



Low Emissions Development Program

SUCCESS STORY

Increasing energy efficiency through green building design and SA's national building regulations

Municipal building surveyors play a major role in green building design. Key to their success is an understanding of South Africa's national building regulations



Peter Goldner, center, participating in a SANS 10400-XA training

"The SANS 10400-XA Compliance Workshop is the most practical training that I have ever attended of the SANS 10400 series..."

--Nick Van Zyl, building development staff member in Ekurhuleni and training participant

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Peter Goldner has been a building surveyor with the City of Tshwane for eight years, where he conducts building inspections and approves building plans. "I do inspections on new [developments] and additions to buildings on a daily basis and I need to enforce "regulation XA" and often need to assist developers on what they have to comply to," says Peter. The [South African National Standards \(SANS\) 10400-XA](#), refers to the portion of the South African National Building Regulations that focuses on energy efficiency and sustainability in building design. Adopted in 2011 in an effort to reduce greenhouse gas emissions caused by energy inefficiency in new buildings and extensions, SANS 10400-XA provides regulations that municipalities must enforce. Key to this is ensuring municipal workers such as Peter have a keen understanding of the regulations. Peter participated in two training sessions held by USAID's South Africa Low Emissions Development Program in coordination with the City of Tshwane, City of Johannesburg, and the South African Local Government Association (SALGA) on SANS 10400-XA. The training equipped municipal building control officers with the necessary background and tools to enforce the regulations. As part of the training, participants learned to scrutinize building plans using assessment tools to determine which plans complied with SANS 10400-XA. Peter found that "the building plan exam [was] an effective way of testing our knowledge of the standard." Participants were also provided with a summary 'pocket guide' that included a ruler to measure the thickness of insulation.

Peter has been able to apply what he learned - specifically how to translate the regulations into practical application. Peter is currently working on an extension for an existing building, where he is using what he learned through the training to ensure that the hot water supply to an additional bathroom complies with regulation XA. With more municipal workers like Peter enforcing SANS 10400-XA requirements, South Africa is furthering its commitment set out in the [South African National Development Plan](#) to ultimately achieve a zero-carbon building standard by 2030 through lowering GHG emissions by increasing energy efficiency.

Photo: SA-LED