

Certificates of Compliance (COC's)

Electrical Compliance - verifies that a property's electrical installation meets legal safety standards, essential for ownership transfer. This certificate ensures compliance with South African regulations and is mandated by law. The Electrical Certificate of Compliance (COC) is valid for two years and can be transferred.

If any work or modifications are carried out within this period, a new COC must be issued. Additionally, a COC is required for Solar PV installations, which are considered part of the Electrical COC. Once again, if any work or modifications are carried out within the validation period, a new COC must be issued.

Gas Compliance - are needed to ensure that the gas installation is safe, up to standard and leak-free. Regulation 17(3) of the Pressure Equipment Regulations, as per the [Occupational Health and Safety Act of 1993](#), states that a Gas Certificate of Conformity must be issued when there is a transfer of ownership for a property. It is of utmost importance to note that the appliance which uses gas, for example a stove, **MUST** be one that appears on the "LP GAS LIST" of approved appliances else the certificate cannot be issued. ([LINK](#)) Given that gas COCs are now issued electronically, and only after LP GAS has itself vetted the appliance, there is no short cut around this.

Non-transferrable and needs a new certificate each time the property changes ownership.

Water Compliance - verifies that a property's water installation conforms to the City of Cape Town By-laws, ensuring there is no water wastage or leakage.

A new Certificate must be issued with each change of ownership.

Electric Fencing Compliance - The certificate (Electric Fence COC) ensures the safety of the fencing, as well as also preventing potential radio and satellite interference which is caused by incorrectly installed energizers and poorly earthed installations.

Valid for two years from date of issue and is transferable. Should any modifications take place, a new supplementary electric fence certificate must be issued.

Solar Compliance – this certificate is needed when a solar system is installed on the property and forms part of the Electrical installation, as referred to in the Electrical installation Regulations of 2009 issued under the Health and Safety Act

Beetle Compliance - A Beetle Compliance Certificate is needed to support the sale of property to ensure it is free of any infestation of certain wood-destroying organisms (WDO). There is no legislated South African law that obligates a seller to provide a Beetle Certificate of Clearance.

However, if an offer-to-purchase or bank requires it, one will have to be presented and is usually valid between 3-6 months.

What does the **Electrical Certificate** cover:

The Electrical Certificate of Compliance **covers:**

- The main distribution board and any sub-distribution boards
- Socket outlets and light switches
- Wiring – is it in a safe condition and compatible with the circuit breakers in the distribution board
- Isolators – have isolators been installed for fixed appliances such as stoves, hot water cylinders (HWC's), gate and door motors, fans etc.
- Earthing – all metal parts of the installation need to be earthed.
- Bonding – HWC pipes, TV antennae and satellite dishes etc, may need to be bonded.

Electrical Certificate of Compliance **does not cover** fixed appliances such as:

- Geysers & Stoves
- Motors & Fans
- Under floor heating
- Pool motors

Please note: The wiring to fixed appliances is covered by the Certificate of Compliance.

What does the **Water Compliance Certificate** cover: The parts of the installation that are covered are listed on the Certificate as follows:

- The Hot Water Cylinder installation complies with SANS 10252 and SANS 10254 (excluding drip trays on geysers installed before 2006).
- The water pipes in the plumbing installation (especially within the roof space) are properly saddled as per SANS 10252:
- The water meter records the flow when water is drawn and does not register when consumption stops.
- The private isolating valve as per subsection 23(2) (a) or (b) is in place and functioning.
- None of the terminal water fittings leak and they are correctly fixed in position.
- No storm water is discharged into the sewerage system.
- There is no cross connection between the potable supply and any alternate supply.

The certificate excludes:

- Hot water cylinders installed before 2006 do not need a drip tray
- Excludes wastewater (waste traps, sewerage system, etc.)

- Only includes damaged components if they result in a loss of potable water
- Does not cover leaks on waste / sewerage water
- Does not cover drainage, with the exception of storm water discharging into the sewer

The **Gas Certificate of Compliance** certifies that:

- There are no gas leaks
- Emergency shut off valves have been installed in the correct positions
- The gas piping, regulator and valves and gas appliance are in a safe working condition and not corroded.

For gas cylinder/s installed on the **exterior of a property**:

- Are at least 1 metre away from an airbrick, a door or a window.
- Are at least 2 metres away from a drain.
- Are at least 5 metres away from an electrical source of ignition, e.g. a motor, air-conditioner, distribution board etc.
- Do not exceed the maximum volume of gas allowed on a property, which is 100kg.

Electric Fence Certification - The regulations that govern electric fence installations are found in SANS 10222-3. These regulations are separate to those that govern the electrical wiring of premises (SANS 10142-2). Only a person accredited by the Department of Labour as an electrical fence installer may issue a C.O.C for an electric fence installation.

For more information, we suggest contacting a reputable inspection company.