



the dtic

Department:
Trade, Industry and Competition
REPUBLIC OF SOUTH AFRICA

THE NATIONAL ASSEMBLY

QUESTION FOR WRITTEN REPLY

QUESTION NO. 4367

Ms M P Kobe (ActionSA) to ask the Minister of Trade, Industry and Competition:

- (1) Whether, in light of the growing urgency to ensure water security and/or resilience within the built environment, particularly in the context of climate change and long-term sustainability, any initiatives are currently underway to revise and/or update the SA National Standard (SANS 10400) for Building Regulations, to include (a) mandatory minimum standards for rainwater harvesting, (b) greywater recycling systems and (c) other water resilient technologies in new buildings; if not, what is the position in this regard; if so, what are the relevant details;
- (2) whether his department intends to amend regulations to the National Building Regulations and Building Standards Act, Act 103 of 1977, to introduce enforceable standards for water resilience infrastructure; if not, why not; if so, on what conditions and/or considerations would such regulations be contingent upon;
- (3) whether he will furnish Ms M P Kobe with the latest assessment of the current regulatory and policy gaps relating to water efficiency standards in the building sector and outline any measures under consideration to address the gaps; if not, why not; if so, what are the relevant details;
- (4) how is improved water efficiency and resilience in the built environment aligned with the objectives and implementation of the National Water Resource Strategy III of 2023?NW4910E

REPLY:

- (1) The National Building Regulations and Building Standards Act, Act 103 of 1977 comprises of three sections, namely the Act (primary legislation), the National Building Regulations (NBRs) and South African National Standard (SANS) 10 400 series. The SANS 10 400 is used as a means to demonstrate compliance to the NBR.
 - (a) Any NBR and corresponding SANS 10 400 intervention related to water efficiency will be complimentary to the Water Service Act, No. 108 of 1997; and subject to limitation or prohibitions of Local Authority water services bylaws and aligned to the Compulsory National Water and Sanitation Standards as published by the Department of Water and Sanitation in terms of the Water Services Act. The current NBRs and SANS 10 400 does not contain dedicated sections for rainwater harvesting or for
 - (b) greywater recycling systems, however, relevant elements of these are addressed in sections covering stormwater disposal, drainage and sanitation systems.
 - (c) with regards to other water resilient technologies in new buildings, the current review of the NBRs include a section that will address Water Efficiency within the boundaries of a building. Currently this is contained in a voluntary standard, SANS 3088 which provides minimum requirements for plumbing fixtures and fittings and for water usage in buildings that will be incorporated in SANS 10 400, once the corresponding NBR is amended and promulgated.
- (2) Yes, the Department of Trade, Industry and Competition (**the dtic**) as the Custodian of the National Building Regulations and Building Standards Act, Act 103 of 1977, has commenced with a process to amend the Act. In this regard, the draft Amendment Bill will be submitted to Cabinet and once endorsed published for public comment (target date late August/September 2025). Parallel to this, a review of the National Building Regulations has also commenced to ensure that areas where amendments to the NBRs will require amendments to the National Building Regulations and Building Standards Act are identified. The proposed amendment of the Regulations will include amendments to provide for a section on Building Water Services and water-efficiency requirements within the boundaries of a building. Consultations with a core group of stakeholders have commenced in this regard.

- (3) **the dtic** recognises a regulatory and policy gap relating to water efficiency standards in the building sector as the National Building Regulations currently doesn't provide for mandatory Water Efficiency requirements in buildings. Furthermore, the regulatory framework for the built environment is very fragmented and a coordination mechanism is proposed to improve implementation and enforcement of regulations. This will be provided for in the Amendment Bill.
- (4) Yes, any intervention related to water efficiency will be done in consultation with the Minister of Water and Sanitation and will therefore be aligned with the objectives and implementation of the National Water Resource Strategy III of 2023.

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