

DEPARTMENT OF TRADE, INDUSTRY AND COMPETITION

NOTICE 4006 OF 2026

PUBLICATION OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS AMENDMENT BILL, 2026, FOR PUBLIC COMMENTS

I, Mr Mpho Parks Tau, Minister of Trade, Industry and Competition, hereby publish the National Building Regulations and Building Standards Amendment Bill, 2026, for public comment and for public consultation.

Members of the public are invited to submit their written comments within 60 days from the date of publication of this Notice.

By making a submission, the commentator agrees that the name of the commentator and the submission may be made public by the Department of Trade, Industry and Competition and the submission will be disclosed if requested in terms of the Promotion of Access to Information Act, 2000.

Written comments may be submitted to:

- (a) **Postal address:** Private Bag X84
Pretoria
0001
- (b) **Physical Address:** the dtic campus
Block A
77 Meintjies Street
Sunnyside
Pretoria
0002
- (c) **E- mail:** nbrcomments@thedtic.gov.za

Comments must be addressed to the Director-General and marked for the attention of Ms Anna-Marie Lötter


Mr Parks Tau, MP
Minister of Trade, Industry and Competition

08/06/2026

REPUBLIC OF SOUTH AFRICA

**NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS
AMENDMENT BILL**

*(As introduced in the National Assembly (proposed section 76); explanatory
summary of Bill and prior notice of its introduction published in Government Gazette
No. of)
(The English text is the official text of the Bill)*

(MINISTER OF TRADE, INDUSTRY AND COMPETITION)

[B - 2026]

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GENERAL EXPLANATORY NOTE:

[] Words in bold type in square brackets indicate omissions from existing enactments.

_____ Words underlined with a solid line indicate insertions in existing enactments.

BILL

To amend the National Building Regulations and Building Standards Act, 1977, so as to amend certain definitions; to address provisions of the Act that appear not to be in line with the Constitution; to provide for an internal appeals mechanism that is within constitutional bounds; to provide for the establishment of a Coordinating Committee for the built environment; and to provide for matters connected therewith.

BE IT ENACTED by the Parliament of the Republic of South Africa, as follows:—

Amendment of section 1 of Act 103 of 1977

1. Section 1 of the National Building Regulations and Building Standards Act, 1977 (hereinafter referred to as the principal Act), is hereby amended—

(a) by the deletion of the numbering preceding the definitions;

- (b) by the substitution for the definitions of “architect” and “architectural area” of the following definitions, respectively:

" 'architect' means [an architect as defined in section 1 of the Architects' Act, 1970 (Act No. 35 of 1970)] a person registered in the architectural profession category in terms of section 18 of the Architectural Profession Act, 2000 (Act No. 44 of 2000);

'architectural area' means the sum of the areas of the several floors of a building, including basements, mezzanine and intermediate floor tiers and penthouses of headroom height, inclusive of all roofed areas, measured from **[the exterior faces of] the exterior walls;"**

- (c) by the substitution for the definition of “building” of the following definition:

" 'building' includes—

- (a) any structure, whether of a temporary or permanent nature, inclusive of minor works and irrespective of the materials used in the erection thereof, erected or used for or in connection with—
- (i) the accommodation or convenience of human beings or animals;
 - (ii) the manufacture, processing, storage, display or sale of any goods;
 - (iii) the rendering of any service;
 - (iv) the destruction or treatment of refuse or other waste materials;
 - (v) the cultivation or growing of any plant or crop;
 - (vi) the advertisement of products and services; or
 - (vii) cellular phone transmission;