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TABLE OF CONTENTS

GAZETTE SUPPLEMENTS

Gazette Supplements of 2024 are published by Order.

GAZETTE SUPPLEMENTS

S.I. 44 of 2024

BIRDS' EGGS ACT

(Cap 16)

Birds' Eggs (Collection) (Amendment) Regulations, 2024

In exercise of the powers conferred by section 3 of the Birds' Eggs Act, the Minister responsible for Environment makes the following regulations —

Citation and Commencement

1. These Regulations may be cited as the Birds' Eggs (Collection) (Amendment) Regulations, 2024 and shall come into operation on the 1st June 2024.

Amendment of S.I 72 of 1972

2. The Birds' Eggs (Collection) Regulations, 1972 is amended in Regulation 7, paragraph (d) by deleting the words "01st June 2022 to the 31st May 2024" and substituting them with words "1st June 2024 to the 31st May 2026".

MADE this 27th day of May, 2024.

FLAVIEN JOUBERT
MINISTER FOR AGRICULTURE
CLIMATE CHANGE AND ENVIRONMENT

S.I. 43 of 2024

PHYSICAL PLANNING ACT, 2021

(Act 55 of 2021)

PHYSICAL PLANNING (BUILDING) REGULATIONS, 2024

ARRANGEMENT OF REGULATIONS

REGULATIONS

PART A - APPLICATION AND ADMINISTRATION

PART B - MATERIALS, MAINTENANCE AND DURABILITY OF BUILDING PARTS

PART C - RESISTANCE TO MOISTURE AND TERMITES

PART D - STRUCTURAL STABILITY

PART E - STRUCTURAL FIRE PRECAUTIONS, MEANS OF ESCAPE, ACCESS AND BALUSTRADES

PART F - HEAT-PRODUCING APPLIANCES

PART G - ACCOMMODATION

PART H - PROTECTION AGAINST HARMFUL AND OFFENSIVE MATTERS AND FLOODING

S.I. 43 of 2024

PHYSICAL PLANNING ACT, 2021

(Act 55 of 2021)

Physical Planning (Building) Regulations, 2024

PART A - APPLICATION AND ADMINISTRATION

Citation and commencement

1.(1) These Regulations may be cited as Physical Planning (Building) Regulations, 2024 and shall come into operation on such date as the Minister may by Notice in the Gazette appoint.

Interpretation

2. In these Regulations, unless the context otherwise requires —

"Authority" means the Planning Authority established under section 4 of the Act;

"blackwater" means water containing excreted matter;

"building" and "building operations" shall have the meanings assigned thereto respectively by section 2 of the Act;

"certificate of approval" means a certificate of approval granted under regulation 3;

"Chief Fire Officer" means the public officer holding or acting in the office of Chief Fire Officer;

"Chief Executive Officer" means the person holding or acting in the public office of the Planning Authority;

"construct" includes alter, erect, extend, install or fit, but does not include the simple replacement of a defective or obsolete

component even if the new component is not absolutely identical with the old, the rectification of a defect by minor reconstruction in order to restore a building to its form before the defect became apparent, and general repair and re-decoration; and "construction" shall be construed accordingly;

"dangerous building" means a building which constitute a danger to public health or safety by reason of the building, or anything attached to the building, being in such a state as to cause risk of injury or to constitute a fire risk or health risk to the occupiers or owners of such building or to any neighbouring building or to the public;

"dead load", in relation to a building, means the weight of all walls, floors, roofs, partitions and any other permanent construction of that building;

"drain" means any pipe conveying only surface water or subsoil water or both and which is below or above ground level;

"drainage system" means the system of pipes and drains used for the drainage of a building including all other fittings, appliances and equipment so used but excluding subsoil water drains;

"foul water" means any water contaminated by soil water or waste water or both; in particular it includes the effluent from an aqua privy or septic tank;

"greywater" waste water other than "blackwater"

"habitable room" means a room used or intended to be used for living, eating or sleeping, and "habitation" shall be construed accordingly;

"house" includes any part of a building, being a part which is occupied or intended to be occupied as a self-contained dwelling, and includes a flat or apartment;

"imposed load", in relation to a building, means all loads other than the dead load of that building;

"manhole" means any chamber constructed on a drain so as to provide access thereto for inspection and cleaning;

"the owner", in relation to a building, includes the person for the time being receiving the rent of the building in connection with which that expression is used, whether on his own account or as agent or otherwise for any other person or persons, or who would receive the rent if such building were let to a tenant;

"parcel' means all the land which belongs or will belong to a building, notwithstanding that the land may be shared between the building and its ancillary buildings;

"Planning Officer" means any person holding or acting in the public office of the Planning Authority;

"private sewer" means any sewer other than a public sewer;

"public sewer" means any sewer maintained by a public authority;

"rainwater pipe" means a pipe for conveying only rain water from any part of a building to a drain or rain-water tank;

"sewer" means any pipe conveying foul water;

"site book" means a book produced by the Planning Authority for log keeping by the professionals in relation to the construction site;

"soakaway" means a pit or channel suitably prepared to receive water for seepage into the surrounding ground;

"soil pipe" means a pipe for conveying foul water to a sewer;

"sub-soil water" means ground water naturally contained in the subsoil;

"surface water" means the water run off from roofs and the ground surface;

"trade effluent" means any liquid, whether with or without particles or matter in suspension therein, which is wholly or in part produced in the course of any trade or industry but does not include domestic sewage;

"ventilating pipe" means a pipe that ventilates the drainage system or part thereof;

"waste appliance" means a sanitary appliance for the collection and discharge of waste water;

"waste pipe" means a pipe for conveying waste water to a soil pipe or sewer;

(2) Where any reference is made in these Regulations to a material, component, design, construction or method of operation complying with a Seychelles Standards or Seychelles Code of Practice, the reference to such Seychelles Standards or Seychelles Code of Practice, as the case may be, shall be construed as a reference to the latest edition for the time being of that Standard or Code, including any published amendments thereto, as published by the British Standards Institute; and the abbreviations "BS" and "CP" mean respectively British Standard and Code of Practice.

(3) Any reference in these Regulations to a height, width, area, cubic content or other dimension shall, unless the context otherwise requires, be taken to be a height, width, area, cubic content or other dimension, as the case may be, measured or calculated in accordance with the provisions of the Fifth Schedule relating to the rules of measurement.

(4) Where it is provided in these Regulations that the use of a particular material, method of construction or specification shall be deemed to satisfy any of the requirements of these Regulations, such provisions shall not be construed so as to require any person necessarily to use such material, method of construction or specification.

Documents to be kept on site

3.(1) No person shall carry out any development save under and in accordance with a certificate of approval granted by the Authority in that behalf pursuant to the Physical Planning (Control of Development of Land) Regulations, 2023 (S.I. 89 of 2023).

(2) For any building operations approved under the Act, a copy of the certificate of approval and of each of the drawings and site book descriptions and specifications approved and certified by the Authority shall be kept on the site throughout the construction period and any person having charge of the site shall produce any or all of such documents to the Authority requesting production thereof at any reasonable time for examination on the site.

Notification and direction

4.(1) Whenever any building operations are about to commence, the developer shall, not less than forty-eight hours prior to the commencement thereof, notify the Authority in writing of the date and time of such commencement and shall in particular, but without prejudice to the foregoing, give a similar notice prior to the commencement of any of the following operations, that is to say —

(a) the launching or covering-in in any way of any drain, sewer, septic tank or soakaway;

(b) the concreting of any reinforcement to a concrete foundation, floor slab, beam, column or roof slab;

(c) such other stages of any building operations as the Authority may specify in the certificate of approval relating thereto.

(2) (a) It is not permitted to clear-cut all vegetation on the parcel before commencement of the construction works, which leads to rapid spreading of invasive species, especially creepers.

(b) Selective and gradual land clearing is to be undertaken immediately before the commencement of the works.

(c) No excavation shall be carried out prior approval from the Authority.

(3) Where by reason of the failure of any person to comply with the provisions of sub-regulation (1) or (2), the Authority may by notice in writing direct that any person carrying on building operations in respect of which the failure to comply as aforesaid has occurred shall —

(a) forthwith cease to carry on such building operations or so much thereof as may be specified in the notice until any work specified in the notice under paragraph (b) has been carried out to the satisfaction of the Authority;

(b) carry out within the period specified in the notice such work as may be specified therein being work which in the opinion of the Authority is necessary for the purpose of ascertaining whether the provisions of these Regulations have been or are being complied with in connection with such operations.

(4) Where the Authority is satisfied that any developments have been or are being carried out otherwise than in compliance with the provisions of these Regulations, it may by notice in writing, give such direction to the developer as may in the opinion of the Authority be necessary for securing compliance with those provisions; and for that purpose, a Planning Officer may carry out such tests of any drain or take such samples of any material used or to be used in connection with any building operations as the Authority may direct.

(5) Where the Authority directs any person by notice in writing under this regulation to do or to refrain from doing any act within a period specified in the notice, it shall be lawful for the Authority, notwithstanding the commencement of any proceedings against that person for failing to comply with such notice within that period, to give the like directions or further or other directions by the like notice to that person in respect of any later period.

(6) Not later than seven days after the completion of any building operations, the developer shall notify the Authority in writing of the date of

the said completion and shall state in such notice whether the building is ready for use and occupation.

Classification of buildings

5. For the purposes of these Regulations, buildings shall be classified in purpose groups as per Second Schedule.

Restriction on occupation and use of building

6.(1) The occupancy capacity of a building shall be determined designed and built in accordance with the specification as specified in the Third Schedule.

(2) No person shall occupy or cause or permit to be occupied any building in respect of which building operations are being or have been carried out, or use or cause or permit to be used any part thereof, without a written permit issued by the Authority authorising such occupancy or use or otherwise than in accordance with any condition specified in such permit by the Authority in respect of such occupancy or use.

PART B - MATERIALS, MAINTENANCE AND DURABILITY OF BUILDING PARTS

Materials

7.(1) Any materials used —

(a) in the erection of a building;

(b) in the structural alteration or extension of a building;

(c) in the execution of works or the installation of fittings, being works or fittings to which any provision of these Regulations apply; or

(d) for the backfilling of any excavation on a site in connection with any building or works or fittings to which any provision of these Regulations apply, shall be —

(i) of a suitable nature and quality in relation to the purposes for and conditions in which they are used;

(ii) adequately mixed or prepared; and

(iii) applied, used or fixed so as adequately to perform the functions for which they are designed.

(2) The use of any material or any method of mixing or preparing materials or of applying, using or fixing materials which conforms to a British Standard or a Standard Code of Practice prescribing the quality of material or standards of workmanship shall be deemed to satisfy the requirements of this regulation if the use of that material or method is appropriate to the purpose for and conditions in which it is used.

PART C - RESISTANCE TO MOISTURE AND TERMITES

Control of moisture

8.(1) In every building every wall, pier, buttress, column and chimney shall be so constructed as to prevent the passage of moisture from the ground to the inner surface of any storey of the building in such a manner as would be likely to affect human health or to any part of the building that would be harmfully affected by such moisture.

(2) The requirements of this regulation shall be deemed to be satisfied if the wall, pier, buttress, column or chimney, as the case may be —

(a) has a damp-proof course composed of approved thicknesses of polythene, aluminium, lead or plastic, or composed of bitumen, coal tar, pitch or asphalt either alone or mixed or in conjunction with a felt, hessian and is not less than 3.18 millimetres (1/8 inches thick with a minimum lap of 101.6 millimetres (4 inches where composed of sheeting, which in the case of an external wall or of a pier, buttress, column or chimney forming part of an external wall, is at a height of not less than 152.4 millimetres (6 inches above the finished surface of the

adjoining ground and any paving laid on the adjoining ground; and

(b) has such other additional barriers to moisture in continuation of the damp-proof course required by paragraph (a) as may be necessary to ensure that moisture is not transmitted to any timber or other material which would be adversely affected by it or to the inside of the building; and

(c) being a wall, pier, buttress, column or chimney which extends below the level of the damp-proof course required by paragraph (a) is constructed below that level wholly of materials not likely to be adversely affected by moisture from the ground.

Lowest floor

9. The lowest floor of every part of any building shall resist the passage of moisture from the ground to a degree sufficient for the purpose for which the building or that part of the building is intended to be used.

Resistance to weather

10. In every building the roof, external shell and parts thereof, separately and in conjunction one with the other, shall be sufficiently weather-proof for the purpose for which the building is intended, having regard to the degree of exposure of a particular part.

Resistance to termites

11. In every building the ground within the perimeter of the external walls and for a distance of 1.52 metres (5 feet) outside those walls shall be so treated as to prevent the passage of termites from the ground to any part of the building that would be harmfully affected by such termites, and all structural timber used in the construction of every building shall be sufficiently impregnated with an approved chemical for protection against termites except where termite-resistant timber is used.

PART D - STRUCTURAL STABILITY

Load carrying capacity

12.(1) Every building shall be designed to carry the loads imposed on it without overstressing the material of construction and without instability.

(2) The loads imposed shall include the dead load of the building itself, and the imposed loads of goods, persons and the forces of nature.

Calculation of loading

13. Loads imposed on a building shall be calculated as follows —

(a) dead loads shall be calculated in accordance with the latest edition of the Seychelles Standards or Seychelles Code of Practice;

(b) imposed loads shall be calculated in accordance with the latest edition of the Seychelles Standards or Seychelles Code of Practice;

(c) wind loads shall be calculated in accordance with the latest edition of the Seychelles Standards or Seychelles Code of Practice:

Provided that —

(i) the minimum design velocity shall be 96 kilometer per hour (60 miles per hour); and

(ii) in no case shall the factor for S3 be taken as less than 1.

Foundations

14.(1) The foundations of every building shall —

(a) be designed and constructed as to sustain and transmit to the ground the combined dead load of the building and the

imposed vertical and lateral loads in such a manner that the pressure on the ground shall not cause such settlement as may impair the stability of the whole or any part of the building;

(b) be taken down to such a depth or be so designed and constructed as to safeguard the building against damage by swelling or shrinking of the subsoil or erosion; and

(c) be capable of adequately resisting any attack by sulphates or any other deleterious matter present in the subsoil.

(2) In addition to subregulation 1(b), all piling works shall be subject to —

(a) recognised and approved methodology by the Authority;

(b) geotechnical investigation and survey;

(c) dilapidation survey must be undertaken, of which the impact radius is to be verified by the Authority dependent on 2(a);

(d) the developer should keep a record of all pile driving operation undertaken during the construction including any determination of allowable loadings and make record available for inspection for the Authority during the progress of the pile driving operation and finally within the 28 days of completion of the pile driving forward the complete records to the Authority.

(3) The requirements of this regulations shall be deemed to be satisfied if the foundations of a building are constructed in accordance with the latest edition of the Seychelles Standards or Seychelles Code of Practice or, in the case of any foundations constructed of reinforced concrete, if the work is in line with the latest edition of the Seychelles Standards or Seychelles Code of Practice.

Structures above foundations

15.(1) Every part of the structure of a building above the foundations thereof, either alone or in combination with the rest of the structure, shall be capable of safely sustaining and transmitting the dead load, imposed loads and the horizontal and inclined forces to which it may be subjected without exceeding the appropriate limits of stress for the materials of which it is constructed and without undue deflection.

(2) The requirements of this regulation shall be deemed to be satisfied as to —

(a) any structural work of steel, if the work complies with the latest edition of the Seychelles Standards or Seychelles Code of Practice;

(b) any structural work or reinforced concrete, if the work complies with the latest edition of the Seychelles Standards or Seychelles Code of Practice;

(c) any structural work of pre-stressed concrete, if the work complies with the latest edition of the Seychelles Standards or Seychelles Code of Practice;

(d) any structural work of precast concrete, if the work complies with the latest edition of the Seychelles Standards or Seychelles Code of Practice;

(e) any structural work of timber, if the work complies with the latest edition of the Seychelles Standards or Seychelles Code of Practice;

(f) any structural work of bricks, blocks or plain concrete, if the work complies with the latest edition of the Seychelles Standards or Seychelles Code of Practice;

(g) any composite construction in structural steel and concrete, if the work complies with the latest edition of the Seychelles Standards or Seychelles Code of Practice; and

(h) any structural work in one of the principal or supplementary aluminium alloys designated in the latest edition of the Seychelles Standards or Seychelles Code of Practice, if the work complies with that publication.

(3) The soil load bearing capacity shall be determined based on Codes or Standards and methodology recognised and approved by the Authority.

Roof anchorage

16. The roof anchorage system has to cater for strong winds of up to 60 miles per hour; preferably use is to be made of anchor screws and positive roof anchors for fixing corrugated iron sheets.

PART E - STRUCTURAL FIRE PRECAUTIONS, MEANS OF ESCAPE, ACCESS AND BALUSTRADES

Interpretation of this part

17. In this Part and, so far as relevant, in the schedules hereto the following terms shall have the following meanings —

"alternative exit" means one of the two or more exits each of which is separate from the other;

"atrium" means the vertical space within a building (other than a shaft used solely for stairs, escalators, lift or services), openly connecting three or more storeys and enclosed at the top or roof;

"automatic release mechanism" means a device which will allow a door held open by it to close automatically in the event of detection of smoke by automatic apparatus, operation of hand operated switch, operation of a fire alarm system;

"basement storey" means a storey which is below the ground storey; or, if there is no ground storey, means a storey the floor of which is situated at such a level or levels that some point on its

perimeter is more than 4 feet (1.2 metres) below the level of the finished surface of the ground adjoining the building in the vicinity of that point;

"boundary of the plot" in relation to any side of a building or compartment, means the boundary of the land belonging to the building and such land being deemed to include any abutting portion of any street, canal or river but only up to the centre line thereof;

"cavity barrier" means a construction provided to close a concealed space against penetration of smoke or flame;

"class" for the purpose of this part shall be categorised as follows —

Class 0: - the material of which a wall, ceiling or roof is constructed with non-combustible throughout;

Class 1: - a material having a surface of very low flame spread;

Class 2: - a material having a surface of low flame spread;

Class 3: - a material having a surface of medium low flame spread;

Class 4: - a material having a surface of rapid low flame spread;

"column" means an isolated vertical load-bearing member one of whose horizontal surface dimensions, whilst not less than the other horizontal dimension, is not more than four times as great;

"combustible", in relation to a material, means that the material is not capable of withstanding the combustibility test for materials prescribed in British Standard 476: 1953, clauses 3 and 4; and

"non- combustible" shall be construed accordingly;

"common wall" means a wall that is common to adjoining buildings;

"compartment" means a building or part of a building comprising one or more rooms, spaces or storeys constructed to prevent the same building or adjoining building;

"compartment wall or floor" a fire-resisting wall or floor in the separation of one fire compartment from another;

"door" includes any shutter, cover or other form of protection to an opening in any wall or floor of a building, or in the structure surrounding a protected shaft, whether the door is constructed of one or more leaves;

"element of structure" means a member forming part of the structural frame of a building of any other beam, column, wall, a floor other than the ground floor or a gallery.

"emergency lighting" means lighting provided for use when the supply to the normal lighting fails.

"exit" means a route by way of a room or doorway into a passage and thereafter only by way of a passage including any stairway forming part thereof (but at no stage by means of a lift or escalator) by which a person may reach a place of safety; and means, in relation to —

(a) any point on a storey of a building, a route from that point;

(b) any room, a route from a doorway of the room;

(c) any storey of a building, a route from a point of egress from the storey;

(d) any flat, a route from an entrance to the flat;

"external wall" means an outer wall of a building which is not a common wall;

"final exit" means the end of an escape route from a building giving direct access to an open space from where persons can disperse rapidly;

"fire resisting" means the ability of a component or construction of a building to satisfy for a stated period of time some or all the appropriate criteria of stability, integrity and insulation;

"fire door" means a door provided for the passage of persons, air or objects which together with its frame as installed in a building is intended to resist the passage of fire or products of combustion and it shall be of stability, integrity and insulation;

"fire stop" means a barrier or seal which would prevent or sufficiently retard the passage of smoke or flame within a cavity or around a pipe or duct where it passes through a wall or floor or at a junction between elements of structure and "fire-stopped" shall be construed accordingly;

"ground storey" means a storey the floor of which is situated at such a level or levels that any given point on its perimeter is at or about, or not more than 4 feet (1.2 metres) below, the level of the finished surface of the ground adjoining the building in the vicinity of that point; or, if there are two or more such storeys, means the higher or highest thereof;

"insulation" means the ability of an element of structure to keep the unexposed part to remain relatively cool;

"integrity" means the ability of an element of structure to resist the passage of flame and hot gases;

"internal lining" means any applied finish to the surface of a wall, ceiling or soffit within a building or, where there is no applied finish, to the material of which the wall, ceiling or soffit is constructed;

"means of escape" means structural means whereby safe routes

are provided for persons to travel from any point in a building to a place of safety outside;

"occupant capacity" the number of persons which a room or a storey is capable of holding which is calculated by dividing the floor area in square meter by the nominal area occupied by one person in each purpose buildings as specified under the Third Schedule;

"opening", in relation to any external wall or side of a building, means any part of such external wall or side having the fire resistance less than that required for the wall by these Regulations, or any part of such external wall having attached or applied to its external face combustible material of a thickness of more than 1/32 inch (0.8 millimetre) whether for cladding or for any other purpose;

"period of fire resistance" means the specific period for which an element of structure shall be capable of resisting the action of fire under the conditions of test appropriate to such element in accordance with latest British Standards;

"pier" means a loadbearing member which forms an integral part of a wall and whose width is not more than four times its thickness including the thickness of the wall;

"pitch line" means a notional line drawn from the floor or landing below a stairway to connect the nosings of all the treads in a flight of stairs;

"place of safety" means either —

(a) an unenclosed space in the open air at ground level; or

(b) an enclosed space at ground level which has means of access to an unenclosed space with sufficient exits not less than the width or aggregate widths of the exits discharging from the building into the enclosed space;

"protected doorway" means —

(a) any doorway containing a self-closing, fire-resisting door —

(i) from a flat into an open access balcony; or

(ii) giving access to a protected shaft or stairway enclosure; or

(b) any doorway leading directly to a place of safety in the open air at ground level;

"protected shaft" means a stairway, lift, escalator, chute, duct or other shaft which enables persons, things or air to pass throughout different compartments and is enclosed by a protecting structure;

"protecting structure' mean any wall, floor or structure enclosing a protected shaft;

"shaft" mean the walls and other parts of a building bounding a wall other than an atrium wall or a vertical chute, ducts or similar passage, but not a chimney or flue;

"stability" means the ability of an element of structure to resist deformation or collapse;

"stairway enclosure" in relation to an exit, means any part of such exit, not being a part within a room, which includes a stairway, landings and approaches thereto and which extends to a place of safety:

Provided that where a stairway enclosure passes between compartments of a building it shall comply with the requirements for a protected shaft;

"surface spread of flame" means the capacity of any surface to withstand the spread of flame for the period specified in relation to that surface by the pertinent test of relevant British Standards;

"temporary structure" means a building constructed to last for a limited time;

"travel distance" the actual distance to be travelled by a person from any point within the floor, area to the nearest storey exit, having regard to the layout of walls, partitions and fittings.

General provisions relating to fire precautions

18. For the purpose of reducing the danger of the outbreak and spread of fire or other related emergencies, the following provisions shall have effect in relation to buildings and the provisions of the Fire Code specified under the Fourth Schedule and the applicable Tables shall apply to ensure that —

(a) persons can evacuate buildings safely and quickly if a fire or other related emergency happens;

(b) prescribed fire safety installations for buildings are maintained;

(c) every building shall be so designed, constructed and equipped in a way that in case of fire —

(i) the spread and intensity of such fire within such building and the spread of fire to any other building will be minimized;

(ii) the spread and generation of smoke will be minimized or controlled to the greatest extent as reasonably as practicable;

(iii) provision is made for such means of detection of fire, means for giving warning to the occupants or users and means for controlling such fire (in the building) as may be necessary;

(iv) the construction can withstand the effects of fire for a sufficient period to avoid such collapse of the

building as would increase the risk of the spread of fire.

(d) every building shall be provided with suitable and safe access open to the sky having regard to the purpose for which the building is intended, including access for cleansing, fire fighting and for the escape of the occupants in the event of an outbreak of fire.

Restrictions

19.(1) In view of the current firefighting equipment and capacities available in the country, no new building is to exceed six storeys or 30 metres in height above the ground.

(2) In where special firefighting appliance can access the area and sufficient provisions is made available for firefighting, rescue and evacuation, buildings of up to ten storeys or up to 40 metres in height may be permitted.

Consulting the Seychelles fire and rescue services agency

20.(1) In respect of the provisions of fire safety measures the Chief Fire Officer may request the owner or developer of such premises of purpose group specified in Table 1 of Second Schedule to provide a fire safety plan for approval.

(2) Any fire safety plan requested under subregulation (1) shall be in such form as may be approved and may include —

(a) a fire and evacuation plan;

(b) an off-site plan for hazardous materials;

(c) a forest fire plan; and

(d) a fire safety management plan.

(3) Where a fire safety plan has been submitted, the Chief Fire Officer may —

(a) approve the plan or propose any amendment before approving the plan; and

(b) on approval of the plan, impose such conditions as consider appropriate.

(4) Where the authorized representative of the building is required by paragraph (1) and (2) to consult the fire agency —

(a) he or she shall have regard to any views expressed by the fire agency;

(b) he or she shall supply such documents as may be required.

(5) Any fire safety plan shall be updated, in such manner as may be directed by the Chief Fire Officer, where the owner proposes to —

(a) make any material extension or structural alteration to the premises;

(b) substantially increase the number of persons who have access to the premises; or

(c) store or use explosive or highly flammable material on the premises.

Building of mixed occupancy

21.(1) Where a building is divided into parts which are occupied by different persons, the separating walls and floors between the parts shall comply with the provisions of this Part.

(2) Where a building or a part of a building occupied by one person is divided into compartments, the respective use or intended use of each of which belongs to a different class specified in Table 1 of Second Schedule,

the following provisions of this Part shall apply, to each compartment relating to the class to which it belongs and the separation between the compartments shall comply with the provisions of this Part as regards to fire or other risks.

Change of use

22.(1) If the use of a building is changed so that the building is classified into a different class as provided under regulation 21, the whole building shall be made to comply with the provisions of this Part relating to the new class.

(2) If a building is divided to form two or more occupancies each of which is or is intended to be of the same use as the whole building was before division, then each occupancy so formed and the separation between them shall comply with the provisions of this Part as if the whole building was being newly erected.

(3) In the specific case of change of use from private residential use to any commercial use, the building shall be made to comply with the provisions of this Part relating to the new class.

Means of escape

23.(1) There shall be provided adequate means of escape which form an integral and structural part of the building, which can be safely used to evacuate all the occupants from the building to a place of safety outside the building in the event of a fire or other related emergencies.

(2) In order to determine the adequate means of escape facilities in relation to the occupancy capacity of a building the use of the ratios and specifications as specified in Third Schedule, Table 2 to table 7 and the criteria set out thereto shall apply.

Provision of compartment walls and compartment floors

24.(1) Any building which exceeds the limits of floor area or cubic capacity set out in Table 2 of the Third Schedule shall be divided into

compartments by means of compartment walls or compartment floors or both, and so that the cubic capacity of any compartment or the floor area of any storey therein shall not exceed those limits.

(2) The following walls and floors shall always be constructed as compartment walls or compartment floors —

(a) any floor in a building in class A to J;

(b) any wall or floor separating a flat or maisonette from any other part of the same building;

(c) except in the case of a subsidiary occupancy which does not exceed 120 square feet (11 square metres) in area and does not include the use of a hazardous material or process, any wall or floor separating a part of a building from any other part of the same building where by reason of the use or intended use thereof, the parts fall into different classes as defined in regulation 22;

(d) any floor over a basement storey.

Alternative Entrances

25. When steeply sloping or restricted sites make it impossible for the principal or main entrance to be accessible for disabled people, an alternative accessible entrance may be necessary. In all new buildings of groups B (residential institutional), E (health care buildings), F (offices), G (large commercial complexes) and H (assembly and recreational) physically challenged people must be able to gain access at least to the ground floor.

Doors

26.(1) Doors to the principal, or alternative accessible, entrance should be accessible to all, particular wheelchair users and people with limited physical dexterity.

(2) Any door entry systems are accessible to deaf and hard of hearing people, and people who cannot speak.

(3) Entrance doors may be manually operated without powered assistance, or power operated under manual or automatic control.

(4) Revolving doors should be avoided when possible. External doors to buildings used by the general public must have an effective width of 1000mm and should have some transparent areas for increased visibility.

(5) Wherever possible the entrance should lead into a lobby area.

Vertical Circulation

27.(1) Within new buildings of groups B (residential institutional), E (health care buildings), F (offices), G (large commercial complexes) and H (assembly and recreational) disabled people must be able to circulate vertically without any obstruction.

(2) This might require the provision of internal ramps (not steeper than 1:20) which are always preferable to internal steps.

(3) Any service building must have reception or sales counters accessible at ground floor level and these must be fully accessible for wheelchair users.

(4) Internal doors at ground level should be avoided whenever possible.

(5) If doors are required, the use of self-closing devices should be minimised. Internal doors have a minimum effective width of 900mm.

Corridors

28. Corridors and passageways in the interior of the building must have a minimum width of 1200mm.

Lifts

29.(1) In the case of new buildings used by the public of groups B (residential institutional), E (health care buildings), F (offices), G (large commercial complexes) and H (assembly and recreational) being higher than Ground + 2, passenger lifts must be provided to all upper floors.

(2) A handrail is provided on at least one side of the lifting device at 900mm from the floor.

(3) Entrance must provide sufficient manoeuvring area for a wheelchair and be level.

(4) The minimum dimensions of lifts are 1100mm width x 1400mm depth.

(5) Power-operated horizontal sliding doors must provide an effective clear width of at least 800mm.

(6) Controls are located at a height of 900mm 1100 mm from the lift floor.

Wheelchair Accessible

30.(1) Unisex wheelchair-accessible toilets are to be provided at ground level in all buildings of groups B (residential institutional), E (health care Toilets buildings), F (offices), G (large commercial complexes) serving mainly as service buildings and being used by large numbers of the public.

(2) Wheelchair users must be able to approach, transfer to and use the sanitary facilities.

(3) The minimum size of such a toilet is 1500mm width by 2200mm and it shall contain at least a finger rinse basin at 720-740mm height, a toilet at approx. 480mm, wall mounted and drop-down grab rails and the usual toilet commodities.

(4) The door of such a toilet will be outward opening, but does project when open into a corridor which is not a major access route or an escape route, provided the corridor is at least 180 cm wide at that point.

(5) An emergency assistance alarm system must be provided in the toilet.

Wheelchair Spaces

31.(1) In all new buildings of class H (assembly and recreational) including audience facilities, lecture/conference facilities, entertainment, leisure and social facilities and sports facilities clearly designated wheelchair spaces need to be provided which are accessible.

(2) The minimum clear space provided for access to wheelchair spaces is 900mm.

(3) The space allowance is 900mm x 1400mm for an occupied wheelchair.

(4) Floor levels must be horizontal.

Refreshment and facilities

32. In buildings of group B (residential institutional, hotels) and group G Facilities (shop and commercial) used for refreshment facilities (restaurants, bars, cafeterias, snack shops etc.) at least parts of each facility such as lavatories, public telephones or external terraces must be accessible for disabled people independently or with companions.

Sleeping accommodation

33.(1) In new buildings of Group B such as large hotels of more than 50 keys, student accommodation, etc. at least 1 wheelchair accessible bedroom needs to be provided for every 20 standard rooms.

(2) Wheelchair accessible rooms should be located on accessible routes that lead to other available facilities within the building.

(3) Each room specified in subregulation (1) shall be equipped with en-suite wheelchair accessible bathroom or shower which is sufficient in size for easy manoeuvring by the wheelchair user and the door to such rooms shall have an effective clear width of a minimum of 800mm and must be outward opening.

(4) An emergency assistance alarm shall be placed in each wheelchair accessible bedroom and all switches and socket outlets are accessible to a wheelchair user (between 450mm from the floor to a maximum height of 1200mm above floor level).

(5) Sanitary facilities shall satisfy all requirements and needs of a wheelchair users in terms of accessibility of taps, handles, wall mounted and drop down grab rails, doors and lighting switches or socket outlets and slip resistant floors.

(6) Showers shall be equipped with a tip-up seat, additional grab rails, lowered shower control and detachable shower head and a shower curtain.

(7) Any wheelchair accessible bathroom with shower and toilet shall have a minimum size of 2400 x 2500mm to provide sufficient manoeuvring area and in the case of an integrated bathtub, the minimum size will increase to 2500mm x 270mm.

(8) For further design details and dimensions the Approved Document M under the UK Building Regulations 2010 will apply.

Doors in exits

34.(1) Every door across an exit from a room or storey not being an entrance door to a flat or to a room or space of occupant capacity less than 10 —

(a) shall open in the direction of travel to the open air; and

(b) if constructed to open in either direction, shall have a transparent upper panel; and

(c) if opening outwards into a passage, shall be so arranged as not to obstruct the passage when fully opened.

(2) In the case of revolving doors and sliding doors, the following provisions shall apply, that is to say —

(a) revolving doors shall not be provided across exits;

(b) sliding doors may be used across an exit, other than an exit in a building in class B, where the door is clearly marked on both sides with the words SLIDE TO OPEN and an arrow indicating the direction of sliding.

(3) Doors in exits shall be capable of being easily opened from the side from which escape is required and, if it is necessary to secure the door against entry from outside the building, shall be capable of being readily opened from the inside although so secured.

(4) In the case of buildings in class D, the means of securing such doors shall be by bolts which will open to pressure from the inside.

(5) The construction of fire doors shall comply with Table 5 and 7 the Third Schedule.

Balustrades, parapets and railings on balconies and external

35. Every balcony, platform, roof or other external area to which any person habitually has access from a building for any purpose other than maintenance or repair and which is above the uppermost level of the ground storey of the building, shall have a balustrade, parapet or railing not less than 1200mm in height and shall be of such extent, construction and material as to afford reasonable safety to any person using such balcony, platform, roof or other external area:

Provided that in the case of any wall, secure balustrade or railing required to be provided, the height shall be not less than 1200mm areas.

PART F - HEAT-PRODUCING APPLIANCES

Construction and installation of heat-producing appliances

36.(1) All heat-producing appliances, together with their necessary accessories, shall be so constructed and installed as to prevent the ignition of any combustible material that may be placed against the surface of any wall, or other part of the building enclosed or adjacent to the appliance.

(2) There shall be adequate means to extract, all excess heat and high temperatures generated by such appliances and processes, to the external, to ensure a safe, healthy and comfortable working environment.

(3) The requirements of this regulation shall be deemed to be satisfied where heat-producing appliances together with their necessary accessories are constructed and installed in accordance with the latest Seychelles Standards or Seychelles Code of Practice.

PART G - ACCOMMODATION

Adequacy of accommodation

37. Every building shall be provided with adequate accommodation for the purpose for which it is intended.

Sanitary accommodation

38.(1) Sanitary accommodation and fixtures therein shall be provided in any building in accordance with the following provisions, that is to say —

(a) for any residence or apartment the minimum provision shall be 1 water closet, 1 lavatory basin, and 1 bath or shower and 1 sink or tub;

(b) for any building where the use and occupancy involves the employment of staff, facilities shall be provided for employees in accordance with Table 8 of the Third Schedule hereto except that where the total number of employees is less than 10 the minimum provision shall be for 1 W.C. and 1 lavatory basin serving both sexes, and except that where facilities are accessible only through private offices they shall be additional to the required minimum provision;

(c) where facilities for the public are required they shall be additional to and separate from facilities required for

employees and shall be provided and maintained in clean condition in accordance with Table 9 in the Third Schedule hereto;

(d) where separate facilities are required for use by employees and for public use, the total number of persons to be provided for shall be calculated proportionately on the most realistic basis possible;

(e) no sanitary accommodation shall open directly into —

(i) a habitable room, unless the room is used solely for sleeping or dressing purposes;

(ii) a room used for kitchen or scullery purposes; or

(iii) a room in which any person is habitually employed in any manufacture, trade or business,

except through the open air or an intervening space which shall in every case other than a house be ventilated direct to the external air and with every door leading to that space fitted with an approved self-closing device;

(f) any sanitary accommodation which can be entered directly from a room used for sleeping or dressing purposes shall be so constructed that it can also be entered without passing through any such room, but this paragraph shall not apply if —

(i) in the case of a house, there is other such sanitary accommodation either within or outside such house which is used exclusively with such house and which can be entered without passing through any such room; or

(ii) in any other case, there is within the building other such sanitary accommodation which is available for common use.

(2) In paragraphs (f) and (g) of sub-regulation (1), "sanitary accommodation" means a room or space containing water-closet fittings, aqua privy, urinal or chemical/mobile closet.

Habitable accommodation

39. The minimum areas and widths of habitable rooms and kitchens shall be determined in accordance with Table 10 of the Third Schedule and shall comply with the following standards, that is to say —

(a) the area given in that Part shall be measured between the structural faces of walls exclusive of cupboards or of recesses less than 0.6 m deep suitable for use as cupboards;

(b) no habitable room or kitchen used for two or more purposes shall be divided by any wall, partition, screen or fitting into areas less than the minimum areas permitted for such uses unless such division is not more than 1.2 metres high or not more than the equivalent elevational area in square metres of a division 1.2 metres high on the same line;

(c) any open kitchen recess shall have a minimum floor area of 2.8 square metres and a depth not more than the width of the open side or less than 1.2 metres;

(d) every building or apartment of residential use and occupancy shall provide living, dining and sleeping accommodation, suitable cooking and sanitary facilities and a storeroom or storage facilities;

(e) in any building or apartment of residential use and occupancy providing only one habitable room, the area of such a room shall not be less than 19 square metres and a separate kitchen shall be provided;

(f) where any building of residential use and occupancy is used or intended to be used for the letting or renting of individual rooms with common cooking or sanitary facilities, the area of any such room shall not be less than 10 square metres.

PART H - PROTECTION AGAINST HARMFUL AND OFFENSIVE MATTERS AND FLOODING

Building sites to be free of harmful matter etc.

40. Any plot on which it is intended to erect a building shall be free from harmful or offensive matter and shall be in such condition as to prevent any harmful effects occurring either to the building or to any of its occupants as a result of water lying on the surface of the ground or of flood water passing over the surface.

Surface and flood water

41. The erection of any building or works on a plot shall not have any adverse effect on the drainage of surface water or flood water from neighbouring plots or from any public road, nor shall the erection of the building or works on the plot have any adverse effect on neighbouring plots or any public road as a result of drainage from the building or plot.

Floor levels

42. Where the Authority so directs in writing, the levels of the ground floor and any floors below the ground floor of any building specified by him shall be adjusted to protect a new building against ground water, surface water or flood water.

Coastal Areas

43. All new buildings of groups A and B to be constructed in coastal areas at a distance of up to 100 m from the high water mark of a soft coastline sandy beach, mangrove) must be built on pillars or stilts of at least 1m height to adapt to the expected sea level rise over the coming decades.

Waterbodies

44.(1) No buildings of any group or permanent structures to be constructed over permanent freshwater waterbodies, such as rivers, streams, marshes, mangroves. Exceptions: bridges, footbridges, culverts and boardwalks.

(2) Cantilevers over waterbodies are permitted to an extent of a maximum of 33% coverage over the waterbody.

Diversions

45. In case the area on which a new building is proposed contains a river, stream, or canal, the watercourse must not be diverted in order to accommodate the future building.

Sea bodies

46. No construction of buildings over sea bodies, such as over-water bungalows, gazebos or restaurants above the sea water. Exceptions: Quays, jettys, breakwaters, groynes etc. are permitted in sea bodies when built for facilitating sea transport and port structures or protection of the coastline at the discretion of the Planning Authority.

PART J - WATER SUPPLY

Sufficiency of water supply

47. Every building used or intended to be used for human habitation or the habitual employment of persons shall be provided with a sufficient supply of water for human consumption and with a sufficient supply for other essential purposes, according to the intended use of the building.

Supply of portable water

48. Every building used or intended to be used for the habitual employment of persons shall be equipped in such manner as may be necessary to provide a sufficient supply of potable water for human consumption.

Storage of water

49.(1) Every building connected to the Government main water supply which is used or intended to be used for human habitation or the habitual employment of persons therein shall be provided with such facilities as may be required by the Authority for the storage of water sufficient to provide 2

days supply for human consumption and other essential purposes, according to the intended use of the building.

(2) All storage tanks should be positioned in such location to provide easy access for maiintainance, internal cleansing and disinfection.

(3) Storange tanks shall be so protected and covered to prevent access by rodents, insects, vermin and the propagation of mosquitoes and therein.

Water harvesting

50.(1) All new buildings, extensions or renovations of existing groups A,B,E,G,I must include water harvesting and storage facilities commensurate to the water usage capacity of the building.

(2) Potable water and grey water must be kept separate.

(3) Every rainwater storage tank for water harvesting shall —

(i) be made of durable materials and watertight;

(ii) be of a capacity approved by the Authority;

(iii) be provided with an overflow pipe the end of which is covered with mosquito gauze and discharges over an open drain or a gully to a drain;

(iv) be covered and provided with means of access for internal cleansing; and

(v) wherever possible the storage tank may be constructed in an elevated position, so as to permit the use of grey water by gravity in the lower floors, the garden, the parking area etc.

(4) Any draw-off tap or the end of any suction pipe on a rainwater storage tank shall be not less than 3 inches (76.20 millimetres) above the bottom of the tank.

(5) Pipes conveying rainwater to a rainwater storage tank the top of which is above ground shall discharge in the open air over an inlet which is covered with mosquito gauze.

(6) All pipes connected to a rainwater storage tank which is wholly below ground level shall be of a material approved by the Authority and the joint between any pipe and the tank shall be watertight.

Disposal of rain water

51.(1) Adequate means shall be provided for the collection and disposal of any rainwater falling on a building so as to prevent any dampness in or damage to any building.

(2) Rainwater shall not be discharged on to a public access.

Gutters and channels for roofs

52.(1) Every enclosed roof, parapet gutter and valley gutter shall be provided with adequate outlets.

(2) Every gutter and channel provided for collecting or conveying rainwater from roofs, canopies or balconies shall —

(a) be made of durable materials with suitable water-tight joints;

(b) be of adequate size;

(c) be securely attached to the building;

(d) be fixed to a gradient of at least 1 in 50; and

(e) be provided with adequate outlets.

Rainwater pipes

53.(1) Every rainwater pipe shall —

(a) be made of durable materials with suitable joints;

(b) be of adequate size to cater for the volume of water;

(c) be suitably supported and securely attached to the building so as to permit thermal movement; and

(d) discharge —

(i) over a lower roof;

(ii) over an open drain;

(iii) over a gulley leading to a drain;

(iv) to a drain where this is permitted by the Authority; or

(v) to a rainwater storage tank.

(2) No rainwater pipe shall be used for soil water or waste water or as a ventilating pipe.

(3) No rainwater pipe shall be used to discharge on to a public access.

(4) Any rainwater pipe situated within a building shall, in addition to conforming with the foregoing requirements of this regulation —

(a) be capable of withstanding an appropriate test for water tightness as specified in Schedule Six hereto;

(b) where the pipe passes through a wall or floor, be placed in position without any joint within the thickness of that wall or floor;

(c) be so placed as to be reasonably accessible for maintenance and be provided with such means of access as are necessary for internal cleansing.

Rainwater storage tanks

54.(1) Every rainwater storage tank for water harvesting shall —

(a) be made of durable materials and watertight;

(b) be of a capacity approved by the Authority;

(c) be provided with an overflow pipe the end of which is covered with mosquito gauze and discharges over an open drain or a gully to a drain; and

(d) be covered and provided with means of access for internal cleansing.

(e) wherever possible the storage tank may be constructed in an elevated position, so as to permit the use of grey water by gravity in the lower floors, the garden, the parking area etc.

(2) Any draw-off tap or the end of any suction pipe on a rainwater storage tank shall be not less than 3 inches (76.20 millimetres) above the bottom of the tank.

(3) Pipes conveying rainwater to a rainwater storage tank the top of which is above ground shall discharge in the open air over an inlet which is covered with mosquito gauze.

(4) All pipes connected to a rainwater storage tank which is wholly below ground level shall be of a material approved by the Authority and the joint between any pipe and the tank shall be watertight.

PART M - ENERGY EFFICIENCY

Ventilation

55.(1) Every building and its several compartments shall be adequately ventilated, having regard to the use for which the building and the individual compartments of the building are intended.

(2) Except where artificial means of ventilation are, or are intended to be, provided to the satisfaction of the Authority, the ventilation of buildings shall comply with the following standards, that is to say —

(a) every habitable room and kitchen and every room in which any person is habitually employed in any manufacture, trade or business shall be ventilated directly to the external air by a ventilation opening or openings of total area not less than —

(i) one-sixth of the floor area of the room where the ventilation is in one wall only; or

(ii) one-eighth of the floor area of the room where there is ventilation in two or more walls, and in this case at least one quarter of the minimum area for ventilation shall be in each of two walls,

and some part of such area shall not be less than 1.8 metres above the floor;

(b) every storage room which is used for storing food other than food in unopened sealed containers shall have ventilation directly to the external air. Such ventilation shall consist of openings at high and low level, each of not less than 170 square centimetres in area, with the top of the upper opening being not more than 15 centimetres below the ceiling and the bottom of the lower opening being not more than 30 centimetres above the floor level. All such openings shall be covered with fly-proof screens and be rodent-proof;

(c) every room containing watercloset fittings, urinal fittings, an aqua privy, or chemical/mobile closet shall have either —

(i) a window, skylight or other similar means of ventilation which opens directly into the external air and of which the area capable of being opened is not less than one sixth of the floor area or 0.3 square metres, whichever is the greater; or

(ii) mechanical means of ventilation which effects not less than three changes of air per hour and discharges directly into the external air;

(d) the attic space between ceiling joists and roof rafters shall be effectively ventilated and openings shall be located to provide effective cross-ventilation and such openings shall be covered with a corrosion-resistant mesh.

Space about buildings

56. An adequate amount of open space shall be provided at the front and back of every building and on any other side which includes a door, window or other opening for the purpose of ventilation and for the siting of such drainage arrangements as required under this part of these Regulations.

Storey height

57. The average height of every habitable room shall be not less than 2.55 metres and such average height shall be determined by dividing the cubic content of the room by its floor area; but in no case shall the height of a habitable room be less than 2.1 metres.

Adequacy of lighting of buildings

58.(1) Except as provided in sub-regulation (2), every building and its several compartments shall be provided with adequate means of lighting by natural light.

(2) Where the Authority is satisfied that the use for which a particular building or compartment in a building is intended will render the provision of natural lighting either unnecessary or undesirable and that adequate lighting by artificial means will be provided at all relevant times, the Authority may waive the requirements of this regulation.

Standards for natural lighting

59. In the case of natural lighting of habitable rooms and kitchens and rooms in which any person is habitually employed in any manufacture,

trade or business, the total area available for the entry of natural light shall be at least one-eighth of the floor area of the room, so however that where the entry of natural light is through a covered balcony or verandah —

(a) the area available for the entry of natural light from the open air to the balcony or verandah shall be not less than one-eighth of the combined floor areas of the room and the balcony or verandah added together; and

(b) the area available for the entry of natural light from the balcony or verandah to the room shall be not less than one-eighth of the combined floor areas of the room and balcony or verandah added together.

Orientation of Building

60. Every new building must be oriented in a way that optimal ventilation, minimal exposure to solar radiation during the peak hours of the day and natural cooling is ensured. Furthermore, steeply pitched roofs must be oriented in a northerly direction in order to ensure more sunlight for photovoltaic panels or solar water heaters which may be installed on the roof surfaces.

Tinted windows

61.(1) In all new buildings of Classes E, F, G and H or any rehabilitation, rebuilding or extension of buildings of these classes, windows must be tinted or covered by reflective films in order to reduce energy consumption.

(2) The same measures are recommended in new buildings of Class A and B, but these are not mandatory.

Solar Water Heating

62. In all new buildings of Classes A, B and E or any rehabilitation, rebuilding or extension of buildings of these Classes, solar power systems for hot water supply must be installed.

Building size and shape

63. New large buildings of more than 200sqm foot-print of Classes F and G should have a sprawling form rather than a compact one in order to reduce energy consumption for cooling; wherever possible new large buildings of Classes E,F and G should have inner patios for improved natural lighting and ventilation of rooms which have no direct link to the exterior facade of these structures.

Air Condition and lighting

64.(1) For all new or rehabilitated or rebuilt buildings of Classes E, F, G, H, I and J and in case air condition is foreseen for the building a centralized air conditioning system must be installed for those buildings with an air conditioned surface larger than 500 sqm.

(2) Wherever centralized air conditioning is foreseen, at least roof insulation, preferably also other insulation should be included.

(3) No glass louvers will be allowed in any air conditioned surfaces.

(4) Special air conditioning systems must be placed in hospitals or clinics with surgical rooms for clean rooms purposes.

(5) In all new, rehabilitated or rebuilt buildings of all classes compact fluorescent light usage is compulsory.

PART N - ENERGY EFFICIENCY AND OTHER GREEN BUILDING CONSIDERATIONS

Material efficiency

65.(1) Consider the life cycle of the building and its components —

(a) Recover and re-use existing construction materials and components;

(b) Design for easy dismantlement of the building components to allow for re-use and recycling;

(c) Adequate management of waste produced by the building process in order to reinsert recyclable materials into the production process and thus reduce material sent to landfills;

(d) reduce the use of materials through efficient design —

(i) use modular design strategies to reduce waste;

(ii) use lightweight building materials to reduce the weight of the building;

(iii) favour recycled and/or recyclable materials, reducing the demand for virgin materials.

(e) Consider the building's flexibility for use in the future, so that it can be redeveloped and used for different purposes;

(f) incorporate strategies to properly protect exposed parts of the building, using materials that don't have to be replaced frequently;

(g) choose low-maintenance finishings that are easy to clean.

(2) Use environmentally friendly materials —

(a) Use local resources and materials whenever possible, supporting local economies and reducing the ecological footprint left by transportation;

(b) Use materials with eco-labels or carbon footprint declarations;

(c) Use plant-based products from renewable sources with short re-growth cycles (25 years).

Indoor Environment quality

66.(1) Provide an atmosphere that encourages personal well-being and productivity and brings users closer to nature

(a) Develop a spatial design that —

(i) encourages interaction between people and the environment;

(ii) creates intermediary spaces between interior and exterior that attenuate harsh weather conditions;

(iii) takes into consideration the traditional architectural typology of the region;

(iv) incorporates spaces that encourage integral waste treatment.

(b) Position the building in a way that optimises existing resources of sunlight and predominant winds for passive space conditioning;

(c) use shade as an air conditioning element to realise a comfortable interior half-light;

(d) use elements that mitigate the effects of sunlight, heat, wind, noise, and humidity for the facade, roof coverings and eaves;

(e) where glass surfaces are exposed to direct sunlight, use materials that minimise their impact;

(f) Use vegetation to mitigate the effects of temperature, humidity, and contamination;

(g) Reduce the heat island effect by using roofing and ground coverings with low heat absorption levels;

(h) isolate the floor from the ground to control humidity and heat transfer, and allow for the free passage of rainwater and biodiversity;

(i) use water to regulate temperature and comfort, without generating humidity for zones with high humidity;

(j) use energy efficient equipment for thermal comfort, that minimises emissions of pollutants into the atmosphere;

(k) the design provides for natural light within the building while avoiding the direct penetration of sunlight;

(l) ensure comfort through natural ventilation;

(m) the design offers users a visual connection with the external environment through windows and other openings;

(n) incorporate soundproofing elements that insulate users from noise from the environment, neighbours, or other spaces so that it does not interfere with the projected activities;

(2) Increase the building's range of adaptability to the user's advantage, enabling them to control light, ventilation, external noise and privacy and encouraging responsible consumption habits —

(a) Allow users to control comfort in the spaces they occupy and increase awareness about consumption habits;

(b) Give users a high level of control over the temperature and ventilation in the various spaces (control of vents, openings, shade);

(c) For all new or rehabilitated or rebuilt buildings of Classes E, F, G, H, I and J and in case air conditioning is foreseen for the building a centralised air conditioning system must be installed for those buildings with an air conditioned surface larger than 500 sqm.;

(d) Wherever centralised air conditioning is foreseen, at least

roof insulation, preferably also other insulation should be included;

(e) No glass louvres will be allowed in any air conditioned surfaces;

(f) Special air conditioning systems must be placed in hospitals/clinics with surgical rooms/clean rooms;

(g) In all new, rehabilitated or rebuilt buildings of all classes compact fluorescent light usage is compulsory.

(3) Create pollutant-free spaces —

(a) Use paints, coatings, mats, adhesives, sealants and agglomerates with low VOC levels and that do not emit harmful chemicals that can cause health problems for users;

(b) Use construction methods that ensure mitigation, control, or elimination of material emissions.

Integrated waste management

67. Reduce wastewater contamination —

(a) design systems that do not mix rainwater and wastewater;

(b) Avoid contamination to potable water sources.

Socioeconomic aspects

68.(1) Ensure transparent and sustainable project management —

(a) Present clear and transparent budgets, expenditure logs, loans, extras, and any other pay outs throughout the entire process of project consultation and construction;

(b) calculate profit margins and return on investments taking into account environmental benefits gained through initial investments;

(c) Calculate profit margins and return on investment incorporating equal treatment of the various actors in the project;

(d) Give preference to local workers within project realisation whenever competent individuals are available;

(e) include training courses in the projects design and construction process.

(2) Ensure just and equitable treatment for all actors in the project —

(a) Adhere to fair treatment guidelines, respecting employment regulations and local social guarantees

(3) Ensure accessibility and security for all users of the building —

(a) The building provides assistance programs and information for people with disabilities;

(b) incorporate safety measures for emergencies such as fire, floods, earthquakes, cyclones, or any other natural phenomena that could threaten users;

(c) provide the necessary workplace safety measures to ensure the safety of construction workers and anyone installing materials or equipment as part of the project.

(4) Adapt architectural solutions and project plans to the socio-cultural context and carry out a pre-project sociological study on the concerned social area, including variables on coexistence, spatiality and adequate uses and materials.

Environment and Transportation

69.(1) Respect natural and/or cultural heritage zones and avoid sensitive areas —

(a) Possess documents that prove the project is not being built in a park, nature reserve or conservation area;

(b) build in previously developed areas;

(c) respect buildings and structures with historical significance;

(d) Avoid building on unstable soils;

(e) Take precautions to avoid building in zones that risk of landslides or along the banks of bodies of water, or in high flood-risk areas;

(f) recover or arrange for final disposal of contaminated soil.

(2) Integrate the project into its surroundings through design —

(a) Ensure harmony between the architectural elements and surroundings, give priority to interesting visual scenes/staging;

(b) respect the scale of the project's urban, rural or natural surroundings;

(c) create public spaces for community use;

(d) design for security and dissuade vandalism, allowing visibility and monitoring between the street and building;

(e) keep reflectance and excessive emission of artificial light to acceptable levels using materials and solutions that don't disturb existing habitats or normal life in urban contexts;

(f) Avoid visual contamination in the controllable area around the project;

(g) Incorporate design elements that explicitly educate the population about sustainability;

(h) The project is replicable because it succeeds in keeping costs low through the use of materials that require little on site transformation, local labour and local know-how;

(i) the project is below established minimums for coverage set out in zoning plans/regulations (j) the project attains the maximum density set by zoning plans;

(k) use building practices that eliminate or minimize noise and air pollution during the construction process.

Soil and Landscape

70.(1) Conserve and recover soils and habitats —

(a) The design uses a system of foundations that minimises the need for soil substitution;

(b) Reduce or avoid moving dirt, levelling and other interventions to the natural terrain;

(c) Conserve visual scenes in the existing landscape and adapt the building to the existing vegetation —

(i) Conserve at least 80% of trees measuring over 25 cm in diameter and 3m in height;

(ii) Considering the development plot coverage of the approved land use in question, the percentage in (i) applies on the remaining percentage of non-developed area that shall be used for the purpose of natural green landscaped vegetation as per Land Use and Development Plans (2023) regulation 12;

(iii) Reserve an area for reforestation and habitat recovery in case of deforestation or interventions to natural habitats.

(d) Reduce/avoid soil loss, erosion, and contamination during the construction process —

(i) Control soil erosion and sedimentation;

(ii) Use building processes that ensure mitigation, control, and elimination of soil pollutants;

(iii) Conserve the existing organic soil during the construction process through a system of recuperation, storage, and re-use.

(2) Incorporate, conserve and recover the biotic environment (flora and fauna) —

(a) Apply landscape design concepts that favor ecosystems and biodiversity, considering the local biotic zones;

(b) Ensure maximum density of plant coverage, avoiding monocultures;

(c) Design perimeter and intermediary enclosures incorporating plant cover;

(d) Use native species or exotic species adapted to the local biotic environment;

(e) Generate biological corridors where the project permits;

(f) Limit and control the introduction of invasive species;

PART O - REMOVAL AND DISPOSAL OF WASTE

Removal of Waste

71. Every building shall be provided with means for the containment, storage and removal from inside the building and from its

immediate neighbourhood and, where necessary, for the disposal of all waste products, including smoke, noxious fumes, hazardous wastes and materials from any heat-producing or other appliances or processes, domestic or other refuse, excreted matter, waste water and rain water in such a way as not to offer a menace to health or to cause any nuisance or to cause damage to any building or lands.

Disposal system

72.(1) Every private sewer shall be connected to a suitable means of disposal which may include a public sewer, sewage treatment plant, septic tank or aqua privy.

(2) In case of a public sewer system main sewer being available at a maximum distance of 100 m for the closest available connection, the connection to the system is mandatory at the cost of the developer or owner of the building.

(3) Where access to a public sewer is not reasonably practicable —

(a) soil water shall pass directly to an aqua privy or be conveyed by a sewer to a septic tank or to a sewage treatment plant;

(b) effluent from any aqua privy or septic tank shall be conveyed by a sewer to a soakaway; and

(c) waste water shall be conveyed to an aqua privy, soakaway or sewage treatment plant:

Provided that where waste water is conveyed to an aqua privy it shall be so conveyed —

(i) by an open gutter or sloping floor leading to the pan of the aqua privy; or

(ii) direct to the tank through a gulley with a trap and a pipe not less than 3.8 centimetes internal diameter.

(4) No sewer shall be connected to a public drain.

(5) No person shall, without the prior written consent of the Authority given expressly in that behalf, erect or cause to be erected a building over a public sewer.

(6) All arrangements for the disposal of any trade effluent shall be to the satisfaction of the Authority.

Sewers and drains

73.(l) Every sewer and every drain shall be constructed of durable materials.

(2) Every sewer and every drain other than a subsoil drain shall be —

(a) not less than 3 inches (76.20 millimetres) in internal diameter and in any case not less than that of any pipe or outlet from an appliance conveying foul water to it;

(b) laid in a straight line between points where changes in direction or gradient are necessary;

(c) laid at a gradient sufficient to prevent the accumulation of solid matter in the drain;

(d) laid and jointed in such a way that the drain is capable of passing an appropriate test for water-tightness as specified in the Sixth Schedule hereto both before any concreting or trench refilling is commenced and again after the refilling is complete.

(3) Where any sewer or drain is laid under a building it shall be laid in a straight line or, if this is impracticable, in a series of straight lines and be provided with adequate means of access for inspection and rodding of its whole length.

(4) Such means of access shall be provided with a bolted air-tight cover if within the building.

Junctions of pipes

74.(l) Where a pipe carrying water joins another pipe carrying water it shall do so obliquely in the direction of flow in that other pipe.

(2) Where the Authority so requires, a manhole shall be provided at any junction between any two pipes.

Manholes

75.(l) A manhole shall be provided at each point where there is a change in direction or gradient in any sewer or drain other than a subsoil drain.

(2) No part of a sewer or drain other than a subsoil drain shall be further from a manhole than 100 feet (30.48 metres) measured along the pipe.

(3) Every manhole shall be —

(a) of such a size and form as to permit ready access to the pipe for inspection and cleaning purposes;

(b) of sufficient strength and watertight;

(c) fitted, where the depth so requires, with step-irons or a ladder;

(d) fitted with a non-ventilating cover; and

(e) completed with suitable channels and sloping benchings.

Ventilation of sewers

76.(1) Every sewer or section of a sewer more than 20 feet (6.10 metres) in length shall be ventilated as near as is practicable to its highest part.

(2) No sewer shall be connected to the open air except through an approved vent.

Traps and gullies

77.(1) Every trap to a sewer shall be provided with adequate means of ventilation.

(2) Every system of pipes shall be so made as to prevent, under working conditions, the destruction of the water seal in any trap.

(3) Precautions shall be taken wherever necessary to prevent the entry of surface water, flood water or tidal water into any sewer.

(4) No open gulley shall be fixed inside a building except a gulley fixed in the floor of an ablution room on the ground floor and which collects no waste water from any other room.

(5) Nothing in these Regulations shall prevent the use of single-stack drainage which conforms in all respects with the recommendations of CP 304: 1968.

Pipes conveying soil water, ventilation pipes

78.(1) The following provisions shall apply in the case of every pipe above ground conveying soil water and every ventilating pipe thereto, that is to say —

(a) every such pipe shall be constructed of durable materials with suitable joints;

(b) every such pipe shall be capable of withstanding an appropriate test for water tightness as specified in Schedule 4 hereto;

(c) where the pipe passes through the wall, it shall not have any joint within the thickness of the wall;

(d) every such pipe shall have an internal diameter of at least 3 inches (76.20 millimetres) and in any case not less than that of any pipe or outlet from an appliance conveying foul water to it;

(e) every such pipe shall be suitably supported and attached to the building so as to permit thermal movement; and

(f) every such pipe shall be so placed as to be reasonably accessible for maintenance and provided with such means of access as are necessary for internal cleansing to take place.

(2) Every ventilating pipe conveying foul water shall —

(a) be carried upward to such a height and so placed that no foul air can escape into the building;

(b) be fitted at the open end with a wire or plastic cage and mosquito gauze; and

(c) be of not less than 3 inches (76.20 millimetres) internal diameter.

Waste water pipes

79. Every pipe above ground conveying waste water shall —

(a) comply with paragraphs (a), (b), (c), (e) and (f) of subregulation (1) of regulation 72;

(b) have an internal diameter of at least 1¼ inches (31.75 millimetres);

(c) include close to the waste appliance a readily accessible trap with means of access for internal cleansing and having a water seal of at least 2 inches (50.80 millimetres); and

(d) discharge —

(i) into a ventilating pipe to a sewer; or

(ii) where the waste appliance is situated in any part of a building where the floor is at or about the level of the

adjoining ground, into the open air and be separated from the sewer by a trapped gulley fitted with a suitable grating so that it discharges into the gulley above the level of the water in the gulley and in such a way as not to cause dampness in a wall or foundation of any building.

Septic tanks

80. Septic tanks and the final effluent disposal system shall shall be constructed in accordance with drawings prepared or supplied by the Authority or other designs approved by the Public Health Authority and in such a manner —

(a) as not to create a risk of pollution in relation to any spring, stream, well, adit, or other source of water which is used, or is likely to be used, for drinking, domestic or kitchen or scullery purposes;

(b) that there is ready means of access for cleansing it and removing its contents without carrying them through any building in which any person resides or is employed in any manufacture, trade or business or to which the public has access; and

(c) as not to be in such proximity to any building in which any person resides or is employed in any manufacture, trade or business or to which the public has access, as to be liable to become a source of nuisance or a danger to health.

Soakaways and field drain systems

81.(1) Every soakaway and field drain system shall be sited in a position approved in writing prior to its construction by the Authority and the Public Health in such manner —

(a) as not to create a risk of pollution in relation to any spring, stream, well, adit or other source of water which is used, or

is likely to be used, for drinking, domestic or kitchen or scullery purposes; and

(b) as not to be in such proximity to any building in which any person resides or is employed in any manufacture, trade or business or to which the public has access, as to be liable to become a source of nuisance or a danger to health.

(2) Every soakaway and field drain system shall be of adequate dimensions having regard to the nature of the subsoil and the amount of effluent which is to be discharged therein.

PART P - RESISTANCE TO THE TRANSMISSION OF SOUND

Sound from within a building

82. Any building or part of a building in which artificially amplified sound is produced by electronic or other means or which is intended for use for or in connection with the production therein of artificially amplified sound by electronic or other means shall be so constructed that the airborne transmission of such sound from such building, or, as the case may be, from such part of a building, to the surrounding area is resisted.

PART Q - RETAINING WALLS, BOUNDARY WALLS AND FENCES

Earth retaining structures

83. All earth retaining structures shall be designed and constructed as per British Standard Code of Practice Code BS8002.

Fences

84.(1) Security fencing with barbed wire or razor wires on top of boundary walls is only permitted in urban areas, industrial zones and areas approved by the Commissioner of Police as insecure.

(2) Electrified fencing is not permitted in any location.

Hoarded

85.(1) All construction sites of Group C, D, E, F, G, H must be properly hoarding if bordering with areas used by the public. Hoarding must be at least 1.5 m high and reduce the visual impact as well as noise and dust pollution to the neighbouring areas.

(2) Hoarding must be painted in soft colours blending in with their environment, such as light green, grey or brown.

PART R - COLOUR SCHEMES AND ARCHITECTURAL DESIGN

Colour Schemes

86. For buildings of Groups B (a), F, G, H and I the proposed colour schemes must be submitted to the Authority for approval.

Architecture

87.(1) The Authority has the right to establish architectural guidelines for specific areas, such as urban areas or tourism zones.

(2) These guidelines include all architectural design elements that would be required or permissible in each zone.

PART S - PARKING AND ACCESS

Parking

88. All parking constructed shall be as per the Parking Code specified under Seventh Schedule.

Access by physically challenged

89.(1) For all new, extended or rebuilt buildings in groups B (for tourism hotels with more than 50 keys and restaurants with more than 70 sitting places or student accommodation), E, F, G, H in as far as possible, the access from the entrance point at the boundary of the site and from any car parking designated for disabled people that is provided on the site to the

main entrance of the building or any alternative entrance must have minimal differences in levels.

(2) Where a difference in level between the boundary of the site or car parking designated for disabled people and the building is unavoidable due to site constraints, the approach may have a gentle gradient over a long distance or it may incorporate a number of shorter parts at a steeper gradient, with level landings at intervals as rest points.

Ramped or access

90.(1) Where the gradient of the approach, whether over its whole length in part, is 1:20 or steeper, that part of the approach must be designed as ramped access.

(2) The access must have a smooth but firm, durable and slip resistant surface. The minimum width of such ramped access must be 1500mm.

(3) The gradient along its length is either no steeper than 1:60 along its whole length, or less than 1:20 with level landings. Intermediate landings are at least 1500mm long and clear of any obstructions.

(4) There has to be a landing at the foot and the head of the ramp at least 120 cm long and clear of any obstruction. Handrails must be provided on both sides.

(5) For any ramped access there needs to be a stepped access in addition with at least a handrail on one side.

(6) A level landing of at least 120 cm must be provided at the top and bottom of each flight of steps.

(7) The rise of a flight between landings contains no more than 12 risers (steps) for a tread of less than 350mm or 18 risers for a going of 350mm or more.

(8) Rise dimensions are between 150mm and170mm, while going dimensions are 280mmto 425mm.

(9) Handrails should be at a height of 900 to 1100mm.

Disabled Car Parking

91.(1) In as far as possible, all new, extended or rebuilt buildings in groups B (for tourism hotels with more than 50 keys and restaurants with more than 70 sitting places), E (health care buildings), F (offices), G (large commercial complexes) and H (assembly and recreational) should provide disabled car parking in the closest possible vicinity of the main entrance to the building.

(2) The standard dimensions for a disabled car parking (except alongside roads) is 3.6 m x 6 m including the setting down and access area.

PART T - DANGEROUS BUILDINGS

Notice of remedial work

92.(1) Where the Planning Authority is of the opinion that any building is a dangerous building he may cause a notice to be served on the owner, if known, and on the occupier, if any, requiring such owner and occupier, if any, to take such action in relation to the dangerous building as may be specified in the notice.

(2) When the action required in a notice under subregulation (1) includes immediate action for the protection of the public and the owner or occupier fails to take such action immediately, the Planning Authority shall forthwith take all reasonable precautions for the protection of the public by means of fencing or otherwise, and the cost of such work shall be payable by the owner and shall be recoverable at the suit of the Planning Authority as an ordinary civil debt.

(3) Where any owner or occupier on whom a notice is served under this regulation fails within fourteen days of the service of the notice to comply with the terms of the notice, and in any case where the owner or

occupier of a dangerous building cannot be found, the Planning Authority may cause such repairs to be carried out in relation to the building as he may consider necessary to render the building safe, and the cost of such work shall be payable by the owner and shall be recoverable through a charge on the land as well as a lawsuit.

Notice requiring demolition

93. Where the Planning Authority is satisfied that, due to a structural defect or other like cause, the condition of any dangerous building is such that it cannot be repaired and will continue to be a danger to the public, the Authority may direct by a notice served pursuant to section 49 that the building shall be demolished within such period as may be so specified.

Closure order

94.(1) Where the Authority is of the opinion that any building is or is liable to become dangerous the Authority may apply to the Magistrate's Court for an order (herein referred to as a "closure order") directing that such building be closed.

(2) The Authority shall serve seven days' notice of his intention to apply for a closure order to the owner, if known, and to the occupier, if any, of the building to which the application relates:

Provided that in case of emergency the Authority may give such notice for the purposes of this regulation as may be practicable or possible in the circumstances of the case.

(3) Where the Court is satisfied upon application under this regulation that any building is or is liable to become dangerous and that notice has been served upon the owner or occupier as required by subregulation (2), the Court may make a closure order directing —

(a) that the building specified in the order shall be closed at such time and on such date as may be so specified and shall remain closed for as long as the order continues in force;

(b) that the closure of the building specified in the order shall be carried out under the super-vision of a police officer in such manner as may be so specified;

(c) that the closure order shall continue in force until the Authority Officer certifies in writing that the building specified in the order has ceased to be dangerous.

Occupation of building the subject of closure order

95. No person shall occupy any building while a closure order is in force in respect thereof.

Buildings of grave danger

96.(1) Where the Chief Fire Officer is satisfied that any building does not comply with the requirements of Part E or Part F of these Regulations and constitutes a grave danger to the public or to persons occupying the building he may deliver to the Authority a written certificate to that effect.

(2) The Authority shall as soon as possible after receiving such certificate from the Chief Fire Officer, cause a notice to be served on the owner of the building, if known, and the occupier, if any, requiring such owner and occupier to take such action as may be specified in the notice to make the building comply with Part E or Part F of these Regulations within such period as may be so specified.

(3) Where any owner or occupier on whom a notice is served under this regulation in respect of any building fails to comply with the terms of the notice within the period specified therein, the Authority may, without prejudice to any other proceedings, apply to the Magistrates' Court under regulation 79 for a closure order in respect of that building.

PART U - SWIMMING POOLS

Design and safety

97. Every swimming pool shall, for the purpose of reducing danger to persons using or passing by the same —

(a) be designed and constructed so as to withstand the pressures and forces imposed on it without overstressing the material of construction and without instability in accordance with CP 2007: 1960 so far as applicable;

(b) be provided with such equipment as permanently and adequately to light the pool during the hours of darkness;

(c) be provided with sufficient and appropriate equipment and facilities for the treatment and disinfection of water and the safeguarding of the health and safety the preservation of the health and safety of persons using the pool including safety equipment and indications of depths of water located in the immediate vicinity of the pool having regard to its size, depths and location; and

(d) when filled and in use, be provided with a safe and suitable supply of water.

Water Saving

98. In order to diminish the wastage of potable water resources, the Authority has the right to instruct owners of swimming pools to make use of sea water instead of freshwater in suitable locations along the coastline.

Drainage

99. Every swimming pool shall be equipped with adequate drainage to enable cleansing and maintenance to take place in such manner that the discharge of the contents does not adversely affect neighbouring plots and any adjoining road.

PART V - UTILITY SERVICES TO BUILDING

Utility services to building

100.(1) All new buildings should make provisions in the design and constructions for adequate passage for utility services.

(2) All storey buildings should provide a service room to cater for the utility services and a means to reach each unit from the service room.

Offences and Penalties

101. Any person who —

(a)	carries out any building operations or changes the use of any building in contravention of subregulation (1) of regulation 4:	Penalty:SCR25,000
(b)	fails to produce any document to a Planning Officer on demand in contravention of regulation 3;	Penalty: SCR500
(c)	fails to give notice in writing to the Planning Authority in contravention of sub-regulation(1) or sub-regulation (5) of regulation 4;	Penalty: SCR5000
(d)	fails to comply with the terms of any notice given by the Chief Executive Officer under any of the provisions of regulation 4, regulation 86, regulation 87 or regulation 88 directing such person to do or to refrain from doing any act within a specified period or otherwise;	Penalty: SCR5000
(e)	occupies or uses or causes or permits to be occupied or used any building or any part of any building in contravention of regulation 5 or regulation 89;	Penalty: SCR5000
(f)	wilfully hinders or obstructs any public officer in the performance of his duties or in the exercise of his functions under these Regulations;	Penalty: shall be guilty of an offence

and liable on conviction to a fine not exceeding SCR50,000 or to imprisonment for a term not exceeding one year or to both such fine and imprisonment.

Repeal and Savings

102.(1) The Town and Country Planning (Building) Regulations (S.I. 12 of 1995) is repealed.

(2) Notwithstanding the repeal under subregulation (1) —

(a) any acts done or commenced by the Authority constituted pursuant to the repealed Regulation, where such act is within the powers of the Authority, shall be carried on and completed by or under the authority of the Authority under this regulation;

(b) all acts done, decisions taken, permissions or authorisations granted by the Authority or the Minister pursuant to the repealed regulation, which were validly taken or granted under the repealed regulation, shall continue to have effect in accordance with their terms or until amended, annulled or withdrawn in accordance with this regulation;

(c) any permission for development of land granted pursuant to the repealed Regulation shall have effect as if granted under this Regulation;

(d) an application for permission to develop land made pursuant to the repealed regulation, in respect of which no

final determination has been made, shall be treated as if the application had been made under this regulation;

(e) any directions issued and notification made pursuant to the repealed regulation shall continue to be in effect until they are amended or repealed under the provisions of this regulation;

FIRST SCHEDULE

(Reg. 2)

APPLICATIONS FOR APPROVAL TO ALTER, ERECT, EXTEND OR INSTALL FITTINGS OR FOR APPROVAL TO CHANGE THE USE IN CONNECTION WITH A BUILDING

Every application for approval to construct a building or change the use of a building shall give particulars of the intended use of the building, the purpose for which (if it is an existing building) it is currently used and the source of water supply.

Such application shall in all cases be accompanied by drawings executed or reproduced in a clear and intelligible manner on suitable and durable materials which shall include, so far as necessary to show whether the building complies with the relevant requirements of these Regulations, the following: -

1. On all drawings:

   (a) date prepared;

   (b) scales used;

   (c) names and addresses of Architects/ Engineers/ Draughtsmen responsible for preparation of the drawing and of the person for whom those drawings have been prepared; and

   (d) orientation (North Point).

2. A block plan to a scale of not less than 1 to 500 (except for large plots in which case 1 to 2500 will be accepted) which shall show:

(a) location and plot reference with beacon numbers where land has been surveyed under the Land Survey Act (Cap. 109);

(b) roads and adjoining plots with owners names and plot reference numbers;

(c) power lines, telephone lines, buried services and watercourses;

(d) dimensions and boundaries of plot and area;

(e) indication by contours, spot levels, description or sections of topography;

(f) road access;

(g) position of main building and ancillary buildings, septic tank or sewage treatment plant, cisterns and swimming pools, surface water and foul water drainage as well as any sewers to which drainage will discharge with details of sizes, depths, inclinations and the means of access to be provided for the inspection and cleansing of the drainage system;

(h) distance of main building and ancillary buildings from any boundary wall if at a distance of less than 3m;

(i) paved areas, trees and natural obstructions lying above ground such as boulders and glacis;

(j) parking lots and parking areas (sealed or unsealed);

(k) neighbouring buildings found on the same plot with their septic tanks or sewage treatment plants, surface water and foul water drainage; and

(l) where the building plot will adjoin or abut on any road, the distance of the nearest part of the building to the centre line of that road.

3. A location plan to a scale of 1: 2.500 showing the position of the plot.

4. Building drawings to a scale of not less than 1 to 100 or, if the building is so extensive as to render a smaller scale necessary, not less than 1 to 200 which shall show:

(a) plans of the foundations, every floor and roof;

(b) section plans to a scale of 1 to 50 of every storey through the building showing the foundations, each floor, walls, windows, roof, the position of the damp-proof courses and any other barriers to moisture;

(c) dimensions of each room;

(d) planned use of each room in the building;

(e) fixed equipment including that within sanitary accommodation and the waste appliances, also heat-producing appliances;

(f) internal and external staircases;

(g) water harvesting and water storage facilities;

(h) solar water heating systems;

(i) sizes of ventilators, windows and doors;

(j) materials of construction and anti-termite precautions to be taken;

(k) dimensions of walls and floors;

(l) floor levels and ground levels in relation to one another;

(m) roof details;

(n) foundation details;

(o) cistern dimensions and construction;

(p) all steps, stairways, landings, handrails, ramps and balconies;

(q) position of soil, waste, sewer, rainwater and ventilation pipes;

(r) elevations on to main road and such other elevations as are necessary to appearance and when required elevations of neighbouring buildings when required;

(s) finishes to walls, ceilings and soffits;

(t) details of septic tank or sewage treatment plant and soakage pits on area and the means of disposal of any trade effluent giving details of its composition;

(u) location and type of fire-fighting equipment and fire exit signs*;

(v) the provision made in the structure for protection against fire;

(w) the provision made in the building or part for means of escape in case of fire and for securing that such means can be safely and effectively used at all material times; and

(x) the provision made in the structure for insulation against the transmission of airborne sound*.

**If the Authority so directs, these details need not be submitted.*

5. Detail drawings to show:

(a) plumbing details with arrangements for mains and for cistern supply; and

(b) structural details together with calculations to substantiate adequacy of foundations, suspended floors, roofs and other structural items together with a written undertaking from the engineer who prepared them that he will:

(i) take the responsibility of ensuring that all design requirements are implemented during construction; and

(ii) upon completion of that structural work send to the Authority a signed certificate to that effect.

Provided that where the Executive Chairperson of the Planning Authority is of the opinion that such a written undertaking and subsequent issue of a certificate cannot be reasonably provided by the engineer who prepared the structural details and calculations, he may accept that undertaking from some other similarly qualified person.

SECOND SCHEDULE

(Reg. 5)

BUILDING CLASSIFICATIONS

Table 1

CLASSIFICATION OF PURPOSE GROUPS

TITLE	CLASS	PURPOSE
Residential (Dwelling)	**A**	One or more building which in association constitutes: (a) A detached house. (b) One or more attached dwellings, each being a building separated by a fire-resisting wall. (c) A boarding house, hotel or the like with a total floor area not exceeding 300 m², in which not more than 12 persons would ordinarily be residents, and which is not located above or below another group of building. (d) A building containing two or more sole – occupancy units each being a separate dwelling. (e) Flats or maisonnettes not more than three storey.
Residential (Institutional)	**B**	A residential building other than group A which is a common place of long term or transient living for a group of persons including: (a) A boarding house, guest house, hostel, lodging – house, or (b) The residential part of an hotel or motel, or (c) The residential part of a school, or training institutions, or (d) Accommodation for the aged, disabled, or children or (e) The residential part of a health care building. (f) The residential part of a place of detention. (g) A place where people sleep other than group A and B (a) to (f).

Residential (Temporary)	**C**	(a) A residential building other than group A, B and D which is used for that purpose. (b) A place of accommodation for a defined period of time.
Temporary Workers Accommodation	**D**	(a) A residential building other than group A,B,C designed for that purpose. (b) A place of accommodation for construction or industrial workers for a defined period of time.
Health Care Institution	**E**	A health care building including: - Non residential day care centers Clinics, health centers Hospitals Dispensaries Private consulting / surgical rooms
Office	**F**	An office building used for administrative and clerical work of professional or commercial purposes excluding building of group A,B,C,D,E, G, H,I and J
Shop and Commercial	**G**	A shop or other building for the sale of goods by retail, auction, self – selection, over-the- counter, wholesale trading or the supply of services direct to the public including: - (a) Caf , restaurant, milk or soft drink bar or (b) Dining rooms, bar, shop kiosk or part of a hotel. (c) Hairdressers or barbers shop, p ublic laundry, or undertakers establishment. Market, salesroom, showroom or service station.

Assembly and Recreational	**H**	Place of public assembly, entertainment or recreation including: (a) Bingo halls, bowling halls, billiard rooms, casinos, dance halls (b) Exhibition, leisure and conference centers (c) Open air events and venues (d) Museums and art galleries (e) Non residential clubs and holiday centers (f) Theatres, cinema and concert halls (g) Educational establishments and libraries open to the public (h) Sport pavilions, stadia, swimming pool and gymnasium buildings (i) Churches and other places of worship (j) Public transportation terminals and inter changes.
Industrial	**I**	A building used for manufacturing, assembling, altering repairing, packing, finishing, cleaning, washing, breaking-up adapting or processing any article and generating power
Storage and other non residential	**J (i)**	Place of storage or deposit of goods or materials and any buildings not within any of the purpose groups A to F and including: (a) An atrium (b) A warehouse, bonded warehouse (c) Cold rooms (d Explosive store (e) Chemical store
	(ii)	Car parks designed to admit and accommodate only cars, motorcycles, passengers and light good vehicles weighing not more than 2500 kilograms gross
	(iii)	A private garage; shed or the like to admit and accommodate vehicles above 2500 kilograms.
	(iv)	Temporary structure
Non Human Occupation	**K**	(a) Buildings for use principally by animals (b) Other buildings

Note:-

1. Each part of a building must be classified separately and where part have different purposes, - if not more than 10% of the floor area of a storey is used for a purpose which is of different classification, the classification applying to the major use may apply to the whole storey.

2. Plant room, machinery room, lift motor room, boiler room or the like must have the same classification as the part of the building in which it is situated.

3. Two or more buildings adjoining each other form one united building if they are connected through openings in the walls dividing them and together comply with all requirements as though they are a single building.

THIRD SCHEDULE

(Reg. 2)

RULES OF MEASUREMENT

Rule A. General

(1) Any distance from any point on the boundary of land in different occupation shall be measured horizontally.

(2) A rise, slope, or fall away shall be taken to be one unit measured vertically in a given number of such units measured horizontally.

Rule B. Thickness

(1) The thickness of timber shall be taken to be the actual thickness;

(2) The thickness of any plaster shall be taken to be the least thickness of the plaster;

(3) The thickness of a wall (or a leaf of a cavity wall) shall be taken to be the actual thickness exclusive of any applied surface finish.

Rule C. Internal horizontal measurements

All horizontal internal measurements in a room shall be measured from the inner finished surfaces of the walls or partitions forming the room measured at a height of 4 feet (1.22 metres) above the level of the floor.

Rule D. Internal vertical measurements

For the purpose of making vertical measurements -

(1) a reference to a floor shall be taken to mean the upper finished surface of the floor.

(2) a reference to a ceiling shall be taken to mean the underside of the ceiling or where a beam or rafter (other than a beam or rafter which throughout its length in the room is an integral part of one of the walls or partitions enclosing the room) projects below the ceiling, the reference shall be taken to mean the underside of the finished surface of the lowest beam or rafter,

(3) the height of any part of a chimney or flue-pipe above an appliance shall be measured vertically from the highest part of the junction of the appliance with the chimney or flue-pipe.

Rule E. Area of a room

The area of a room shall be taken to be the total area of the floor of the room: provided that for the purposes of Regulation 49 of these Regulations -

(1) where there is within a habitable room or kitchen a stairway or part of a stairway the area of any space occupied by any part of the stairway in any horizontal plane within that room shall be excluded from the area of the room;

(2) the area of a habitable room shall be deemed to include the area of any built-in storage in that room provided that the floor area of built-in storage which may be so included does not exceed one-tenth of the total floor area of the room;

(3) the area of a kitchen shall be deemed to include the area of any built-in storage or other fixture in that room provided that the floor area of built-in storage or other fixture which may be so included does not exceed one half of the total floor area of the kitchen.

(4) any part of the floor area of any room over which the height of the room is less than 6 ft. 9 in. (2.06 metres) shall be deemed not to form part of the room.

Rule F. Area of a storey

The area of a storey shall be taken to be the area measured inside the inner finished surfaces of the enclosing walls or where there are no enclosing walls the outermost edges of the floor, and shall include all internal and partition walls; provided that covered balconies or covered verandahs to any storey shall be deemed to be within the enclosing walls of that storey.

Rule G. Area of a building

The floor area of a building shall be taken to be the sum of the areas of the storeys comprising that building.

Rule H. Area of openings (not including openings to which Regulation 28 applies)

The area of any window or glazed opening shall be taken to be the area of the glass therein clear of any frame sash, mullion, or glazing bar. The area of any ventiltion opening shall be measured inside the frame and shall exclude any sash, bar, or other obstruction to the passage of air.

Rule I. Height of a room

Where the ceiling over the whole or part of the area of a room is level, the height over that area shall be taken to be the vertical measurement from the floor of that area to the ceiling; where the ceiling over the whole or part of the area of a room slopes, the height over that area shall be taken to be the vertical measurement from the floor to the highest part of the ceiling over that area, less one half the vertical measurement between the highest and lowest parts of the sloping ceiling over that area. Where the floor is at more than one level, the height shall be measured over each floor level. For the purposes of Regulation 58, where the height of a part of a room exceeds the minimum permissible average height by more than two feet (609.6 millimetres), it shall be deemed to be the minimum permissible average height plus two feet (609.6 millimetres).

Rule J. Height of a storey

The height of a storey other than the top storey shall be taken to be the vertical measurement from its floor to the floor next above.

Where the whole of the top storey is under one roof, the height of the top storey shall be taken to be the vertical measurement from its floor to the highest part of

the roof less one half the vertical measurement between the highest and lowest parts of the roof. Where different parts of the top storey are under different roofs, the height of each part shall be taken to be the vertical measurement from its floor level to the highest part of the roof over it, less one half the vertical measurements between the highest and lowest parts of the roof over it.

Where parts of the floor of a storey are at different levels, the height of the storey shall be measured over each floor level.

Rule K. Height of a building

The height of a building which is covered by one roof shall be taken to be the vertical measurement from the mean level of the ground adjoining the building to the highest part of the roof of the building less one half the vertical measurement between the levels of the highest and lowest part of the roof: where different parts of a building are covered by different roofs, the height of each part of the building shall be taken to be the vertical measurement from the mean level of the ground adjoning that part of the building to the highest part of the roof over that part of the building less one half the vertical measurement between the highest and lowest parts of that roof.

Rule L. Average height of a room

The average height of a room shall be taken to be the cubic content of the room divided by its floor area.

Rule M. Cubic content of a room

The cubic content of a room shall be taken to be the sum of the volumes obtained by multiplying the heights of the various parts of the room by the floor areas under each height.

Rule N. Cubic content of a storey

The cubic content of a storey shall be taken to be the height of each part of the storey multiplied by the area of that part.

Rule O. Cubic content of a building

The cubic content of a building shall be taken to be the sum of the cubic contents of its storeys.

Rule P. Buildings on columns or piers

Where the lowest floor of a building is raised above the level of the site on columns or piers, the height of the building shall be measured vertically from the underside of the finished surface of the lowest beam supporting the building, instead of from the mean level of the ground adjoining the building. Provided that where any part of a building is raised above the level of the site on columns or piers and where the site is not normally covered with water for the whole or part of each day and the vertical measurement between the upper finished surface of the pavement under that part of the building, or the ground where there is no pavement, and the underside of the finished surface of the lowest beam supporting the building exceeds five feet (1.52 metres) that pavement, or ground where there is no pavement, shall be deemed to be the floor of a storey of the building.

Rule Q. Stairways

The tread width of any stairway shall be taken to be the horizontal distance between the front of the tread and the front face of the riser or, if there is no riser, the back of the tread so, however, that in the case of a stairway having tapering treads the going and the tread shall be measured at a distance of one foot six inches (457.2 millimetres) from that side of the stairway at which the treads are narrower.

The width of a stairway shall be taken to be the unobstructed width taking no account of any obstruction caused by handrails.

The height of any wall, railing, or balustrade in relation to a stairway shall be measured vertically above the pitch line.

FOURTH SCHEDULE

(Reg. 6)

BUILDING OCCUPENCY

TABLE 1 - OCCUPANT CAPACITY

TYPE OF ACCOMODATION /USE	AREA PER PERSON IN M^2
Assembly halls (Moveable or no seating) Bars (including public and lounge bars) Bedroom	0.5 0.5 4.65
Bowling alleys and billiard rooms Canteen Club	9.3 1.1 0.5
Common rooms Concourses Crush halls and queuing lobbied	1.1 0.75 0.75
Dance halls Dining rooms Dormitories	0.75 1.1 4.65
Enquiry rooms Factory shop floors – work rooms and storage General purpose rooms	3.7 4.65 1.1
Grandstands (without fixed seating) Kitchens Libraries, museum, arts galleries	0.5 9.3 4.65
Lounges Meeting rooms and meeting houses Messrooms	1.85 0.5 1.1
Offices Reading rooms Restaurants, cafes	5.1 1.85 1.1

Shops trading in the common type of consumer goods (a) Basement and ground storeys (b) Storeys above ground storey Shops specializing in more expensive or exclusive trades	 1.4 1.85 7.0
Shops for personal services including hairdressing Stadia (without fixed seating) Staffrooms	4.65 0.5 1.1
Studios (radio, film, television recording) Warehouses Writing rooms	1.4 28.0 1.85

Provision of Escape Routes:

- An evacuation route includes the space above the path of travel.
- One or more escape routes shall be provided in any building.

The minimum requirements of escape routes shall be as per table 3:

TABLE 2 - MINIMUM REQUIREMENTS OF ESCAPE ROUTES

Purpose Group	Requirement of routes
A(e), F, G& I	In addition to any horizontal exits not less than two exits shall be provided where the number of storey or floor exceeds three.
B, D, E, H and J	In addition to any horizontal exits not less than two exits shall be provided from each storey.

Note: The exits shall be alternate.

Spiral staircase shall not be accepted as a means of escape for buildings except only in exceptional situations.

Travel Distance

(a) Travel distance is measured by the way of the shortest route if: -

(i) There is fixed seating or other fixed obstructions, is along the centre line of travel.

(ii) It includes a stair, is along the pitch line on the centre line of travel.

(iii) The internal layout of partitions is not known when plans are deposited; direct distances may be used for assessment. The direct distance is taken as 2/3 of the travel distance.

(b) The travel distance in relation to the purpose group of building shall be as per table 4.

TABLE 3 - TRAVEL DISTANCE

Purpose Group	**Maximum travel distance where travel is possible in:**	
	One direction	**More than one direction**
A (e)	9 m	18 m
B, C, D	9 m	18 m
E	9 m	18 m
F	18 m	45 m
G	18 m	45 m
H	15 m	32 m
I	18 m	45 m
H(i) except private garage and Temporary structure	25 m	45 m
H(ii) Car Parks	25 m	45 m

The number of exits required shall be determined according to table 5.

TABLE 4 - EXITS REQUIREMENTS

Occupant capacity of room or storey	Number of exits
1 - 60	2
61 - 600	4
601 - 1000	6
1001 - 1400	8
1401 - 1700	10
1701 - 2000	10
2001 - 2250	10
2251 - 2500	10
2501 - 2700	10
Over 2700	One additional exit for every 300 persons or part thereof.

The determination of width of exits and stairs shall be calculated as per table 6.

TABLE 5 –
MINIMUM WIDTH OF STAIRWAYS AND EXITS RELATIVE TO OCCUPANT CAPACITY

Number of Persons	Total width of stairway and exit (in m)
1 - 10	0.9
11 - 50	1.20
51 - 150	1.50
151 - 200	1.80
201 - 225	2.10
226 - 250	2.40
251 - 275	2.70
276 - 300	3.00

Where the number of persons exceeds 300, but does not exceed 600, the width of the stairway or exit shall be increased by 0.30m for each additional 25 persons or part thereof.

Construction of Staircases:

(a) Treads shall not be less than 250 mm 275mm wide.

(b) Risers shall not be more than 200 mm high.

(c) The angle of descent shall not exceed 42º.

(d) There shall be not more than 16 risers in a flight.

(e) There shall be not more than 2 flights without a change in direction.

(f) External staircase shall not be sited more than 1.8m from windows or other such openings and any part of the external envelope of the building within 1.8m of (and 9m vertically below) the flights and landings of an external escape stairs should be fire-resisting construction.

(g) Materials used for external staircase shall be protected against corrosion and slips.

Construction of Ramps:

(a) Should have an easy gradient and in no case should it be steeper than 1:20 at 5m maximum plus handrails at 900mm in height.

(b) The ramp shall be guarded on each side by a wall or secure balustrade or railing in each case to a height of not less than 900 mm measured vertically from the surface of the ramp.

(c) Have an exit of not less than 900mm wide, normally in certain circumstances be divided into sections, each separated from the adjacent section by a handrail, so that each section measures between the handrails is not less than 1.01m wide.

(d) Should be provided with non slip surfaces which will be particular necessary where a ramp is exposed to the all weather conditions.

Protection of Escape Routes:

1) Fire Doors

All fire doors shall have a minimum fire resistance as per table 7.

All fire doors shall be fitted with an automatic self closing device. Where a self closing device is considered a hindrance to the normal use of the building, such doors may be held open by:

(a) A fusible link connected to a fire detection system

(b) An automatic release mechanism.

Any hinge on which a fire door is hung shall be made entirely of: -

(a) Non combustible materials

(b) Materials having a melting point of at least 800°C

Fire doors should be constructed in accordance to BS8214 or NFPA

Table 6 - PROVISION FOR FIRE DOORS

Position of door	Minimum fire resistance of door in terms of integrity (minutes)
1. In a compartment wall separating buildings	As for the wall in which door is fitted, but a minimum of 60
2. In a compartment wall: a. If it separates a flat or maisonette from a space in common use, b. Enclosing a protected shaft forming a stairway situated wholly or part ly above the adjoining ground in a building used for Flats, Other Residential, Assembly & Recreation or Office purposes, c. Enclosing a protected shaft forming a stairway not described in (b) above,	 FD 30 FD 30 Half the period of fire resistance of the wall in which it is fitted but 30 minutes.
3. In a compartment floor Forming part of the enclosures of: a. a protected stairway (except where described in item 9) b. lift shaft, or c. service shaft, which does not form a protected shaft in 2(c) above	As for the floor in which it is fitted FD 30 FD 30 FD 30
4. Forming part of the enclosure of: a. a protected lobby approach (or protected corridor) to a stairway b. any other protected corridor	 FD 30 FD 30
5. Affording access to an external escape route	FD 30

1. Sub-dividing a. corridors connecting alternative exits b. dead-end portions of corridors from the remainder of the corridors	FD 30 FD 30
2. Any door: a. forming part of the enclosures to a protected stairway in a single family dwelling house b. forming part of the enclosures to a protected entrance hall or protected landing in a flat or maisonette c. within any other fire resisting construction in a dwelling not described elsewhere in this table	FD 30 FD 30 FD 30

2) Staircase Enclosures:

(a) Every stairway forming part of the escape route shall be enclosed in a protected shaft constructed of non combustible materials.

(b) Where between a stairway and the access to the open air at ground level there is a vestibule forming part of the same exit, the stairway enclosure shall be so constructed as to separate the vestibule from the remainder of the building (lobby approach).

(c) Every stairway enclosure shall be enclosed by a combination of any of the following:

(i) Compartment floors

(ii) Compartment walls

(iii) External walls

(iv) The lowest floor of building

(v) The roof of the building

3) Exit Lighting:

(a) Exits of all buildings, except for private dwelling house, shall be provided with artificial lighting facilities.

(b) The minimum illuminance to be provided for all exits and the spacing for luminaires shall be in accordance with BS 5266.

(c) The delay between the failure of the electrical supply to normal lighting and the energization of the exit lighting shall not exceed 1 second.

Emergency Lighting for Corridors and Lobbies:

(a) Emergency lighting shall be provided in all corridors and lobbies of all buildings private dwelling.

(b) The minimum level of illuminance, the spacing of luminaires and the maximum delay for emergency lighting required in this Clause shall be the same as that for the exit lighting.

Emergency Lighting for Occupied Areas:

(a) For all buildings except private dwelling, emergency lighting shall be provided in the occupied areas following the guidelines below:

(i) along paths leading to corridors, lobbies and exits in all occupied areas where the direct distance from the entry point of the corridor, lobby or exit to the furthest point in the area concerned exceeds 13m; or

(ii) Over the whole of such area if there are no explicit paths leading to corridors, lobbies and exits

(b) Notwithstanding the requirements in (a) above, emergency lighting shall be provided in the following locations:

(i) Fire command centres;

(ii) Generator rooms;

(iii) Basement carparks;

(iv) Fire pump rooms;

(a) The delay between the failure of the electrical supply to normal lighting and the energization of the emergency lighting for occupied areas shall not exceed 15 seconds.

(b) Duration of the secondary source of power supply shall comply with the requirements in BS 5266

(c) Location, arrangement and control, installation of electrical wiring of the secondary source of supply, be it in the form of battery, standby generator, inverter or other accepted equipment, shall comply with the requirements in BS 5266.

(d) All escape routes shall have adequate artificial lighting. Routes and areas listed in table 8 shall have lighting which illuminates the route if the main supply fails.

Table 7 - PROVISIONS FOR ESCAPE LIGHTING

Purpose group of the building or part of the building	**Areas requiring escape lighting**
Residential	All common escape routes
Office, Shop and Commercial, Industrial, Storage, Other non-residential	(a) Underground or windowless accommodation (b) Stairways in a central core or serving storey(s) (c) Internal corridors more than 18m long (d) Open-plan areas of more than 60 m^2
Shop and Commercial and car parks to which the public are admitted	All escape routes (except in shop of 3 or lower storeys with no sales floor more than 280 m^2)
Assembly and Recreation	All escape routes should be properly demarcated and illuminated
Any purpose group	(a) Electricity generator rooms (b) Switch room/battery room for emergency lighting system Emergency control room

TABLE 8 - MIN. REQUIREMENTS FOR EMPLOYEE SANITARY FACILITIES

No. of male employees	WCs	Urinals	Lavatory basins	Showers	No. of female employees	WCs	Lavatory basins
1 - 10	1		1		1 - 10	1	1
11 - 30	1	1	2		11 - 30	2	2
31 - 45	2	1	3	1	31 - 45	3	3
46 - 60	2	2	4	1	46 - 60	4	4
61 - 90	3	2	5	1	61 - 90	5	5
91 - 120	3	3	6	1	91 - 120	6	6
121 - 150	4	3	7	2	121 - 150	7	7
151 - 180	4	4	8	2	151 - 180	8	8
181 - 210	5	4	8	2	181 - 210	9	8
211 - 240	5	5	9	2	211 - 240	10	9
241 - 270	6	5	9	3	241 - 270	11	9
271 - 300	6	6	10	3	271 - 300	12	10

TABLE 9 - MIN. REQUIREMENTS FOR PUBLIC SANITARY FACILITIES

	No. of Males	WCs	Urinals	Lavatory basins	No. of Females	WCs	Lavatory basins
General use or occupancy	1 - 30	1		1	1 - 30	1	1
	31 - 120	1	1	1	31 - 120	2	1
	121 - 240	2	1	1	121 - 240	3	2
	241 - 360	2	2	2	241 - 360	4	2
	361 - 480	2	3	2	361 - 480	5	3
	481 - 600	3	3	3	481 - 600	6	3
Service of food or drink	1 - 30	1		1	1 - 30	1	1
	31 - 60	1	1	1	31 - 60	2	1
	61 - 90	1	1	1	61 - 90	3	2
	91 - 120	2	2	2	91 - 120	4	2
	121 - 180	2	3	3	121 - 180	5	3
	181 - 260	3	3	3	181 - 260	6	3
	261 - 300	3	4	3	261 - 300	7	4

	Sq. ft. of Sales Area	**Male**	**Female**
Shops	5000 - 10000	1 WC & 1 LB	1 WC & 1 LB
Stores	10000 - 15000	1 WC, 1U & 1 LB	2 WCs & 1 LB
Markets	15000 - 20000	2WCs, 1 U & 2 LBs	3 WCs & 2 LBs
	Over 20000	2 WCs, 2 Us & 2 LBs	4 WCs & 2 LBs
Petrol Stations	4 or more pumps	1 WC & 1 LB	1 WC & 1 LB

TABLE 10 - MINIMUM AREAS AND DIMENSIONS OF HABITABLE ROOMS AND KITCHENS

Description of room	**Minimum Area**	**Minimum width or length**
	sq.m.	metres
Living room	12	3.05
First bedroom	11	3.00
Additional bedrooms	**9.00**	**3.00**
Dining rooms	**7.00**	**2.50**
Kitchen	6.00	2.00
Bathroom	6.00	2.00
Detached W/C	**3.00**	**1.20**
Living/dining/**kitchen**/bedroom	**35.00**	**5.00**
Any other room	**7.00**	**2.50**

FIFTH SCHEDULE

(Reg. 17)

FIRE BULDING CODE

Glazing Elements

The use of glazed elements on escape routes shall be limited as per table 9 unless they provide the same fire resistance as the structure where the glazed elements are fitted.

Table 1 - LIMITATIONS OF GLAZING ELEMENTS

Position of glazed element	**Maximum total glazed area in part of a building with access to:**			
	A single stairway		**more than one stairway**	
	Walls	**door leaf**	**Walls**	**door leaf**
1. single family dwelling houses within the enclosures of a protected stairway or within fire resisting separation	Fixed fanlights only	unlimited	Fixed fanlights only	unlimited
2. within the enclosures of a protected entrance hall or protected landing of a flat or maisonette	Fixed fanlights only	Unlimited above 1.1m from floor	Fixed fanlights only	Unlimited above 1.1m from floor
3. Between residential/sleeping accommodation and a common escape route (corridor, lobby or stair)	nil	nil	nil	nil
4. Between a protected stairway (1) and: i. the accommodation; or ii. a corridor which is not a protected corridor. Other than in item 3 above	nil	25% of door area	Unlimited above 1.1m(2)	50% of door area
5. Between: i. a protected stairway and a protected lobby or protected corridor; or ii. accommodation and a protected lobby. Other than in item 3 above	Unlimited above 1.1m from floor	Unlimited above 0.1m from floor	Unlimited above 0.1m from floor	Unlimited above 0.1 from floor
6. Between the accommodation and a protected corridor forming a dead end. Other than in item 3 above.	Unlimited above 1.1m from floor	Unlimited above 0.1m from floor	Unlimited above 0.1m from floor	Unlimited above 0.1m from floor

1) Ventilation

Any system of ventilation shall be designed so that in case of a fire the air movement in the building is directed away from protected escape routes and exits; or that the system is closed down.

Where a pressurization system is installed, ventilation and air conditioning systems in the building shall be compatible with it when operating under fire conditions

Internal Fire
Spread (Structure)

(a) The building shall be so constructed that, in the event of fire, its stability will be maintained for a minimum period of 30 minutes.

(b) The building or any altered part of the building shall be sub-divided into compartments where there is necessary to inhibit the spread of fire in the building.

(c) Concealed spaces in the structure or fabric of the building or any extended part of the building shall be fire stopped and sub-divided where this is necessary to inhibit the unseen spread of fire and smoke.

(d) A wall common to two or more buildings shall offer adequate resistance to the spread of fire and smoke.

(e) The fire resistance of an element of structure shall be in accordance to table 10

Table 2 - FIRE RESISTANCE OF ELEMENT OF STRUCTURE (In minutes)

ELEMENT OF STRUCTURE	FIRE STABILITY	RESISTANCE INTEGRITY	INSULATION
1. Structural frame, beam or column	90	Not applicable	Not applicable
2. Load bearing wall	90	Not applicable	Not applicable
3. Floors (a) In upper storey of 2 storey (b) Any other floor including compartment floor	 30 60	 15 60	 15 60
4. Roofs (a) Any part forming an escape route.	30	30	30
(b) Any roof that performs the function of a floor	30	15	15
5. Compartments and separating wall	60	60	60

6. Protected shafts, excluding any fire fighting shaft (a) Glazing (b) Any part between the shaft and a protected lobby / corridor	Not applicable 30	30 30	Not applicable 30
7. Enclosure Protected stairway Lift shaft Service shaft	 30 30 30	 30 30 30	 30 30 30
8. Fire fighting shaft (a) Construction separating fire fighting shaft from rest of the building (b) Construction separating fire fighting stair way, fire fighting lift shaft and fire fighting lobby	120 60	120 60	120 60

(f) Buildings shall be compartmented to reduce the risk of internal fire spread as provision made in table 11.

Table 3 - PROVISION OF COMPARTMENTATION

GROUP	CONDITIONS
A	Residential Dwelling (a) Any wall which separates a house in terrace is to be constructed as a compartment wall. (b) Any floor except when it is in a maisonette. (c) Any wall separating a flat or maisonette from another part of the buildings (d) Any wall enclosing a refuge chamber
B & E	(a) Any floor. (b) Any wall dividing a building into compartments with a floor space not exceeding (i.) 3000 m^2 for single storey building. (ii.) 2000 m^2 for multi – storey building.

F, G, H, I, & J	(a) Except in single storey building, any wall required to sub divide a building must follow the size limit on compartments in table 12. (b) Any floor, if the building or separated part has a storey with a floor in excess of 30 metres above ground level. (c) If the building has one or more basements, the floor of ground storey. (d) If the building is part of a shopping complex, any wall or floor. (e) Special risks: - generator room, spraying room, boiler room, storage of dangerous goods & chemicals.

Permitted Openings in Compartment Walls and Floors:

Any compartment wall or compartment floor shall be imperforate except for any one or more of the following:

(a) An opening fitted with a door or window, which complies with the same fire resistance as that required for the wall.

(b) An opening for a protected shaft.

(c) An opening for a ventilation duct provided that the space surrounding the duct is fire stopped and that any duct of greater cross sectional area than 0.02 m^2 is fitted with an automatic fire shutter where it passes through a compartment wall or compartment floor.

(d) An opening for a pipe which:

(i) Is not a flue pipe and

(ii) Does not exceed 150mm diameter where the pipe is made of non-combustible material and

(iii) Where the space surrounding the pipe is fire stopped at the point it passes through the compartment floor.

(e) An opening for a chimney, ventilation duct or duct encasing one or more flues or a refuse duct where a construction is made of non-combustible material with period of fire resistance equal to that of the compartment wall or compartment floor and the space surrounding the chimney or duct is fire stopped.

Junctions with Compartment Walls, Floors and Roof

(a) Where a compartment wall or compartment floor forms a junction with any other element of structure comprising:

(i) Any other compartment wall or compartment floor or

(ii) any external wall or

(iii) any part of a structure enclosing a protected shaft such elements shall be bonded together or shall be fire stopped.

(b) Where any compartment wall forms a junction with the roof, the junction shall be so formed as to ensure that the effectiveness of the fire resistance is not impaired.

(c) No combustible material shall be built into, carried through, or across the ends of any compartment wall or compartment floor in such a manner as to render ineffective the resistance of the wall or floor to the effects and spread of fire.

Protected Shaft

(a) A protected shaft shall not be used for any purpose other than that specified in the definition except that if required it may contain:

(i) Any pipe or duct other than specified in paragraph 3(i) below

(ii) Sanitary accommodation or wash or both

(b) Every protecting structure required to have a fire resistance of one hour or more shall be constructed wholly of non-combustible materials.

(c) The permitted opening in a protecting structure shall be either one or more of the following: -

(i) An opening for a pipe the periphery of which is fire stopped;

(ii) An opening fitted with a door which has half the fire resistance as that of the protecting structure.

(iii) An opening for a ventilation duct; the periphery of which is fire stopped.

(d) A protected shaft containing a stairway, escalator or lift: -

(i) Shall not contain a pipe conveying gas or oil or a ventilating duct;

(ii) May have an opening for the passage of cables operating the lift into the room containing the lift motor provided that the opening is at the bottom of the shaft and is as small as practicable.

(e) If a protected shaft serves or contains a ventilating duct, the duct shall be fitted with automatic fire shutters in such positions so as to reduce as far as practicable the risk of fire spreading to any other compartment.

Concealed Spaces

(a) Concealed spaces in building shall be interrupted by construction of cavity barriers to restrict the spread of smoke and flame.

(b) Cavity barriers shall be used to close the edges of cavities around openings through a wall, floor and any other part of the construction which contain a cavity.

(c) Cavity including roof spaces and suspended ceilings shall be interrupted by cavity barriers formed by a wall, floor, ceiling, roof or other part of the construction around the cavity.

(d) Such cavity barriers shall be of fire resisting construction equal to the provision for that required of the element of structure around the cavity.

(e) Cavities including roof spaces, unless otherwise permitted, shall be sub divided so that the maximum distance between cavity barriers shall not exceed the relevant dimensions given in table 12.

Table 4 - MAXIMUM DIMENSIONS OF CAVITIES

LOCATION OF CAVITY	PURPOSE GROUP OF BUILDING OR COMPARTMENT	*CLASS OF SURFACE EXPOSE IN CAVITY	MAX. DIMENSION IN ANY DIRECTION
Between roof and ceiling	A & B	any	No limit
	other	any	20m
Any other cavity	any	Class O	20m
	any	any	8m

Fire Stop

(a) Every fire stop required by the provisions of this regulation shall be so formed and positioned as to prevent or retard the passage of fire.

(b) Any fire stop provided around a pipe duct or in a cavity shall be made of non-combustible materials and so formed as not to restrict essential thermal movement.

(c) Every fire stop formed as a seal between two or more elements of structure shall be made of non-combustible material.

(d) Every cavity in an element of structure which is continuous throughout the whole or part of the element of structure shall be fire stopped at the junction with another element of structure or in a roof space;

(e) The requirement in a wall or floor for a fire stop if it is constructed of combustible material shall be deemed to be satisfactory if it is constructed of timber not less than 40mm thick.

Internal Fire Spread (Surfaces)

(a) In order to inhibit the spread of fire within the building surfaces of materials used on walls and ceilings:

(i) Shall offer adequate resistance to the spread of flame over their surfaces and

(ii) Shall have, if ignited, a rate of heat release which is reasonable in the circumstances.

(b) The surface linings of walls and ceilings shall meet the classification as per table 13.

TABLE 5 - CLASSIFICATION OF LININGS

Location	**Class**
Small rooms of area not more than $4m^2$ in a residential building and $30m^2$ in a non residential building	3
Other rooms	1
Circulation spaces within dwellings	
Other circulation spaces including the common areas of flats and maisonettes	0

(a) For the purpose of the performance of wall linings, a wall includes:

(i) The surface of glazing (except glazing in doors) and

(ii) Any part of a ceiling which slopes at an angle of more than 70° to the horizontal.

(b) For the purposes of the performance of ceiling linings a ceiling includes:

(i) The surface of glazing

(ii) Any part of a wall which slopes at an angle of 70°less to the horizontal.

Suspended Ceilings

A suspended ceiling shall satisfy sub section 20. (b). If the assembly is to achieve 60 minutes fire resistance or more, shall also meet the provisions of a type D ceiling of the table 14.

Table 6 - Limitation on fire-protecting suspended ceilings

Height of building or separated part(m)	Type of floor	Provision for fire resistance of floor (minutes)	Description of suspended ceiling
less than 20	not compartment	60 or less	Type A,B,C or D
	compartment	less than 60	
		60	Type B,C or D
20 or more	any	60 or less	Type C or D
No limit	any	more than 60	Type D

Ceiling Type and
Description

A. Surface of ceiling exposed to the cavity shall be of Class 0 or Class 1 fire rating.
B. Surface of ceiling exposed to the cavity shall be of Class 0 fire rating.
C. Surface of ceiling exposed to the cavity shall be of Class 0 fire rating.
D. Ceiling shall be of a material of limited combustibility and not contain easily openable access panels. Any insulation above the ceiling shall be of a material of limited combustibility.

Any access panels provided in fire-protecting suspended ceilings of type C or D should be secured in position by releasing devices or screw fixings and they should be shown to have been tested in the ceiling assembly in which they are incorporated.

Roof Lights

Rooflights shall meet the relevant classification in sub section 20.

(a) However plastic rooflights with at least a class 3 rating may be used where sub section 20.

(b) calls for a higher standard, provided the limitations in table 15 and in table 16 are observed.

Table 7 - Limitations applied to thermoplastic roof lights in suspended ceiling

Minimum classification of lower surface	Use of space below the rooflight	Maximum area of rooflight	Max total area roof lights as percentage of floor area of the space in which the ceiling is located	Minimum separation distance between rooflights
TP(a)	any except protected stairway	No limit	No limit	No limit
Class 3 or TP(b)	rooms	5 m^2	50	3m
	circulation spaces except protected stairways	5 m^2	15	3m

Table 8 - Plastic roof lights: limitations on use and boundary distance

Classification on lower surface(1)	Space which rooflight can serve	Minimum distance from any point on relevant boundary to roof light with an external surface classification (2) of: TP(a) AD BD CA CB CC or TP(b) DA DB DC DD as per 20.1		
1. TP(a) rigid	any space except a protected stairway	6m(20(c))	6m(20(e))	20m
2. Class 3 or TP(b)	(a) balcony, veranda, carport covered way or loading bay, which has at least one longer side wholly or permanently open (b) detached swimming pool (c) conservatory garages or outbuildings, with a maximum floor area of 40m^2	6m	6m	20m
	(d) circulation space(4) (except a protected stairway) (e) room(4)	6m(20(e))	6m(20(e))	20m(20(e))

External Fire Spread

(a) The external walls of buildings shall offer adequate resistance to the spread of fire over the walls from one building to another with consideration given to the height, use and position of the building.

(b) The roof of the building shall offer adequate resistance to the spread of fire over the roof and from one building to another with consideration given to the height, use and position of the building.

(c) Every part of an external wall within one metre of the boundary of the plot shall be constructed of materials having a fire resistance as per table 17.

Table 9
FIRE RESISTANCE

	MINIMUM PERIODS (MINUTES) OF FIRE RESISTANCE			
PURPOSE GROUP	**HEIGHT (m) OF TOP FLOOR ABOVE GROUND IN BUILDING**			
	NOT MORE THAN 5	**NOT MORE THAN 20**	**NOT MORE THAN 30**	**MORE THAN 30**
GROUP A & B	30	60	90	Not permitted
GROUP E	30	60	90	Not permitted
GROUP A, B, F, G & H				
NOT SPINKLERED	60	60	90	Not permitted
SPINKLERED	30	60	60	120
GROUP I & J				
NOT SPINKLERED	60	90	120	Not permitted
SPINKLERED	30	60	90	120

(a) No opening shall be permitted in the wall except that: -

(i) Where a part of a wall is set back from the boundary or where

(ii) Any wall or part of a wall is located on the boundary of a permanent open space.

(b) Openings in external walls shall be permitted in accordance with Table 18.

(c) Every roof shall be so constructed, covered or isolated from other building as to provide adequate protection against spread of fire into buildings or to adjoining buildings. The roof coverings shall comply with Table 19 or the minimum distance from the roof to the boundary of the plot is as per Table 20.

Table 10 - PERMITTED OPENING IN EXTERNAL WALLS

Height of Wall (m)	**Length of Wall (m)**	**Minimum distance (in m) from external face of wall to site boundary when the proportion of openings in the wall is**			
		Less than 20%	**Over 20% but less than 30%**	**Over 30% but less than 50%**	**50% or more**
9	12	1.0	2.7	4.3	6.4
	24	1.5	3.4	5.2	8.5
	36	1.8	3.4	5.8	9.5
	48	1.8	3.4	6.1	10.7
	60	1.8	3.4	6.1	11.3
18	12	2.1	4.0	6.1	9.1
	24	2.7	5.2	8.2	12.8
	36	3.4	5.8	9.2	15.2
	48	3.4	6.4	10.9	17.1
	60	3.4	6.4	11.0	18.3

Table 11 - MATERIALS USED FOR ROOF COVERING

i.	Timber (shingles) / straw or thatch, treated with fire resistant substances.
ii.	Slates, natural cement, or slates – natural cement or
iii.	Slabs of natural stone, or
iv.	Tiles or concrete
v.	Corrugated sheets of galvanized steel, aluminum composite steel and PVC coated steel, or
vi.	Sheets of aluminum copper or zinc or vitreous enameled steel.
vii.	Two layers of bitumen or felt covered with a 12 mm layer of natural stone chipping or
viii.	Bitumen bedded tiles or a non-combustible material, or
ix.	Sand and cement screen 12 mm thick.

Table 12 - LIMITATIONS ON ROOF COVERINGS

LIMITATIONS ON ROOF COVERINGS				
Designation of covering of roof or part of roof	**Minimum distance from any point on relevant boundary**			
	less than 6m	**At least 6m**	**At least 12m**	**At least 20m**
AA, AB, or AC	•	•	◦	•
BA, BB, or BC	◦	•	◦	•
CA, CB, or CC	◦	•(1)	•(2)	•
AD, BD, or CD	◦	•(1)	•(2)	•(2)
DA, DB, DC, or DD	◦	◦	◦	•(1)

• Acceptable ◦ Not acceptable

(1) Not acceptable on any of the following buildings:

(a) House in terraces of three or more houses,

(b) Industrial, Storage or Other non residential purpose group buildings of any size,

(c) Any other buildings wth a cubic capacity of more than 1500 m^3.

(2) And only acceptable on other buildings if the part of the roof is no more than 3 m² in area and is at least 1.5 metres from any similar part, with the roof between the parts covered with a material of limited combustibility.

Designation of Roofs as per BS 476: PART 3 as updated

The first letter in a roof designation relates to **resistance to the penetration of fire** as follows:

A Roofs which can withstand penetration for one hour.

B Roofs which can be penetrated between 30 minutes and one hour.

C Roofs which can be penetrated in less than 30 minutes.

D Roofs which are penetrated in the preliminary flame test.

The second letter relates to **the spread of flame**.

A Roofs where there is no spread of flame.

B Roofs where there is not more than 533 mm (21 inches) spread of flame.

C Roofs where there is more than 533mm, (21 inches) spread of flame.

D Roofs which continue to burn for 5 minutes after the removal of the test flame or with spread of flame more than 381mm, in the preliminary test.

It follows that an AA designation is the highest classification.

Access and Facilities for the Fire Agency

(a) The building shall be designed and constructed so as to provide facilities to assist fire fighters in the protection of life.

(b) Access width from building footprint (external walls) of any building of Classes D, E, F, G, H, I, or J shall be not less than 3meters.

Vehicular Access for Fire Appliances

(a) Access for vehicles to buildings shall be provided to enable fire appliances such as Turn Table Ladders and Aerial Ladders to get close to the building for rescue and fire fighting operations.

(b) Provision shall be made within the site of the building to enable fire appliances to gain access to the building.

(c) In buildings or part of a building where the habitable is below 9m, a working space of 4m x 4m shall be provided:

(i) In building or part of the building where the height of the habitable floor exceeds 9 metres a hardstanding shall be provided and located such as to provide free access to entry point.

(ii) The hardstanding shall be able to accommodate the maneuvering of Fire Engines.

(d) The hardstanding shall be not less than 5 meters wide and 15 meters long.

(e) The hardstanding shall be sited such that the near edge shall be not less than 2 metres or not more than 10 metres from the centre of access measured horizontally. Other parts of the access way used for the passage of Fire Engines shall be not less than 4 metres in wide.

(f) Hardstanding shall be metalled or paved or laid with strengthened perforated slabs to withstand the loading capacity of Fire Appliances.

(g) Hardstanding shall be laid on a level platform or if on an incline; the gradient shall not exceed 1: 12. Access way may be laid on an incline not exceeding a gradient of 1:83.

(h) Dead End hardstanding or Access way shall not exceed 20 metres in length or if exceeding shall be provided with turning facilities such as turning circle or hammerhead.

(i) The turning circle between kerbs shall not be less than 26 metres and 29 metres between walls.

(j) Access way and fire engine access road shall be kept clear of obstructions and other parts of the building, plants, trees or other fixtures shall not obstruct the path between the access way and access openings.

(k) Overhead Clearance of hard standing or access way shall be at least 4.5 metres for the passage of Fire Fighting appliances.

(l) Hardstanding shall be kept clear of obstructions projecting from the building, plants, trees or other fixtures.

(m) Building fitted with rising mains and automatic sprinklers system shall have access way for pumping appliances within 18 metres of the breeching inlet.

Fire Alarm System

(a) A Fire Alarm System shall be installed in building classified in the purpose groups except in group A(a) (b) (d) and H(j)

(b) All buildings in purpose groups mentioned in Sub-Section (a) having a floor area less than 100 m^2 and having a low fire risk are exempted,

(c) A fire alarm system shall be provided with a fire alarm panel to indicate the location of the alarm which has been actuated or operated. Such alarm panel of location shall be accurate to the maximum allowed alarm group area limitations specified in BS5839,

(d) The fire alarm panel should be located near the main entrance of the building, in the reception, in the guardhouse or in the firefighting lobby, if provided, or as may be required by Seychelles Fire & Rescue Services Agency (SFRSA),

(e) The associated control and supervisory equipment, indicating equipment, wiring and arrangement of power supplies for the fire alarm panel shall comply with the requirements in BS 5839

(f) Fire alarm system shall be installed in accordance to British Standard and NFPA

Manual Alarm Call Points

(a) manual call points shall be provided on every storey of the building or part of the building and shall be so located that no person need travel more than 30m from any position within the building to activate the alarm.

(b) Manual call points should be located on exit routes preferably next to a fire equipment point and in particular on the floor landings of exit

staircases and at exits to the street. In the case where an automatic fire alarm system is provided, grouping for indication of location of the manual call points shall comply with the requirements in BS 5839.

(c) Manual call points should be fixed at a height of 1.4m above the floor and shall be located at easily accessible and conspicuous positions free from obstructions. The installation of the sounding device shall be in accordance with BS5839.

Fire Detection System

(a) A fire Detection System shall be installed in building classified in the purpose groups except for group A(a), A(b).

(b) All building in purpose groups mentioned in sub section (a) having a floor area not less than 100 m² and having a low fire risk are exempted to the installation of a Fire Detection System.

(c) Where an automatic fire alarm system is required. The type, location, spacing and installation of the detectors shall comply with the requirements in BS 5839.

Alarm Device

(a) The alarm device, which should normally issue an audible signal unless specifically allowed or required otherwise by the SFRSA, shall be actuated if the electrical fire alarm system is activated or operated. The type, number and location of the alarm device shall comply with the requirements in BS 5839.

(b) The fire alarm sounder shall have a sound that is readily distinguishable from any other alarm system.

(c) All sounders in the building should be actuated simultaneously in the event of an activation. However, in cases permitted or required by the SFRSA where the operation of alarm sounders is grouped or activated in stages, the arrangement shall comply with the requirements in BS5839.

(d) Visual alarm signal shall be provided as required by the SFRSA and shall comply with the requirements in BS5839.

Sprinkler Installation & Automatic fire extinguishing system

(a) Sprinkler System shall be installed in buildings classified under purpose group as follows: -

Purpose Group	Requirements
F	Habitable height exceeds 5 storeys above ground level
H(a), H(d), H(f) & H(g)	Height – 5 storeys or floor area of more than 2000 m^2
I & J except building with low fire risk	Floor area of more than 1000 m^2

(b) Installation of the sprinkler system and its associated water supply, control and testing requirements shall comply with the BS EN 12845.

(c) The sprinkler system shall be electrically monitored so that on the operation of any sprinkler head, the fire signal is automatically transmitted to a fire station through an approved alarm monitoring station.

(d) Where automatic sprinklers are to be replaced by an automatic fire extinguishing system (clean agent) to protect special purpose rooms for the use as communication nerve Centre's, data process Centre's and process control rooms composing of high value computers or telecommunication equipment, the enclosure to the hazard or occupancy shall comply with the following:

(i) it shall be constructed to have minimum 1-hour fire resistance rating;

(ii) any door opening shall be protected with minimum 1-hour fire door;

(iii) it shall not be provided with more than 2 exits;

(iv) the direct travel distance to any exit door of the enclosure shall not exceed 15m.

Fire Hose Reel

(a) Fire hose reel shall be installed in accordance to the British Standard or

NFPA and shall be provided in every storey of every building regardless of building height, except the following:

(i) Purpose Group A (a) buildings;

(ii) Any non-residential building which does not exceed 100m².

(b) The hose shall be of 20mm or 25mm nominal diameter and not less than 30m in length and terminating in 'shut-off' branches with 4mm or 6mm nozzles.

(c) Water supply for hose reels in terms of flow rate and minimum running pressure shall be not less than 2-4 bar and a flow jet of 6m and a pressure gauge should be provided with every fire hose reel installation.

(d) Fire hose reel shall be located at easily accessible and conspicuous positions free from obstructions and the hose shall reach every part of the building.

Fire Extinguisher

(a) Fire extinguishers shall be installed in all buildings classified in purpose groups. Buildings in group A(a) & A(b) and H(j) may be exempted.

(b) Portable fire extinguishers shall always be sited on the line of escape routes near but not too near danger points, near to room exits inside or outside according to occupancy and / or risk.

(c) In multi storey buildings portable fire extinguishers shall be sited at the same position on each floor i.e. top of stair flights or at corner of corridors where possible in groups forming fire points, where possible in shallow recess.

(d) All portable fire extinguishers where required to be provided shall be charged, tested and maintained in fully operational conditions and properly tagged in conformity with requirements in BS EN 3, Code of Practice for Use and Maintenance of Portable Fire Extinguishers.

Type, size and siting

(a) Classification of portable fire extinguishers provided shall be selected in accordance with criteria specified under BS EN 3, such that the nature of

processes and contents within the building concerned can be effectively protected. The size, quantity and siting of these portable fire extinguishers shall comply with the requirements in BS EN 3, under the respective class of occupancy hazard.

(b) Portable fire extinguisher shall be sited in such a way that it's carrying handle lies 1.1 to 1.5 metres from the floor level.

(c) Portable fire extinguishers shall be sited in such a place so that no person shall travel more than 30 meters to reach them.

Rising Fire Main

(a) All buildings with a height in between 9metres to 12 metres shall have internal dry rising fire mains. All buildings with a height exceeding 12 metres shall have wet rising fire mains.

(b) Rising mains shall be installed in accordance to British Standard or NFPA.

Standby Fire Hose For Rising Main

(a) Standby fire hose shall be provided for every rising main. The following requirements shall be complied with:

(i) The standby fire hose shall be of 65mm nominal internal diameter in order to ensure that the hose coupling will fit existing coupling tail pieces. The hose shall be rugged and capable of carrying water under substantive pressure in accordance with BS 6391. The fire hose shall be Type 3 as stipulated in the BS 6391.

(ii) The fire hose couplings shall be manufactured to BS specification or equivalent and of light alloy or gunmetal. The coupling shall be of type 65mm and be of the instantaneous type with standard (double-pull) release mechanism. The couplings shall be tied in by binding with galvanized mild steel wire or any other acceptable means and applied over a hose guard of synthetic fibre. It shall be able to withstand a minimum working pressure of 15 bars.

(iii) Each hose shall have a standard length of 30m and shall be kept stowed in a Dutch or coil Rolled position and housed in a glass fronted cabinet. (b) Position

(iv) The fire hose shall be installed just next to, but not more than 2m from the landing valve.

(v) One control branch nozzle should be provided in the fire hose cabinet.

(vi) The entire fire hose and cabinet shall be out of direct sunlight.

(vii) The wall mounted fire hose and cabinet shall be as follows:

The cabinet shall be firmly mounted on the wall and rigid to take either one or two fire hose weight.

(viii) The cabinet shall be constructed of non-combustible material and maintenance free.

(ix) The cabinet shall be painted in a contrasting colour such that it is conspicuous and easily identified.

(x) The wording, "FIRE HOSE" with letter height of at least 50mm and shown in contrasting colour, shall be painted directly on the front panel

Water Supplies requirements:

(a) Most of water demanded for fire-fighting is taken from public water mains supply, where these mains are available in the area with suitable capacities.

(b) In cases where the public water main supply does not meet the above requirement, each fire main should be fed from either an elevated reservoir or a suction tank or interconnected tanks having a minimum capacity of (45,000) liter

(c) The tank or tanks should be automatically supplied form any other source of water controlled by a ball valve (s) and the capacity of these mains together with the contents of the reservoir or tanks should be such as to maintain a flow of Water capable of supplying three fire-fighting jets for 45 min, when water is supplying a total rate of (1125 litre/min).

Public Fire hydrants:

Public fire hydrants should comply with the following:

(a) It should comply with the standard approved by Seychelles Fire and Rescue Service Agency (SFRSA).

(b) It should be included in piped water distribution system and located along the Pavements of streets and public roads.

(c) Its locations must be determined by the Seychelles Fire and Rescue Service Agency (SFRSA) in coordination with Local Water Authorities.

(d) In town and urban areas, a spacing of (90) - (120) m is desired between the hydrants. The distance between a nearest public hydrant and residential buildings should not exceed 100 m, and for industrial or commercial buildings should not exceed (90) m.

(e) Flow requirements from each hydrant should be (1125) - (2000) Lt/min.

Private fire hydrants:

The hydrants which are recommended by the Seychelles fire and rescue services agency for the protection of private properties, it may be installed outside around the building within the boundary of the property. These hydrants shall however be installed and maintained at the owner's cost and the connection should be compatible to the agency firefighting hose or other equipment instantaneous coupling.

Firefighting pump set

Where a firefighting pump set is to be installed to provide sufficient flow of water under suitable pressure for firefighting, the following requirement should be met:

(a) The pumps used should comply with the standards approved by Mauritius Fire and Rescue Service.

(b) There should be one duty electric pump and one standby diesel pump and should be capable of maintaining a system pressure of 4.5 Bar while delivering (1125) Lt/min.

(c) It should be fitted adjacent to the main water storage tank.

(d) The power supply equipment must be solely for the use of the fire pumps. Where it is the practice to switch off the supply to the premises it should be ensured that such switching off does not interrupt the mains supply to the fire pumps.

(e) A separate diesel oil storage tank should be provided, sized to allow (30) minutes running of the diesel pump. Pumps room should be constructed from fire resistance non-combustible construction, and used for no purpose other than housing water supplies. Adequate ventilation and light should be provided. Floors should be clear from waste at all times.

Fireman Lift

(a) In any building or part thereof, in which the habitable heights exceed six storeys above ground floor, there shall be provided at least one lift which can be solely used by fire fighters.

(b) The lift shall be contained within a protected shaft.

(c) A fireman lift shall have access to every storey above the designated floor and shall be adjacent and accessible to an exit staircase and be approached by a fire fighting lobby at each storey.

(d) The power supply to the lift shall be independent of any other main or sub-main circuit.

(e) The fireman's lift shall: -

(i) Have internal dimensions of not less than 1.1 metres wide by 2.1 metres deep and have a clear door width of not less than 800 mm.

(ii) Be clearly identified as a fireman's lift on every storey.

(iii) Be capable of being stopped at any storey and have access to all such storeys.

(iv) Be kept available for use at all times.

(v) Be subject to independent control during an emergency.

(vi) Continue to be workable during an emergency when all other lifts have been brought to the main entrance storey and

(vii) Be provided with means of oral communication to a control point or to a control room where such a room is provided.

Fire safety requirements for physically challenged people

(a) These requirements cover the provision of fire safety features to assist physically challenged people (PCP's) during emergencies and the development of plans to manage the evacuation of PCP's.

Principles of evacuation

(a) Generally, staircase is not suitable for use by PCPs for purpose of fire evacuation. It is also not appropriate to use the lift for evacuation since it may not be in operation during a fire emergency, unless it is incorporated with additional features to protect the users.

(b) Ramps, evacuation lifts and wheelchair stair lifts can also serve as alternative means of escape in lieu of exit staircases. If ramps are used, it is to be noted that their construction, in particular the ramp gradient, has to comply with the escape routes

(c) The escape routes shall be free from any obstacle that may cause undue delay to PCDs during evacuation e.g., raised thresholds or steps.

PCP Holding Point

(a) A PCP Holding Point is a temporarily safe space for PWDs to await assistance for their evacuation and shall be provided on all storey including all basement levels, except first storey or storey at grade level.

(b) There shall be at least two designated PCP Holding Points on every storey of a building. The corridor serving as escape route shall have a minimum width of 1200mm.

(c) The PWD Holding Point shall be kept free of obstruction and located in the following order of priority:

(i) Within the fire-fighting lobby, smoke-stop lobby or external corridor. The PCP Holding Point designated in an external corridor shall be positioned at least 2000mm away from the edge of exit staircase. In the case of PCP Holding Point within the firefighting lobby and smoke stop lobby, it shall be positioned at least 500mm away from the edge of exit staircase and away from the occupant escape path;

(ii) Inside the exit staircase, provided there is no fire-fighting lobby, smoke-stop lobby or external corridor.

(d) Where a PCP Holding Point is located inside a protected lobby or staircase, a mandatory sign worded "PCP Holding Point" shall be prominently displayed.

(f) A PCP Holding Point shall be enclosed with fire-resisting construction (other than any part that is an external wall of a building) and shall be served directly by a safe route to a storey exit, evacuation lift or final exit.

(g) A suitable means of communication shall be provided between the PWD holding point and Fire Command Centre (FCC) or any 24-hourly manned station, for PWDs to call for assistance during a fire emergency. It may be in the form of a distress button or voice communication. The means of communication shall:

(i) be located between 800mm and 1200mm above ground level;

(ii) be appropriately labeled;

(iii) be provided with prominently displayed clear instruction sign on its operation.

(h) A PCP Holding Point shall be adequately sized so as to accommodate a wheelchair user and to allow the user to maneuver easily. In this respect, the PWD Holding Point shall meet the following requirements:

(i) The space provided for a wheelchair in a PCP Holding Point shall be at least 900mm X 1400mm to allow maneuvering of wheelchair.

(ii) Each PCP Holding Point shall have an area accessible to a wheelchair so that a wheelchair-bound person can await assistance.

(iii) Where a PCP Holding Point is sited inside a protected exit staircase, smoke-stop lobby or fire-fighting lobby, the wheelchair space shall not result in reduced size of these spaces and its access shall not obstruct the flow of evacuation.

(iv) There shall be dotted rectangle markings to define the space and a symbol of access in white against contrasting green background on the floor shall be provided to designate the PCP Holding Point for PCPs to wait for rescue.

(v) Protected lobby (Firefighting lobby) used as PCP Holding Point where the PCPs wait for assistance to use either a staircase or an evacuation lift. The designated PCP Holding point serving as wheelchair space shall be placed at a distance of minimum 500mm away from the exit staircase and away from the occupant escape route. This arrangement is intended to facilitate the flow of persons escaping from occupied space to the exit staircase and prevent the wheelchair bound from being knocked down by other evacuees.

(vi) The positioning of PCP Holding Point inside the staircase is only permitted for buildings not exceeding 5 storey above ground. The designated PCP Holding Point shall not obstruct or disrupt the escape flow within the staircase.

Exit staircase

(a) The handrails within a protected staircase shall be continuous.

(b) Internal and external exit ramps may be used as exits in lieu of internal and external exit staircases or evacuation lift.

Evacuation lift

An evacuation lift is a lift provided for the evacuation of PCPs during emergencies. Evacuation lift shall be located within a protected lobby such as smoke-stop lobby, external exit passageway or external corridor. The installation of the evacuation lift shall be in accordance with BS EN 81 Part 20 Safety rules for the construction and installation of lifts, lifts for the transport of persons and goods.

Buildings installed with lifts

(a) At least one of the lifts shall be designated as evacuation lift.

(b) Fire lift shall not be designated as evacuation lift unless there is more than one fire lift provided in the building. Where the fire lift doubles up as evacuation lift, its design shall follow that as stipulated in this set of requirements.

(c) A readily visible sign marked "Evacuation Lift for PCPs" shall be affixed onto the wall adjacent to the lift door at every landing of the evacuation lift.

(d) The evacuation lift shall have a clear platform size of minimum 1200mm width x 1400mm depth.

(e) The evacuation lift shall be provided with standby power supply for continuous operation during power failure and/or fire emergencies.

(Note: Routing of cables for evacuation lift shall be similar to that of fire lift.)

(a) In the event of power failure and/or fire, the evacuation lift shall be brought to the designated floor. After allowing the passengers in the lift to discharge at the designated floor, the lift shall park there with its doors closed.

(b) A switching device, similar to the fireman switch, shall be installed next to each evacuation lift landing door on the designated floor (and the alternative designated floor, if provided) for persons authorized by the building owner or fire fighters to activate the evacuation mode of the lift. Under the evacuation mode, the lift shall be disconnected from the lift group supervisory control system and all landing call buttons, except those on the designated and alternate designated floors, shall be disabled.

Means to alert the hearing impaired

Impairment of hearing does not mean that a person is completely insensitive to sound. Many people with severe impairment have sufficiently clear perception of some types of conventional audible alarm signals to require no special provision for warning of fire. While there are also situations where trained staff or other building occupants can alert the impaired hearing in the event of fire, this may not always be feasible, especially when the hearing impaired are not in their identified

location or in isolated spaces such as toilet cubicles, car park floor, lift lobby, etc. The provision of visual alarms would therefore serve as another means to alert the hearing impaired.

Visual alarm system

At least 10% of the guestrooms or accommodation units shall be provided with visual alarms.

The visual alarm system shall comply with the following:

(a) The visual alarm signal shall be clearly distinguishable from any other visual signal used in the premises.

(b) The visual alarm signal shall flash at a rate within the range of 30 to130 flashes per minute.

(c) Visual alarm signals shall be either in white or amber.

(d) Visual alarm devices shall be sufficient in number and their distribution should be readily visible from all accessible locations.

(e) The flashing or strobe lights of visual alarm system shall be synchronized with the flash rate of such multiple fixtures.

(f) The intensity of the light signal shall be sufficient to draw the attention of people in the vicinity.

(g) The visual alarm indicating device shall be labelled with the word "Fire" and is legible from the normal standing position.

The visual indicator shall be mounted at appropriate height such that it is visible from all corners of the floor.

TABLE 1
(Reg. 24)
DIMENSIONS AND PERIODS OF FIRE RESISTANCE

In this Table —

"cubic capacity" means the cubic capacity of the building or, if the building is divided into compartments, the compartment of which the element of structure

forms part; and "floor area" means the floor area of each storey in the building, or if the building is divided into compartments, of each storey in the compartment of which the element of structure forms part.

PART I - BUILDINGS HAVING MORE THAN ONE STOREY OTHER THAN A BASEMENT STOREY

Metric Measure

Class of building	Dimensions specifying maximum limits			Minimum period of fire resistance in hours	
	Height (in m)	Floor area (in sq m)	Cubic Capacity (in cu m)	Elements above ground	Elements below ground
A(i) A(ii)	9.0 18.0	465 230	no limit no limit	½ 1	1 1½
A(iii) A(iv)	9.0 18.0	930 1,290	2,830 5,660	½ 1	1 1½
B(i) B(ii)	18.0	1,390	5,660	1	1½
C	9.0 18.0	465 no limit	no limit 3,540	½ 1	1 1½
D	9.0 18.0	465 no limit	no limit 3,540	½ 1	1 1½
E(i) E(ii)	9.0 18.0	no limit no limit	1,700 4,250	½ 1	1 1½
F(i) F(ii)	9.0 18.0	280 no limit	no limit 1,700	½ 1	1 1½

PART II - BUILDINGS HAVING MORE THAN ONE STOREY OTHER THAN A BASEMENT STOREY

Metric Measure

Class of building	Dimensions specifying maximum limits		Minimum period of fire resistance in hours	
	Floor area (in sq. m)	Cubic Capacity (in cu m)	Elements above ground	Elements below ground
A(i)	2,800	no limit	½	1
A(iii) A(iv) B(iv) B(ii)	2,800	no limit	½	1
C	1,860 3,720	no limit no limit	½ 1	1 1½
D	2,800 no limit	no limit no limit	½ 1	1 1½
E(i) E(ii)	1,860 2,80	no limit no limit	½ 1	1 1½
F(i) F(ii)	465 930	no limit no limit	½ 1	1 1½

TABLE 2

(Regulations 24)

FIRE RESISTANCE REQUIREMENTS

Element of structure and part of building		Period of fire resistance to satisfy the requirements for (a) collapse (b) passage of flame and (c) insulation
(1)	(2)	(3)
Doors, shutters ducts or access covers (Exposure to test by fire when fitted within frame	Where separating a flat or maisonette from any space in common use, and any door in an exit required by Reg. 37	The part is capable of satisfying the requirement for (a) collapse for 30 minutes (b) passage of flame for 20 minutes (c) insulation for no specified period when either side is exposed to fire
	Where separating a protected shaft from a hall, lobby or corridor which forms part of an exit	The part is capable of satisfying the requirements for (a) collapse for 30 minutes (b) passage of flame for 20 minutes (c) insulation for no specified period when either side is exposed to fire
	Where in a compartment wall, in other situations not set out above	The part is capable of satisfying the requirements for (a) collapse for 30 minutes (b) passage of flame for 20 minutes (c) insulation for no specified period when either side is exposed to fire

TABLE 3

(Regulation 24)

NATIONAL PERIODS OF FIRE RESISTANCE
A -STRUCTURAL STEELWORK

Encased steel stanchions (Weight per foot/metre not less than 30 lbs/ 45kg)
Encased steel beams (Weight per foot/metre not less than 20lbs/30kgs)

Imperial Measure

Construction and materials	Minimum thickness (in inches) of protection for a period of fire resistance - in hours		
	1½	1	½
1. A Solid protection *(unplastered) Concrete no leaner than 1:2:4 mix with natural aggregates -			
(a) Concrete not assumed to be load-bearing, reinforced + ...	1	1	1
(b) Concrete assumed to be loadbearing reinforced in accordance with B.S. 449: Part 2: 1969** or equivalent standard	2	2	2
2. In the case of stanchions solid bricks of clay, sand-lime, blocks of foamed slag	2	2	2
3. Sprayed asbestos in accordance with B.S.3590: 1963 or equivalent standard			
+	5/8	3/8	3/8
B. Hollow protection +			
1. In the case of stanchions solid bricks of clay, sand-lime or foamed slag reinforced in every horizontal joint, unplastered	2	2	2

2. Metal lath with gypsum or cement lime plaster of thickness of	1	3/4	½
3. Metal lath with vermiculite-gypsum or perlite-gypsum plaster of thickness of	5/8	½	½
4. Gypsum plasterboard 3/4 in. with 16 S.W.G. wire binding at 4 in. pitch with gypsum plaster of thickness of	3/8	¼	¼

NOTES: *Solid protection means a casing which is bedded close to the steel without intervening cavities and with all joints in that casing made full and solid.
+Reinforcement shall consist of steel binding wire not less than 13 S.W.G. in thickness or a steel mesh weighing not less than 1 lb per sq. yd. In concrete protection the spacing of that reinforcement shall not exceed 6 in. in any direction.

+

+Hollow protection means that there is a void between the protective material and the steel.
All hollow protection to columns shall be effectively sealed at each floor level.
**As read with Supplement No. 1 (PD 3343) to BS 449: Part 1: 1970 and Addendum No. 1 (PD 4064) to BS449: Part 1: 1970.

TABLE 3 -*(Contd.)*

A -Metric Measure

Construction and materials	**Minimum thickness (in inches) of protection for a period of fire resistance - in hours**		
	1½	1	½
1. A Solid protection *(unplastered) Concrete no leaner than 1:2:4 mix with natural aggregates -			
(a) Concrete not assumed to be load-bearing, reinforced + …..	25	25	25
(b) Concrete assumed to be loadbearing reinforced in accordance with B.S. 449: Part 2: 1969** or equivalent standard.....	50	50	50

2. In the case of stanchions solid bricks of clay, sand-lime, blocks of foamed slag	50	50	50
3. Sprayed asbestos in accordance with B.S.3590:1963 or equivalent standard ..... +	15	50	50
B. Hollow protection +			
1. In the case of stanchions solid bricks of clay, sand-lime or foamed slag reinforced in every horizontal joint, unplastered	50	10	10
2. Metal lath with gypsum or cement lime plaster of thickness of	25	50	50
3. Metal lath with vermiculite-gypsum or perlite- gypsum plaster of thickness of		19	12.5
	16	12.5	12.5
4. Gypsum plasterboard 19mm with 1.6 wire binding at 100mm pitch with gypsum plaster of thickness of	10	7	7

NOTE: *Solid protection means a casing which is bedded close to the steel without intervening cavities and with all joints in that casing made full and solid.

+Reinforcement shall consist of steel binding wire not less than 2.3 mm in thickness or a steel mesh weighing not less than 0.48 kg/m². In concrete protection the spacing of that reinforcement shall not exceed 150 mm in any direction.

+

+Hollow protection means that there is a void between the protective material and the steel. All hollow protection to columns shall be effectively sealed at each floor level.

B - Metric Measure

Construction and materials	Minimum thickness in mm (excluding plaster) for a period of fire resistance - in hours					
	loadbearing			non-bearing		
	1½	1	½	1½	1	½
1. Reinforced concrete, minimum cover to main reinforcement of 25mm	100	75	75			
(a) unplastered ...	100	75	75			
(b) 12.5mm cement-sand plaster ...	100	75	75			
(c) 12.5mm gypsum-sand plaster ...	75	63	63			
(d) 12.5mm vermiculite-gypsum plaster						
2. Bricks of clay, concrete or sand lime						
(a) unplastered ...	100	100	100	100	75	75
(b) 12.5mm cement-sand plaster ...	100	100	100	100	75	75
(c) 12.5mm gypsum-sand plaster ...	100	100	100	100	75	75
(d) 12.5mm vermiculite-gypsum plaster	100	100	100	100	75	75
3. Concrete blocks of Class 1 aggregate	100	100	100	75	75	50
(a) unplastered ...	100	100	100	75	75	50
(b) 12.5mm cement-sand plaster ...	100	100	100	75	75	50
(c) 12.5mm gypsum-sand plaster ...	100	100	100	762	50	50
(d) 12.5mm vermiculite-gypsum plaster						

4. Concrete blocks of Class 2 aggregate						
(a) unplastered ...						
(b) 12.5mm cement-sand plaster ...	100	100	100	100	75	50
(c) 12.5mm gypsum-sand plaster ...	100	100	100	100	75	50
(d) 12.5mm vermiculite-gypsum plaster	100	100	100	100	75	50
	100	100	100	75	75	50
5. Hollow concrete blocks of Class l aggregate						
(a) unplastered ...	100	100	100	100	100	75
(b) 12.5mm cement-sand plaster ...	100	100	100	75	75	75
(c) 12.5mm gypsum-sand plaster ...	100	100	100	75	75	75
(d) 12.5mm vermiculite-gypsum plaster	100	100	100	75	62	62
6. Hollow concrete blocks of Class 2 aggregate						
(a) unplastered ...				125	125	125
(b) 12.5mm. cement-sand plaster ...				125	125	100
(c) 12.5mm gypsum-sand plaster ...				125	125	100
(d) 12.5mm vermiculite-gypsum plaster				100	100	75

In the above table:

(a) "Class 1 aggregate" means foamed slag, pumice, blast furnace slag, pelleted fly ash, crushed brick and burnt clay products, well-burnt clinker and crushed limestone.

"Class 2 aggregate" means flint gravel, granite, and all crushed natural stones other than limestone.

(b) Any reference to plaster means:

(i) in the case of an external wall 0.90 m or more from the boundary, plaster applied to the internal face only.

(ii) in the case of any other wall, plaster applied to both faces.

C -TIMBER FLOORS

TABLE 3 -*(Contd.)*

C - Metric Measure

Construction and materials	Minimum thickness (mm) for fire resistance - in hours	
	1 hour	½ hour
1. Plain edge boarding on timber joists not less than 38mm wide with a ceiling of -		
(a) metal lathing and plaster - thickness of plaster (a) gypsum ...		
(b) vermiculite ...		16
(b) one layer of plasterboard of minimum thickness of 12.5mm finished with gypsum plaster of thickness ...		12.5
		12.5
(c) two layers of plasterboard of total thickness ...		25
(d) two layers of plasterboard each of minimum thickness of 9.5mm finished with gypsum plaster of thickness ...		5
(e) one layer of asbestos insulating board of minimum thickness ...		12.5
2. Wood chipboard or tongued and grooved boarding not less than 16 mm (finished) thickness on timber joists not less than 38mm wide with ceiling of -		
(a) metal lathing and plaster - thickness of plaster (a) gypsum ...		
(b) vermiculite ...	22	16
	12.5	12.5
(b) one layer of plasterboard of minimum thickness of 9.5mm finished with -		
(a) gypsum plaster of thickness ...	12.5	12.5

(b) vermiculite-gypsum plaster of thickness	25	22
(c) two layers of plasterboard of total thickness ...		9
(d) one layer of asbestos insulating board of minimum thickness ...		
(e) one layer of asbestos insulating board of minimum thickness of 12mm finished on top with glass fibre or mineral wool of thickness ...		

Metric Measure

Construction and materials	**Minimum thickness of solid substance including screed (in mm) for a fire resistance of-**		
	1½	1 hour	½ hour
(a) Solid flat slab or filler joist floor. Units of channel or T section ...	125	100	90
(b) Solid flat slab or filler joist floor with 1 inch wood-wool slab ceiling base	100	90	90
(c) Units of inverted U section with minimum thickness at crown	100	75	63
(d) Hollow block construction or units of box or I section	90	75	63

TABLE 3 -(Contd.)

E -REINFORCED CONCRETE COLUMNS

Metric Measure

Construction and materials	Minimum dimension of + concrete column + without finish (in mm) for a fire resistance of-		
	1½ hours	1 hour	½ hour
1. (a) without plaster ...	250	200	150
(b) with 12.5mm cement-sand plaster on mesh reinforcement fixed around column ...	225	175	150
(c) finished with 12.5mm encasement of vermiculite -gypsum plaster ...	200	150	125
(d) with limestone or lightweight aggregate as coarse aggregate	200	200	150
2. Built into * a compartment wall or external wall +	100	75	75
(a) without plaster ...	75	75	75
(b) with ½ in. of vermiculite-gypsum plaster ...			

*No part of the column projecting beyond either face.

+Having not less fire resistance than that of the column and extending to the full height of, and not less than 0.6 m on each side of, the column.

+

+The minimum dimension of a circular column is the diameter.

TABLE 3 -(Contd.)

F -REINFORCED CONCRETE BEAMS

F -Metric Measure

Construction and materials Minimum concrete cover without finish to main reinforcement (in mm) for a fire resistance of -	1½ hours	1 hour	½ hour
(a) without plaster	37	25	12.5
(b) finished with 12.5 mm vermiculite gypsum plaster	12.5	12.5	12.5
(c) with 12.5 mm cement-sand or gypsum-sand plaster on mesh reinforcement fixed around beam	25	12.5	12.5

SIXTH SCHEDULE

(Reg. 77)

DRAINAGE TESTS FOR WATERTIGHTNESS

PART I
ALTERNATIVE TESTS FOR DRAINS TO CARRY FOUL WATER

Test 1

The drain or section thereof to be tested shall be suitably plugged and filled with water at the pressure equivalant to a head of 5 feet (1.52 metres) of water at the highest part of the drain or section under test. The test shall be so arranged that a pressure of 3.4 pounds per square inch (equivalent to a head of 8 feet (2.44 metres) of water) is not exceeded at any point in the drain or section under test. After sufficient time has elapsed to permit the absorption of water by the pipes and joints, the pressure shall be restored to that equivalent to a minimum head of 5 feet (1.52 metres) of water.

This test shall be satisfied if the drain thereafter maintains that pressure for a period of at least 10 minutes.

Test 2

The drain or section thereof to be tested shall be suitably plugged and filled with air (with or without smoke) at a pressure equivalent to a head of 4 inches (101.6 millimetres) of water (1.4 pounds per square inch).

This test shall be satisfied if the drain for 5 minutes thereafter maintains a pressure equivalent to a head of at least 3 inches (76.20 millimetres) of water (1.06 pounds per square inch).

PART II

TEST FOR SOIL PIPES, SOIL-WASTE PIPES, WASTE PIPES, VENTILATING PIPES AND INTERNAL RAIN WATER PIPES

Test 3

The soil pipes, soil-waste pipes, waste pipes, ventilating pipes and internal rain water pipes or any section thereof to be tested, shall be suitably plugged and filled with air (with or without smoke) at a pressure equivalent to a head of 2 inches (50.80 millimetres) of water (0.71 pounds per square inch).

This test shall be satisfied if this pressure remains constant for a period of 5 minutes thereafter.

SEVENTH SCHEDULE

(Reg. 82)

PARKING CODE

1. Parking Requirements

Type of Development	Parking Requirements
Flats	1 bay per unit plus 1 bay per 5 units for visitors
Houses	1 bay for every 3 bedrooms or portion thereof
Guesthouses and self-catering establishments	1 bay for every two bedrooms
Hotels	1 bay per 2 rooms plus 1 bay per 20m^2 of public accessible area (e.g. bars, restaurants, casinos etc.)
Shops	
In general	1 bay per 40m^2 or part thereof
Supermarkets	1 bay per 25m^2 or part thereof

Small shops outside town	Minimum of 3 bays
Offices	1 bay per 40m^2
Restaurants/Amenities	1 bay per 20m^2
Place of worship	1 bay per 10m^2 of hall/church
Industrial buildings	1 bay per 100m^2 of non office area
Schools, hospitals and clinics	To be assessed individually by SLTA

2. Off-street Loading Requirements

1 off street loading bay per office developments >500m^2;
1 off street loading bay for shops, businesses (other than offices), industrial buildings etc. >1000m^2
Additional loading facilities would be advisable for larger developments
Adequate provision for turning must also be made for heavy vehicles entering the site.

3. Additional Criteria for Parking Provision

Any proposal to include ground floor parking within a structure in town (Victoria) shall set back such parking a minimum of 10 metres from the street frontage.
In case of redevelopment, the number of parking bays must be adapted to the increased floor area. The same is true in the case of change of use.
In the case of mixed use development (commercial & residential etc.) parking bays may serve different uses at different times of the day, and the requirement may therefore be reduced accordingly subject to the approval of the Authority.
No access shall join any road at an angle exceeding 30 degrees or from which a right turn exit movement requires a 3-point turn to be made in the road.
No parking facility shall require or result in reversing movements onto the main road when leaving the site. The developer may be required to set his development back to physically separate his parking area from the roadway e.g. by constructing a kerbed island, in order to prevent reversing into the road.

4. Parking Area Geometrics

Single parking spaces must be at least 2.5m wide and 5m long. Other dimensions apply to truck and bus parking areas.

2 way ramps shall be a minimum of 4.5m wide.

One way ramps shall be a minimum of 2.5m wide.

Ramp gradients should not exceed 1 in 4. In case of steep gradients, the top and bottom of the ramp must be rounded.

For private parking serving less than 50 bays, one way ramps may be signalized to operate as 2-way.

5. Visibility at Accesses from Parking Areas

Drivers of vehicles entering the road must be able to see far enough to enable them to maneuver safely. This applies equally to drivers emerging from car parks and to drivers parking on street. It is proposed that a sight line of 55m be available for drivers from a position 4m back from the road edge.

No development shall obscure visibility for vehicles emerging from existing or possible future accesses on adjacent properties.

6. Footways

Pedestrian and vehicular accesses to new commercial developments should be kept separate, and should minimize potential conflicts between pedestrians and vehicles.

Where possible, a footway should be provided along the street frontage of the property, or the existing footway should be retained, restored or upgraded. A plan should be provided showing the proposed layout and construction of the footway. This should ensure smooth transition between footways serving adjacent properties. The texture should ensure good grip in all weathers, and the footway should be well drained. There should not be any gullies on pedestrian crossing routes, however.

Where there is a carriageway crossing of the footway to give vehicular access to a property, the footpath shall be sloped for ease of use by disabled people.

Where a footway is more than 1.5m wide, bollards shall be provided at any ramped slope at a carriageway crossing or intersection in order to prevent vehicles from parking on the footway. Where the top of a kerb is less than 150mm above the roadway, it is recommended that bollards be installed behind the kerbstones at 3m intervals.

7. Traffic Impact Assessment (TIA)

A Traffic Impact Assessment (or Traffic Management Plan) needs to be submitted for any of the following developments:

a) Developments which will generate 100 or more vehicle trips in the peak direction (inbound or outbound) in the peak traffic hours,
b) Developments which have a total floorspace of 3000m² or more,
c) Or both of the above

Required contents of a TIA:

Existing conditions (land use, roads, traffic)
Future conditions (land use, roads, traffic)
Trip generation and the assignment of trips to routes
Existing and projected traffic volumes
Traffic accident history and potential for increase; safety measures required
Intersection capacity and delay analysis (existing and anticipated volumes) of all intersections likely to be affected by the development
Access to/egress from the site
Circulation patterns within the site
Pedestrian movement; safety and provision of facilities
Public transport
Provision of parking, loading/deliveries and servicing
Effect on any land use or transport plans
Neighborhood impacts
Traffic improvement proposals
Conclusions; statement of findings and recommendations

8. General Planning

Drains must be covered with removable slabs.

9. Vehicular Access: Single Dwelling

Access to single dwellings may be by concrete strip construction or plain earth road, provided all conditions are met and the road does not exceed 50m in length.

No longitudinal gradient is to exceed 1 in 4, and sudden crests or dips are to be avoided.

No horizontal radius is to be less than 10m.

The minimum width is 3.5m.

Sight lines of a minimum of 30m from the junction with the main road must be achieved from a point set back 2m from the edge of the main road, and at steep approaches a landing area of 4m in length must be constructed.

No access shall join any road at any angle exceeding 30 degrees or from which a right turn exit movement requires a 3-point turn to be made in the road.

Surface water drainage connecting into an existing water course or main road side drainage is to be provided and the road is to crossfall to this drainage at a minimum slope of 1 in 40. This drainage is to be a minimum of 0.3m wide x 0.3m deep.

Provision must be made that no surface water runs onto the main road by the use of grill or other approved means at the junction of the main road.

Provision must be made to prevent the wash down of any earth or other material onto the main road or into the main road drainage.

Any existing main road drainage must not be reduced in size in cross section.

Any possible surface water run-off from the main road into the access road must be catered for.

Concrete strips must be of 1:3:6 mix, 0.7m wide with a gap of 0.7m between them and a minimum of 0.15m thick. The thickness may be reduced if an approved sub-base is provided or exists.

Any areas of fill must be laid and compacted in layers not exceeding 0.15m thick.

10. Vehicular Access: 2-10 dwellings

No longitudinal gradient is to exceed 1 in 4, and sudden crests or dips are to be avoided.

No horizontal radius is to be less than 10m.

The minimum road width is to be 4.5m with side drains on both sides, i.e. a reserve of 5.5m, or else 3.5m road width with passing bays provided at least every 50m. All verges from the roadedge to the road reserve

boundary to be planted with an approved variety of trail grass. Trees and shrubs obstructing sight lines to be removed.

Sight lines of a minimum of 30m from the junction with the main road must be achieved from a point set back 2m from the edge of the main road, and at steep approaches a landing area of 4m in length must be constructed. Superelevation to be provided at horizontal curves.

No access shall join any road at any angle exceeding 30 degrees or from which a right turn exit movement requires a 3-point turn to be made in the road.

Surface water drainage connecting into an existing water course or main road side drainage is to be provided on one or both sides of the road, depending on the design, and the road and footpath is to camber or crossfall to this drainage at a minimum slope of 1 in 40. This drainage is to be a minimum of 0.3m wide x 0.3m deep and adequate to cater for storm flow. In the future development of plots, surface water must be channeled into this drainage which should be lined by some approved means.

Provision must be made that no surface water runs onto the main road by the use of grill or other approved means at the junction of the main road.

Provision must be made to prevent the wash down of any earth or other material onto the main road or into the main road drainage.

Any existing main road drainage must not be reduced in size in cross section.

Any possible surface water run-off from the main road into the access road must be catered for.

The surfaces of both the road and footpath (if provided) must be sealed to provide an all weather surface and prevent erosion. Any of the following are acceptable:

a) Cold applied approved emulsion or cutback bitumen spread at a rate of 1 litre per square metre onto a wet surface and this is then dusted over with sand or crusher dust until all the emulsion is absorbed or covered. Care should be taken to ensure that the earth surface is sound, to the correct shape and at the correct moisture content before spraying; or:

b) Hot rolled asphalt premix maximum 40mm thick could be used on a compacted and primed base. (In the case of a footpath, 20 to 25mm thickness is sufficient); or:

c) Full width concrete 150mm thick reinforced with A142 mesh constructed in bays of 5.0m length with dowel bars for longitudinal and cross section joints. Mix should be 1:2:4. Base preparation to be approved by the engineer.

Any area of fill must be laid and compacted in layers not exceeding 0.15m thick. Fill material to be approved by engineer.

11. Vehicular Access: more than 10 dwellings

This must be to a minimum standard as below unless the access road is less than 100m in length.

No longitudinal gradient is to exceed 1 in 5, and sudden crests or dips are to be avoided.

No horizontal radius is to be less than 12m.

The minimum road width is to be 5.5m with a 2m footpath reserve on one side. Minimum road reserve should be 7.5m.

Sight lines of a minimum of 30m from the junction with the main road must be achieved from a point set back 2m from the edge of the main road, and at steep approaches a landing area of 4m in length must be constructed. Superelevation to be provided on horizontal curves.

No access shall join any road at any angle exceeding 30 degrees or from which a right turn exit movement requires a 3-point turn to be made in the road.

Surface water drainage consisting of lined drainage channels of 0.5m minimum section or pipes are to be provided for both sides of the road reserve and the road and footpath is to camber or crossfall to them.

Surface water run-off from the plots must be channeled into this drainage and no water should be allowed to run down the road.

Provision must be made that no surface water runs onto the main road by the use of grill or other approved means at the junction of the main road.

Provision must be made to prevent the wash down of any earth or other material onto the main road or into the main road drainage.

Any existing main road drainage must not be reduced in size in cross section.

Any possible surface water run-off from the main road into the access road must be catered for.

Any area of fill must be laid and compacted in layers not exceeding 0.15m thick. Fill material should be approved by the engineer.

The road construction is to be one of the following:

a) A minimum of two coats of hot bitumen spray and chip of 12.5mm (1/2 inch) and then 9.4mm (3/8 inch) sized chippings; or:

b) Hot rolled asphalt mix at least 40mm thick on a compacted and primed red earth surface; or:

c) Full width concrete 150mm thick reinforced with A 142 mesh constructed in bays of 5.0m length with dowel bars used for longitudinal and cross section joints. Mix should be 1:2:4.

In all three alternatives, care should be taken to ensure that the earth surface is sound, to the correct shape and at the correct moisture content before the surfacing is carried out. Base preparation to be approved by the engineer.

The footpath surface must be sealed with a minimum treatment of cold applied grade catonic emulsion or MC 70 cutback bitumen at a rate of one litre per square metre and dusted over with sand or crushed dust until all the emulsion is covered or absorbed. Another alternative is to use a 50 to 75mm thick mass concrete layed on a well prepared base.

MADE this 28th day of May, 2024.

BILLY RANGASAMY
MINISTER OF LANDS AND HOUSING