SANS 10400:2026 Building Compliance Masterclass

National Building Regulations: Latest Requirements, Design, Compliance and Building Plan Approval

FORMAT	DATES	CPD POINTS	
Live Online Training	27 – 29 October 2026	3 Points	R 12 999 per delegate

Overview

The SANS 10400:2026 Building Compliance Masterclass is an intensive three day professional programme designed to give built environment professionals an updated understanding of the National Building Regulations and the applicable SANS 10400 series.

The programme is designed for professionals who have previously worked with SANS 10400 and need to understand what has changed in the latest editions and amendments, how recent revisions affect building design and plan preparation, and how to conduct a systematic building plan compliance review before municipal submission.

National Building Regulations → SANS 10400 Framework → Design and Compliance → Building Plan Review → Municipal Approval

The programme's major update feature is the SANS 10400-XA:2026 third edition energy efficiency revision, alongside the significant SANS 10400-S:2025 accessibility revision. Both are treated as headline modules in their own right, alongside the current editions of Parts A, B, K, M, O and T.

Who Should Attend

- Architects and Architectural Technologists
- Civil and Structural Engineers
- Quantity Surveyors
- Construction and Project Managers
- Building Control Officers and Municipal Plan Evaluators
- Property Developers and Building Contractors
- Competent Persons and Building Consultants
- Facilities and Property Professionals

Learning Outcomes

- ✓ Explain the relationship between the National Building Regulations and SANS 10400
- ✓ Identify the applicable SANS 10400 Part for a particular building requirement
- ✓ Recognise important recent amendments and revisions
- ✓ Distinguish current published requirements from proposed or draft amendments
- ✓ Apply building classification principles
- ✓ Understand deemed to satisfy and rational design approaches
- ✓ Identify when specialist professional input is required
- ✓ Assess foundation and ground condition considerations
- ✓ Evaluate fire safety and means of escape requirements
- ✓ Apply updated accessibility principles
- ✓ Understand the latest applicable energy efficiency requirements
- ✓ Conduct a pre submission plan review and compliance report

DAY 1: Regulatory Framework, Building Classification and Structural Compliance

Modules 1 to 4

1 National Building Regulations and SANS 10400 Framework

- National Building Regulations and Building Standards Act 103 of 1977
- Deemed to satisfy solutions, rational design and rational assessment
- Building plan submission, approval process and common compliance failures
- Relationship between legislation, regulations, SANS 10400 and municipal requirements
- Responsibilities of owners, designers, competent persons and local authorities
- 2026 update: distinguishing a published standard, amendment, revised edition, draft document and proposed legislative change

2 SANS 10400-A:2025 Ed. 4.1: General Principles and Requirements

- Scope, purpose and latest definitions of Part A
- Alterations, additions and change of occupancy
- 2025 update focus: recent Part A changes to definitions and classification
- Building and occupancy classification, including mixed use buildings
- Competent person requirements and professional responsibilities
- Practical exercise: building classification workshop using realistic scenarios

3 SANS 10400-B:2025 Ed. 4.1: Structural Design

- Scope of Part B, structural safety and deemed to satisfy provisions
- Foundations, structural walls, roof structures and lightweight construction
- 2025 update focus: definitions, competent person provisions and referenced standards
- Permanent loads, imposed loads, wind actions and load combinations
- Coordination between architectural and structural drawings
- Practical workshop: structural compliance review of a simplified drawing

4 Parts C, D, E, F, G and H: Dimensions, Public Safety, Demolition, Site Operations, Excavations and Foundations

- Part C: room dimensions, space requirements and circulation
- Part E: demolition requirements, safety and municipal approval
- Part G: excavation safety, soil stability and geotechnical input
- Practical exercise: foundation and ground condition case study
- Part D: changes in level, ramps, driveways and protection against falls
- Part F: site operations and protection of adjoining properties
- Part H: foundation principles, ground conditions and when specialist assessment is required

DAY 2: Building Fabric, Accessibility, Lighting, Ventilation and Services

Modules 5 to 9

5 Parts J, K and L: Floors, Walls and Roofs

- Part J: ground supported and suspended floors, wet areas and damp protection
- 2025 Part K update: current requirements and their effect on wall detail drawings
- Integrated design exercise: how Parts B, K, L, T and XA interact in a typical design
- Part K: masonry walls, wall stability, damp proofing and moisture penetration
- Part L: roof coverings, waterproofing, drainage and fire performance

6 Parts M and N: Stairways and Glazing

- Part M: stair design, treads, risers, landings, handrails and balustrades
- Part N: safety glazing, hazardous locations and protection against injury
- Practical exercise: stair and glazing compliance review of a supplied drawing
- 2025 Part M update: current stairway requirements and accessibility relationships
- Proposed developments identified separately from published requirements

7 SANS 10400-O:2025 Ed. 4: Lighting and Ventilation

- Natural lighting and ventilation for habitable rooms, bathrooms and kitchens
- Common municipal comments and building plan application
- Practical exercise: lighting and ventilation plan review
- Window and opening requirements, mechanical ventilation and special spaces
- 2025 update focus: implications for architectural design and submissions

8 Parts P, Q and R: Drainage, Sanitation and Stormwater

- Part P: sanitary drainage, waste pipes, traps, gradients and sewer connections
- Part R: roof drainage, stormwater discharge and protection of adjoining properties
- Practical exercise: drainage and stormwater plan review
- Part Q: non waterborne sanitary disposal and site considerations
- Rational stormwater design for complex developments

9 SANS 10400-S:2025 Ed. 4: Facilities for Persons with Disabilities

- Major 2025/2026 update, treated as a headline feature of the programme
- Ramps, changes in level, accessible parking and sanitary facilities
- Practical workshop: accessibility plan audit identifying access barriers and deficiencies
- Accessible routes, entrances, doorways, corridors and circulation spaces
- Signage, wayfinding and integration with architectural plans

DAY 3: Fire Safety, Energy Efficiency and Complete Building Plan Compliance

Modules 10 to 14

10 SANS 10400-T:2024 Ed. 5.01: Fire Protection

- Building classification and fire implications, fire compartments and resistance
- Fire detection, fire fighting equipment and rational fire design
- Practical workshop: fire escape and travel distance assessment
- Means of escape, travel distances and protected escape routes
- Fire consultant coordination and professional responsibilities

11 SANS 10400-W: Fire Installations

- Fire water installations, hydrants, hose reels and fire fighting water supplies
- Coordination between architectural and fire service drawings
- Relationship between Parts T and W and referenced fire standards
- Regulatory update note: pending amendments identified separately, not presented as current requirements

12 SANS 10400-XA:2026 Ed. 3.00: Energy Usage in Buildings

- The major 2026 update: third edition published March 2026, central feature of the programme
- Thermal performance, hot water systems and energy modelling
- Implications for architects, engineers, developers and contractors
- Building envelope, fenestration, orientation, solar heat gain and shading
- Special session: SANS 10400-XA:2021 to XA:2026, key technical changes and their implications
- Practical workshop: XA 2026 building energy compliance exercise

13 Part V and Related Standards

- Part V: space heating requirements, heating installations and safety
- Determining when additional standards become applicable, including electrical, plumbing and fire detection
- Relationship with energy efficiency requirements
- Core question addressed: which standard applies to this design or compliance problem

14 2026 Building Plan Compliance Masterclass: Integrated Practical Assessment

- Step 1, administration: classification, occupancy, forms and professional appointments
- Step 3, structural compliance: foundations, structural elements and engineering requirements
- Step 5, building services: plumbing, drainage, stormwater and energy efficiency
- Step 2, architectural compliance: dimensions, rooms, stairs, ramps and accessibility
- Step 4, fire compliance: escape, travel distance and fire installations
- Step 6, final municipal review: preparing a municipal plan review and compliance deficiency report

Registration Form

SANS 10400:2026 Building Compliance Masterclass | 27 – 29 October 2026 | Live Online Training

R 12 999
per delegate

BOOKING CONTACT (APPROVING OFFICIAL)

FULL NAME (MR / MRS / MS)

POSITION

COMPANY NAME

VAT NUMBER

TELEPHONE

EMAIL

ADDRESS

SIGNATURE

DATE

FINANCE AND PAYMENT

PERSON RESPONSIBLE FOR FINANCE

DIRECT TEL NO.

DATE OF PAYMENT

PURCHASE ORDER / REFERENCE NO.

ACCOUNT HOLDER	BANK	BRANCH	ACCOUNT NO.
Independent Training Management (Pty) Ltd	FNB South Africa	Randburg (251650)	62685879276

DELEGATES ATTENDING THIS WORKSHOP

#	FULL NAME	POSITION	EMAIL
1			
2			
3			
4			
5			

Final Assessment and Course Deliverables

- Assessment 1: knowledge test of 40 multiple choice questions covering Parts A, B, C, D, H, K, M, N, O, P, R, S, T, W and XA
- Assessment 2: building plan review, identifying deficiencies from a supplied plan package
- Assessment 3: practical application, calculations and compliance exercises from all three days
- Comprehensive delegate course manual and presentation material
- Practical case studies covering plan review, accessibility, fire safety and XA energy efficiency
- Assessment paper and practical assessment
- Certificate of attendance or completion, subject to applicable course and CPD requirements

TERMS AND CONDITIONS

1. **Fees** are current at time of print; Independent Training reserves the right to change them.
2. **Additional delegate rates** apply for bookings made at the same time, on the same course.
3. **Confirmation**: on receipt of this form and payment/PO, you will receive email confirmation with venue details, map and start times.
4. **Attendance**: no learner may attend without proof of payment or an order number.
5. **Substitution**: delegate substitutes may be made at any time at no penalty, provided we are notified in writing.
6. **Payment** is due 5 working days before the course by cheque or EFT, quoting the invoice reference and organisation name. Cancellations must be emailed to Independent Training; please notify us immediately of any reschedule or cancellation.

CANCELLATION CHARGES

11 to 30 days before course	10%
6 to 10 days before course	20%
4 to 6 days before course	30%
1 to 3 days before course	50%

Regulatory and copyright notice. This programme is based on the latest applicable National Building Regulations and SANS 10400 editions and amendments available at the time of delivery. Where a proposed amendment or draft standard has not yet become an applicable published requirement, it is identified as a proposed development and not presented as current mandatory law. The course does not reproduce SANS standards; delegates requiring the complete text of a standard should obtain it directly from the South African Bureau of Standards (SABS).