure A.

6.4 Renewable Energy update

New energy regulations provide the municipality with the opportunity to purchase energy directly from Independent Power Producers (IPPs) and/or develop their own generation capacity.

Due to Eskom's inability to provide in the energy needs of the province, the Western Cape Government is embracing the new regulations as an opportunity to assist municipalities with the transition from Eskom to renewable energy. This also support the provincial ambition to become the Green Energy hub for Africa and to transition to a low carbon economy.

The Overstrand Municipality has been selected the take part in two provincial initiatives aimed at taking advantage of the new energy regulations, namely the Sustainable Infrastructure Development and Financial Facility (SIDAFF), and the Municipal Energy Resilience Project (MER).

With the opportunities arising from the new energy regulations, and the support provided by the provincial government, the municipality is investigating a variety of renewable energy projects.

Initial investigations indicate that the municipality's financial position cannot accommodate the high capital expenditure required to develop own renewable energy generation capacity. However, the municipality owns an extensive and well-maintained electricity distribution network. Therefore, the municipality is ideally placed to purchase renewable energy from SSEG suppliers and IPPs, and also to allow other service providers/clients to transport energy generated by them to other consumers, using the municipal network, commonly known as energy wheeling.

Given the worldwide trend to mitigate climate change by transitioning to a low carbon economy, Eskom's inability to provide sufficient energy, and the government's new energy regulations, it is essential that the municipality make use of the current opportunities to transition its energy supply to renewable sources and reduce its dependency on Eskom.

Therefore, on 20 April 2021, Council resolved as follows:

"1. that Council takes cognisance of the support received from the Provincial Department of Local Government through the Sustainable Infrastructure Development and Financial Facility (SIDAFF), and the Provincial Department of Economic Development and Tourism through the Municipal Energy Resilience Project (MER);

2. that Council approves that the municipality transition its energy supply, where feasible, to low carbon and renewable sources, in compliance with the revised Regulations on New Generation Capacity and all other relevant legislation, by:

   (a) Continuing with the Small Scale Embedded Generation program;

   (b) Developing renewable energy sources;

   (c) Procuring renewable energy from Independant Power Producers; and

   (d) Making the municipality's electrical network available to compliant and approved energy producers and energy traders to wheel energy over the municipal electrical network.

3. that Council mandates the Municipal Manager to enter into any and all required agreements to effect the above, subject to compliance with all relevant and applicable legislation;

4. that Council approves the use of the Overstrand Municipality's electrical distribution network by ENPOWER TRADING (PTY) LTD, for wheeling electrical energy over the network, at an agreed fee, to be calculated and taken up in Council's Tariff list in future, with the volume of distribution capacity to be agreed in a Use of System Agreement and a Joint Operating Agreement, as may be amended from time to time; and

5. that the approval in 4 above is on condition that ENPOWER TRADING (PTY) LTD will not have the exclusive use of the municipal distribution network, and that other energy wheeling and/or energy trading customers be offered a similar opportunity when required."

Small Scale Embedded Generation (SSEG) Update

The municipality has an active Small-Scale Embedded Generation (SSEG) program. This program allows municipal clients with renewable energy generation capacity, for own use, on their own land, to feed excess energy into the municipal electricity network. The program started in 2016, and the

municipality has 31 clients taking part in the program with a total SSEG capacity of 252 kVA connected to the grid.

Municipal Energy Resilience (MER) Program Update

The MER is an initiative of the Green Economy Unit of the Department of Economic Development and Tourism (DEDAT).

The project is to assist municipalities to take advantage of the new energy regulations, which may include purchasing energy directly from IPPs.

The project is helping municipalities to understand the requirements of the new national energy regulations, whilst at the same time mitigating related risks. It will also provide network and operational capacity requirements for the development and procurement of energy projects in municipalities.

The Overstrand Municipality is one of six municipalities in the Western Cape selected to take part in this project.

In this financial year, the MER program provided R650 000 to the Municipality to do a Cost of Supply Study. This study, together with a Grid Assessment Study and an Integrated Resource Plan will for the basis for the municipality's renewable energy program.

The Provincial Department of Local Government made R1m available in this financial year to update the Electrical Master Plan of the Municipality, which will include the required Grid Assessment.

The Cost of Supply Study and the updated Master Plan (including the Grid Assessment) will be completed by 30 June 2022.

It was indicated that the DEDAT, through the MER program, will again make funding available for the 2022/23 financial year. As soon as the funding window is open for applications, the municipality will apply for funding for an Integrated Resource Plan. This is expected to happen in August 2022.

Power Trading and Wheeling Update

The George and Overstrand Municipalities are taking part in a pilot program with ENPOWER TRADING (PTY) LTD, for wheeling electrical energy (1 MW) over the municipal electrical network.

A Use of System Agreement and a Compensation Agreement was concluded in May 2021.

eNPower than applied to NERSA for a trading licence, which was approved on 25 February 2022.

We are now in discussions with eNPower regarding testing the system for metering and billing, and the conclusion of a Joint Operating Agreement.

6.5 Electrification of housing units

Housing is the constitutional mandate of the National and Provincial Governments

Housing projects are funded from three sources:

- Human Settlements Grant (DHS):
  Internal services (water, sewer, roads, stormwater) and Houses
- Municipal Infrastructure Grant (COGTA and DLG):
  External / bulk civil services
- Integrated National Electricity Program (DoE):
  Electrical services

The need for electrification in the municipality is as follows:

Project	Year started	Total Units	Units not electrified	Funding required (R)*
IRDP (Houses)				
Zwelihle C1	2010	150	0	0
Blompark	2010	539	539	12 936 000
Masakhane	2012	295	295	7 080 000
Stanford	2010	783	783	18 792 000
Zwelihle TRA	2010	53	53	1 272 000
UISP (Serviced Sites)				
Masakhane	2012	1 179	978	23 472 000
Zwelihle MS	2010	83	83	1 992 000
Buffeljagsbaai	2016	50	50	1 200 000
Emergency Housing				
Overhills	2017	379	379	9 096 000
Masakhane	2018	900	900	21 600 000
Stanford	2018	160	160	3 840 000
Schulphoek	2018	3 900	3 900	93 600 000
Marikana	2018	3 400	3 400	81 600 000
Total		11 871	11 520	276 480 000
INEP Grant 2022/23			293	7 031 000
Municipal funding 2022/23			374	8 969 000
Unfunded			10 853	260 480 000

*unit cost for electrification is R24 000 per housing opportunity

7. Financial Implications

None

8. Staff Implications

None

9. Comments from other Departments, Divisions and Administrations

None

10. Annexures

Annexure A: Draft “Tiny House Policy”

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RECOMMENDATION:

that the report **be noted**.

RESPONSIBLE OFFICIAL : **S MULLER**

TARGET DATE FOR IMPLEMENTATION : **N/A**

AGENDA of the
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4.
OPERATIONAL REPORTS

9/1/2/5
S Muller **Director: Infrastructure and Planning**
26 April 2022 **(028) 313 8019**

THIS MATTER SERVED BEFORE THE PORTFOLIO COMMITTEE ON 4 MAY 2022, WHICH COMMITTEE SUPPORTED THE RECOMMENDATION

RESPONSIBLE OFFICIAL : **S MULLER**

TARGET DATE FOR IMPLEMENTATION : **N/A**

Annexure A

OVERSTRAND MUNICIPALITY

Munisipaliteit • U-Masipala • Municipality
OVERSTRAND

TINY HOUSE POLICY

Draft: vs 1 - April 2022

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CONTENTS

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1. INTRODUCTION

A global shift towards simplicity and minimalism in the built environment in recent years has birthed the 'tiny house trend', which has taken off across the globe and has recently made its way to South Africa. [1]

A *Tiny House* complies with the definition of a residential dwelling house but on a smaller than usual scale.

The **tiny-house movement** (also called the **small house movement**) is an architectural and social movement that advocates for downsizing living spaces, simplifying, and essentially "living with less." According to the 2018 International Residential Code, Appendix Q Tiny Houses, a tiny house is a "dwelling unit with a maximum of 37 square metres (400 sq ft) of floor area, excluding lofts." While tiny housing primarily represents a return to simpler living, the movement was also regarded as a potential eco-friendly solution to the existing housing industry, as well as a feasible transitional option for individuals experiencing a lack of shelter.

This distinction is important as many people look to place tiny houses on empty lots, however if a tiny house lacks any one of the necessary amenities (e.g. kitchen or kitchenette, bathroom/shower-room with w/c) required for a dwelling unit, then it is an ancillary structure and must be placed on the same lot as a primary structure.

There are a variety of reasons for living in a tiny house. Many people who enter this lifestyle rethink what they value in life and decide to put more effort into strengthening their communities, healing the environment, spending time with their families, or saving money.

The purpose of this policy focuses on primary dwelling houses with a footprint of less than 30m².

2. LEGAL FRAMEWORK

SANS 10400, also known as the National Building Regulation (NBR), prescribes that a primary dwelling house to be at least 30m² square meters in area. Dwelling units (second or third dwelling houses) are not limited in size in terms of the NBR.

Below is an extract from SANS 10400, Part C: Dimensions:
4.4 Floor area
The overall plan area of any dwelling house shall be not less than:
a) 15 m² in the case of a temporary building,
b) 27 m² in the case of permanent category 1 buildings, or
c) 30 m² in the case of any other permanent building.

[1] www.businesstech.co.za/news/property/379105/a-look-inside-south-africas-new-tiny-houses-and-how- much-they-cost/

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NOTE With the present tendency towards smaller sites it is likely that many more houses of a size much smaller than has been common in the past will be built. In considering the very small permanent building it should be remembered that size cannot be equated to quality.

The decision maker to approve a building plan application must take into consideration whether the disqualifying factors of Section 7 of the National Building Regulations and Standards Act (Building Act) will be triggered? It is therefore important that these disqualifying factors are taken into account for this Policy to minimise risk to the municipality in the form of legal action.

Section 7 of the Building Act states:
Approval by local authorities in respect of erection of buildings

(Section 7(1): Decision cases)
(1) If a local authority, having considered a recommendation referred to in section 6(1)(a) -

(a) is satisfied that the application in question complies with the requirements of this Act and any other applicable law, it shall grant its approval in respect thereof;

(b) (i) is not so satisfied; or

(Section 7(1)(b)(ii): Decision cases)
(ii) is satisfied that the building to which the application in question relates -
(aa) is to be erected in such manner or will be of such nature or appearance that –
(aaa) the area in which it is to be erected will probably or in fact be disfigured thereby;
(bbb) it will probably or in fact be unsightly or objectionable;
(ccc) it will probably or in fact derogate from the value of adjoining or neighbouring properties;
(bb) will probably or in fact be dangerous to life or property,

3. CATEGORIES OR TYPES OF TINY HOUSES

Tiny Houses can be grouped into one of three categories based on their intended use:

- Permanent – Attached to approved foundation, prioritises occupant safety and energy efficiency
- Temporary – Built on chassis or frame and may have wheels, prioritises mobility;
- Transitional – living facilities for persons who lack shelter, prioritises flexibility to meet local needs

3.1 Permanent Dwelling

Permanent tiny houses are attached to an approved foundation and prioritize occupant safety and energy efficiency at the expense of mobility. Permanent tiny houses must meet the National Building Regulations. The regulatory model for permanent houses is

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well-established; builders, developers, and consumers may find this the easiest path to legally site and occupy a tiny house.

One sleeping loft per tiny house is allowed; a ladder may be used as the primary means of access to the sleeping loft in tiny houses under 30m². Tiny houses that contain a sleeping loft must have an automatic fire sprinkler system.

- Units must be built to the same specifications as conventional houses,
- Bracing should be regarded as critical,
- Insulation should be included,

Service connections (Water, sewage, electricity) will be required as per normal building regulations (SANS 10400).

Plan reviews, permits, and inspections are mandatory and provided by the local building inspection program.

Builders, electricians, and plumbers who work on a tiny house must be licensed/registered.

3.2 Temporary Dwelling

Tiny houses attached to a frame or chassis (which may or may not have wheels attached) are considered temporary dwellings. Temporary dwellings prioritize mobility and allow for the use of space-saving features like sleeping lofts and ladders.
Temporary dwellings may not be permanently affixed to land for use as a permanent dwelling unless located in a mobile house park.12 As of January 1, 2020, the State Building Code will no longer regulate the construction of temporary dwellings including recreational vehicles, park model recreational vehicles, or tiny houses on wheels.13 Builders, developers, and consumers will need to work with municipalities to ensure their temporary tiny house can be legally sited and occupied.

Mobile tiny houses are designed for regular movement on public highways and subject to the National Road Traffic Safety Act (NRTA). This includes standards for brakes, lights, wheels, tires, rear impact guards, and VIN numbers. Temporary tiny houses not designed for regular movement on public highways can be transported under a trip permit or an over-dimension permit.

Recreational Vehicle (RV). An RV tiny house is a vehicle with or without motive power, that is designed for use as temporary living quarters:

- Max height 4.3m
- Max width 2.6m
- Max trailer length 12m
- The chassis must be rigid enough to prevent bending while moved

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3.3 Transitional Housing

Local governments can establish transitional housing units within their urban growth boundary to provide seasonal, emergency, or transitional living facilities for persons who lack permanent or safe shelter and cannot be placed in low-income housing. Transitional housing units can include shacks, cabins, fabric structures, and other similar accommodations. Transitional housing units are established and regulated at the local government level. This standard is a service to local government and has no regulatory impact until adopted by local government.

4. TINY HOUSE REGULATIONS

Attention is specifically paid to features such as compact stairs, including stair handrails and headroom, ladders, reduced ceiling heights in lofts and guard and emergency escape and rescue opening requirements at lofts.

GENERAL

4.1 Scope

This part is applicable to tiny houses used as single dwelling units.

DEFINITIONS

4.2 General

The following words and terms shall, for the purposes of this appendix, have the meanings shown herein. Refer to Chapter 2 of this code for general definitions.

EGRESS ROOF ACCESS WINDOW. A skylight of roof window designed and installed to satisfy the emergency escape and rescue opening requirements.

LOADING PLATFORM. A landing provided as the top step of the stairway accessing a loft.

LOFT. A floor level located more than800 mm above the main floor, open to the main floor on one or more sides with a ceiling height of less that 2100mm and used as a living or sleeping space.

TINY HOUSE. A dwelling that is 30m² or less in floor area excluding lofts.

CEILING HEIGHT

4.3 Minimum ceiling height.

Habitable space and hallways in tiny houses shall have a ceiling height of not less that 2100mm. Bathrooms, toilet rooms and kitchens shall have a ceiling height of not less than 1930mm. Obstructions including, but not limited to, beams, girders, ducts and lighting, shall not extend below these minimum ceiling heights.

Exception: Ceiling heights in lofts are permitted to be less than 2100mm.

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LOFTS

4.4 Minimum loft area and dimensions.

Lofts used as a sleeping or living space shall meet the minimum area and dimension requirements of 5.4 to 5.4.3.

4.4.1 Minimum area.

Lofts shall have a floor area of not less than 3.25sqm

4.4.2 Minimum dimensions.

Lofts shall be not less than 1550mm in any horizontal dimension.

4.4.3 Height effect on loft area

Portions of a loft with a sloped ceiling measuring less than 914mm from the finished floor to the finished veiling shall not be considered as contributing to the minimum required area for the loft.

Exception: Under gable roofs with a minimum slope of 6 units horizontal (50-percent slope), portions of a loft with a sloped ceiling measuring less than 406mm from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

4.5 Loft access

The access to the primary egress from lofts shall be of any type described below.

4.5.1 Stairways

Stairways accessing lofts shall comply with this code or with Sections 5.5.1.1 through 5.5.1.5

4.5.1.1 Width.

Stairways accessing a loft shall not be less that 17 inches (432 mm) in clear width at or above the handrail. The width below the handrail shall be not less than 20 inches (508mm)

4.5.1.2 Headroom

The headroom in stairways accessing a loft shall be not less than 6 feet 2 inches (1880 mm) as measured vertically, from a sloped line connecting the tread or landing platform nosings in the middle of their width.

4.5.1.3 Treads and risers.

Risers for stairs accessing a loft shall be not less than 7 inches (178mm) and not more than 12 inches (305 mm) in height. Tread depth and riser height shall be calculated in accordance with one of the following formulas:

1. The tread depth shall be 508mm minus four of the riser height.
2. The riser height shall be 381 mm (minus three-fourths of the tread depth).

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4.5.1.4 Landing platforms.

The top tread and riser of stairways accessing lofts shall be constructed as a landing platform where the loft ceiling height is less than 1880 mm where the stairway meets the loft. The landing platform shall be to 457 to 559 mm in depth measured from the nosing of the landing platform to the edge of the loft, and 406 to 457 mm in height measured from the landing platform to the loft floor.

4.5.1.5 Handrails

Handrails shall comply with Section R311.7.8.

4.5.1.6 Stairway guards

Guards at open sides of stairways shall comply with SANS10400 Part....

4.6 Ladders

Ladders accessing lofts shall comply with Sections 5.5.1 and 5.6

4.6.1 Size and capacity.

Ladders accessing lofts shall have a rung width of not less than 305 mm, and 254 mm to (356 mm spacing between rungs. Ladders shall be capable of supporting a 75 kg load on any rung. Rung spacing shall be uniform within 9.5mm.

4.6.2 Incline.

Ladders shall be installed at 70 to 80 degrees from horizontal.

4.6.3 Alternating tread devices

Alternating tread devices accessing lofts shall comply with Sections R311.7.11.2. The clear width at and below the handrails shall be not less than 508 mm.

4.6.4 Ships ladders

Ship's ladders accessing lofts shall comply with Sections R311.7.12.1 and R311.7.12.2. The clear width at and below handrails shall be not less than 508 mm.

4.6.5 Loft Guards/balustrade

Loft guards shall be located along the open side of lofts. Loft guards shall be not less than 914 mm in height affl.

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5. ZONING AND AREAS

The disqualifying factors to keep in mind when approving a building plan application (chapter 3) makes it clear why it is necessary to decide and specify areas and zonings where the municipality will allow *Tiny-houses*.

5.1 Zoning codes determine where builders, developers, and consumers can site their tiny houses. Zoning codes for housing must be clear and objective and may not discourage the development of housing through unreasonable cost or delay.

Tiny houses will be considered in the following zones:

- Residential 1
- Residential 2
- Residential 3
- ...
- ...
- ...

5.2 Tiny houses will only be considered in specific areas of the Overstrand Municipality. These areas will be determined and updated from time to time by the Town Planning Department.

The consideration of the specific areas where Tiny Houses could be constructed will take the following in account:

- General style and value of buildings in the area;
- Need and Desirability,

6. PROCEDURAL REQUIREMENTS AND APPLICATION PROCESS

The process obtaining permission to erect a tiny house are as follows:

6.1 Before formally submitting an application, an applicant must first discuss the details with the relevant official in the Town Planning/Building Control department.

6.2 The applicant must then submit a building plan, which is then checked for compliance,

6.3 The building plan application is then submitted to the Town Planning department and processed in the normal manner.

6.4 Once assessment thereof in accordance with the criteria listed herein, the application is referred to the competent authority for decision.

6.5 Following the above, the decision notice is distributed to the applicant.

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7. IMPLEMENTATION ARRANGEMENTS

The following arrangements are to be noted:

7.1 All costs relating to the application must be borne by the applicant. Where Council is the applicant, the costs will be carried by Council.

7.2 ...

7.3 ...