

First Schedule: OCCUPANCY CLASSIFICATION

sub - article 3.1.2.2, 3.1.12.1

OCCUPANCY			DESCRIPTION
Class	Sub-class	Use Group	
ASSEMBLY	OC1	Entertainment & public assembly	Occupancy where persons gather to eat, drink, dance or participate in other recreation activities.
	OC2	Theatrical and Indoor sports	Occupancy where persons gather for the viewing of theatrical, operatic, orchestral, choral, cinematographic or sports performances.
	OC4	Worship	Occupancy where persons assemble for the purpose of worshipping.
	OC5	Outdoor sports	Occupancy where persons view outdoor sports events
	OC9	Exhibition Hall	Occupancy where goods are displayed primarily for viewing by the public.
	OC10	Museum	Occupancy comprising a museum, art gallery or library.
BUSINESS	OC18	Large shop	Occupancy where merchandise is displayed and offered.
	OC19	Small shop	Occupancy where merchandise is displayed and offered for sale to the public and the floor area does not exceed 250 m ² .
	OC21	Offices	Occupancy comprising offices, banks, consulting rooms and other similar usage.
EDUCATIONAL	OC3	Places of Instruction	Occupancy where school children, students or other persons assemble for the purpose of tuition or learning.
INDUSTRIAL	OC11	High risk Industrial	Occupancy where an industrial process is carried out and where either the material handled or the process carried out is liable in the event of fire, to cause combustion with extreme rapidity, or give rise to poisonous fumes, or cause explosions.
	OC 12	Moderate risk industrial	Occupancy where an industrial process is carried out and where either the material handled or the process carried out is liable in the event of fire, to cause combustion with moderate rapidity, or give rise to poisonous fumes, or cause explosions.
	OC 13	Low risk industrial	Occupancy where an industrial process is carried out and where either the material handled or the process carried out does not fall into the high or moderate risk category.
	OC 14	Plant room	Occupancy comprising usually unattended mechanical or electrical services necessary for the running of building services.
INSTITUTIONAL	OC 15	Place of detention	Occupancy where people are detained for punitive or corrective reasons or because of their mental condition.
	OC16	Hospital	Occupancy where people are cared for or treated because of physical or mental condition.
	OC 17	Other institution	Occupancy where groups of people who either are not fully fit, or who are restricted in their movements or their ability to make decisions, reside or are cared for.
MERCANTILE	OC 6	High risk commercial service	Occupancy where a non- industrial process is carried out and where either the material handled or the process carried out is liable, in the event of fire, to cause combustion with extreme rapidity, or give rise to poisonous fumes, or cause explosions.
	OC 7	Moderate risk commercial service	Occupancy where a non- industrial process is carried out and where either the material handled or the process carried out is liable, in the event of fire, to cause combustion with moderate rapidity, or give rise to poisonous fumes, or cause explosions.
	OC 8	Low risk commercial service	Occupancy where a non- industrial process is carried out and where either the material handled or the process carried out does not fall into the high or moderate risk category.
	OC 20	Wholesale store	Occupancy where goods are displayed and stored and where only a limited selected group of persons is present at any one time.
	OC 29	Parking garage	Occupancy used for storing or parking more than 10 motor vehicles.

RESIDENTIAL	OC 22	Hotel	Occupancy where person rent furnished rooms, not being dwelling units.
	OC 23	Dormitory	Occupancy where groups of people are accommodated in one room.
	OC 24	Domestic residence	Occupancy consisting of one or more dwelling units.
	OC 25	Detached dwelling house	Occupancy consisting of a detached dwelling unit including a garage and other domestic out buildings.
STORAGE	OC 26	High risk storage	Occupancy where material is stored and where the stored material is liable, in the case of fire to cause combustion with extreme rapidity, or give rise to explosions.
	OC 27	Moderate risk storage	Occupancy where material is stored and where the stored material is liable, in the case of fire to cause combustion with moderate rapidity, or give rise to explosions.
	OC 28	Low risk storage	Occupancy where the material stored does not fall into the high or moderate risk category.

Second Schedule: DESIGN POPULATION

sub-article 3.1.13.1

Sub-class of occupancy	Population
OC 1, OC2, OC4, OC5	Number of fixed seats or 1 person per m ² where there are no fixed seats
OC 15, OC17, OC22, OC24	2 persons per bedroom or actual number of persons, whichever is the greater.
OC21	1 person per 10m ²
OC 20, OC26, OC 27, OC28	1 person per 30m ²
OC 3, OC9, OC10, OC 19	1 person per 4 m ²
OC18 (area less than 1,000m ²)	1 person per 4 m ²
OC18 (area more than 1,000 m ²)	1 person per 20 m ²
OC6, OC7, OC8, OC11, OC 12, OC13	1 person per 10m ² or actual number of persons, which ever is the greater
OC29	1 person per 40 m ²
OC16, OC23	1 person per 5 m ²

Third Schedule: PARKING REQUIREMENTS

sub- article 3.1.16.4

OCCUPANCY	No. of Parking lots required per 1000m² of built-up area		
	Automobiles	Vans	Trucks / Buses
ASSEMBLY	5	-	1
BUSINESS	10	-	1
EDUCATIONAL	2	-	-
INDUSTRIAL	1	2	1
INSTITUTIONAL	2	2	-
MERCANTILE	2	-	1
RESIDENTIAL	10*	-	1* *
STORAGE	1	-	1

 * 1 per 100m² of detached dwelling house

* * for hotels only

Fourth Schedule: LOAD REDUCTION ON COLUMNS

sub- article 3.2.1.5

No. of floors supported	Percentage reduction
1	0
2	10
3	20
4	30
5 or more	40

Fifth Schedule: TERRAIN CATEGORIES

sub- article 3.2.1.13

Category	Description
1	Exposed open terrain with few or no obstructions (flat, treeless plans)
2	Open terrains with scattered obstructions (airfields, open parklands sparsely built up suburbs).
3	Terrains with numerous closely spaced obstructions having the size of domestic houses (well-wooded suburbs, towns and industrial areas fully or partially developed).
4	Terrains with numerous, large, high closely spaced obstructions (large city centres).

Sixth Schedule: GENERAL CLASSIFICATION & DESIGN BEARING CAPACITIES OF SOILS

sub-article 3.2.2.1

Category	Type of Rocks/Soils	Presumed Allowable Bearing Capacity (kPa)
Rocks	Strong igneous and gneissic rocks in condition	10,000
	Strong limestones and sandstones	4,000
	Schists and slates	3,000
	Strong shales, mudstones and siltstones	2,000
	Soft weathered rocks	600
Non-cohesion Soils	Dense gravel or dense sand and gravel	> 600
	Medium dense gravel or medium dense sand and gravel	< 200 to 600
	Loose gravel or loose sand and gravel	< 200
	Compact sand	> 300
	Medium dense sand	100 to 300
	Loose sand	< 100
Cohesion Soils	Very stiff and hard clays	300 to 600
	Stiff clays	150 to 300
	Firm clays	75 to 150
	Soft clays	< 75
Peat and Organic Soils		Not applicable

Seventh Schedule: THICKNESS OF NON-LOAD BEARING WALLS

sub-article 3.2.5.11

Wall Thickness (millimetres)	Maximum Wall Height / Length (metres)
75	3
100	4.5
125	5
150	6.5
200	8

Eighth Schedule: MINIMUM SLOPE

sub-article 3.2.6.7

Roof Covering	Roof Structure	Roof Slope
Bitumen based /Other Approved Roofing Products	Concrete Slabs	1%
Cement / Clay / Metal Tiles	Concrete Slabs	10%
Cement / Clay / Metal Tiles	Structural Steel/ Timber Trusses	25%
Galvanized Steel / Other Approved Sheets	Structural Steel/ Timber Trusses	15%
Long span / Special Profiled Metal Sheets	Structural Steel/ Timber Trusses	5%

Ninth Schedule: LIMITING DIMENSIONS OF STAIRS

sub-articles 3.2.7.8, 3.2.7.9

Use Stairs	Minimum Width (mm)	Maximum Riser (mm)	Minimum Tread (mm)	Headroom (metres)
Private access to single room	600	200	225	2.1
Dwelling Unit	800	190	250	2.1
Domestic Building Common Access	1000	180	250	2.1
Public and all other buildings	1200	170	280	2.1

Tenth Schedule: GLASS THICKNESS

sub- article 3.3.9.4

Maximum pane Size (m ²)	Minimum Glass Thickness (mm)
0.75	3
1.5	4
2.1	5
3.2	6
5.0	8

Eleventh Schedule: ROOM / SPACE DIMENSIONS

sub-article 3.3.14.4

Room / Space	Minimum height
Bedroom	2.4 metres over a floor area of not less than 6.0 square meters; and clear height of not less than 2.1 metres over any point farther than 750 mm from the edge of the floor space.
Any other habitable room in a dwelling house, or dwelling unit.	2.4 metres over not less than 50% of the floor area; and not less than 2.1 metres over the remaining floor area.
All habitable rooms in any building other than those listed above.	2.4 metres
Passage, or entrance hall	2.1 metres
Bathroom, shower room, laundry or toilet	2.1 metres over any area in which a person shall be in a standing position.
Mezzanine area	2.1 metres above and below the mezzanine floor.

Twelfth Schedule: TOILETS & WASHBASINS FOR PERSONS WITH DISABILITIES ON WHEELCHAIRS

sub-article 3.3.15.9

Number of Persons	Number of Sanitary Units
Up to 10	0
10-50	1
Over 50	2

Thirteenth Schedule: FIRE RESISTANCE RATING OF EXTERNAL WALLS

sub-articles 3.4.1.4, 3.4.1.5, 3.4.1.8

Occupancy class (External Walls)	Fire Resistance Rating (hours)
All other than those specified below	2
OC8	1
OC13	1
OC24	1
OC25	0.5
OC26	4

Fourteenth Schedule: DISTANCE BETWEEN A BUILDING AND A BOUNDARY OR BETWEEN BUILDINGS ON THE SAME SITE

sub- article 3.4.1.6, 3.4.1.7, 3.4.1.8

Building or division occupancy class	Elevation area of division (m ²)	Minimum Boundary Distances or Building to Building (m)					
		Ration of Maximum Window/ Opening Area to maximum elevation area of division					
		5%	12.5%	25%	50%	75%	100%
OC1	50	2	2	2.2	3.5	4.5	6
OC2,OC3,OC4	100	2	2.2	3.5	5.2	5.4	8.5
OC5, OC8,OC10	250	2	3	5.6	8.9	10.5	12.8
OC13, OC14, OC15	500	2	3.7	7.1	11.8	14.8	17.5
OC16, OC17, OC22	750	2.3	4.5	8.2	13.5	17.5	21
OC23, OC24, OC25	1,000	4.3	6.3	9.4	15.8	20	24.5
OC28, OC29	OVER 1,000	6.5	8	10.6	18.1	22.5	28
OC6	50	2	2.5	3	4.5	6	8
OC7,OC9	100	2	3	4.5	7	8.5	11
OC11, OC12	250	2.2	4	7.5	10.5	13.5	17
OC18,OC19	500	2.5	5	9.5	14.5	19.5	23
OC20, OC 21	750	4	6	11	8	23.5	28.5
OC26, OC27	1,000	5.2	7	12.5	21	27	33
OC26, OC27	OVER 1000	7	8.5	14	24	30.5	37.5

Fifteenth Schedule: NOTIONAL PERIODS OF FIRE RESISTANCE

sub-article 3.4.2.3

Material	Thickness (mm)	Member	Fire Resistance Period (hours)				
			0.5	1	2	4	6
Natural, stone, clay, bricks, concrete, sand-lime	100	Wall		x			
	200	Partition			x		
Concrete blocks	100	Wall			x		
	75	Partition		x			
Reinforced concrete	200	Wall					x
	150	Partition				x	
	100	Partition			x		
	75	Partition		x			
Hollow clay blocks	200	Wall				x	
	150	Partition			x		
	100	Partition		x			
	75	Partition	x				
Hollow concrete blocks	200	Wall		x			
	100	Partition	x				

Sixteenth Schedule: FIRE RESISTANCE RATING OF OCCUPANCY SEPARATING ELEMENTS

sub-article 3.4.3.3

Separating Element Occupancy Class	Fire Resistance Rating (hours)
All, other than those specified below	1
OC6, OC11, OC14, OC27, OC28, OC29	2
OC26	4

Seventeenth Schedule: FIRE RESISTANCE OF DIVISION SEPARATING ELEMENT

sub-article 3.4.3.4

Division Element Occupancy Class	Fire Resistance Rating (hours)
All, other than those specified below	2
OC8	1.5
OC21, OC24	1
OC26	4

Eighteenth Schedule: STABILITY OF STRUCTURAL ELEMENT/COMPONENT

sub-article 3.4.3.6

Structural Member Occupancy class	Stability of member (hours)				
	Single storey	Double storey	3-8 storeys	9 storeys and over	Basement storey
OC1	0.5	1	2	2	2
OC2	0.5	1	2	2	2
OC3	0.5	0.5	1.5	2	2
OC4	0.5	1	1.5	2	2
OC5	0.5	0.5	1	1.5	-
OC6	1	1	2	3	2
OC7	0.5	1	2	2	2
OC8	0.5	0.5	1.5	2	2
OC9	1	1.5	2	2	2
OC10	0.5	1	1.5	2	2
OC11	1	1.5	2	3	4
OC12	0.5	1	1.5	2	3
OC13	0.5	0.5	1	2	2
OC14	0.5	0.5	1	1.5	1
OC15	1	1	1.5	2	3
OC16	1	1.5	2	3	2
OC17	1	1	2	3	2
OC 18	1	1.5	2	3	2
OC 19	1.5	1	2	3	2
OC 20	1	1.5	2	2	2
OC 21	0.5	1	1.5	2	2
OC 22	0.5	1	1.5	2	2
OC 23	0.5	0.5	1	2	2
OC 24	0.5	0.5	1	2	2
OC 25	0.5	0.5	0.5-	-	2
OC 26	1	1.5	2	3	4
OC 27	0.5	1	1.5	1.5	3
OC 28	0.5	0.5	1.5	2	2
OC 29	0.5	0.5	1	1.5	2

Nineteenth Schedule: EXIT IN ESCAPE ROUTES

sub- article 3.4.6.20

Population In Building	Exits
Up to 200	2
200-300	3
300-400	4
400-550	5
550-700	6
700-850	7
850-1000	8
1000-1500	9
1500-2000	10
Over 2000	10+1 for each 500 additional

Twentieth Schedule: SPECIFICATION OF MORTARS IN MASONRY CONSTRUCTION

sub-article 4.3.2.4

Types of Mortars (Mix Proportions by volume)				Compressive strength at 28 days (N/mm ²)
Class of mortar	Cement: Lime:Sand	Cement: Lime	Cement: Lime (with plasticizer)	
1	1:1/4:3	-	-	11
2		1:3	1:3 1/2	4.5
3	1:1:5 1/2	1:4 1/2	1:5 1/2	2.5
4	1:1:8 1/2	1:6	1:7 1/2	1

Twenty First Schedule: MINIMUM PERIODS BEFORE STRIKING FORMWORK

sub-article 4.3.3.4

Structural Member	No. of Days
Beam & cantilever sides, walls and columns	1
Slabs (struts left under)	4
Beam soffits (struts left under)	7
Slabs (removal of struts)	10
Beams (removal of struts)	14
Cantilevers (removal of struts)	28

Twenty Second Schedule: MINIMUM LATRINE ACCOMMODATION

sub-article 5.2.1.2 & 5.2.2.10

FUNCTION	USERS	POPULATION	PROVISION OF LATRINES/WCs			
			Male			Female
			Without Urinal	With Urinal	Additional Urinals	
SCHOOL OR COLLEGE	staff	1 – 15	-	1	-	1
		16 – 35	-	2	1	2
		36 – 60	-	3	2	4
	boarding students	1 – 15	-	1	-	1
		16 – 30	-	2	1	2
		31 – 75	-	3	2	4
		76 – 100	-	6	4	8
		101 – 150	-	8	4	10
	Over 150	-	1 per 30	1 per 25	1 per 50	
NURSERY	pupils		1 per 15*	1 per 15*	1 per 15*	1 per 15*
ELEMENTARY SCHOOL	boys	1 – 25	2	2	1	-
		26 – 50	3	2	2	-
		51 – 75	4	3	2	-
		76 – 100	5	4	3	-
		101 – 125	6	5	4	-
		126 – 150	8	6	4	-
		151 – 175	9	7	5	-
		176 – 200	10	8	5	-
			Over 200	1 per 30	1 per 30	1 per 50
	girls	11 – 20	-	-	-	2
		21 – 40	-	-	-	2
		41 – 60	-	-	-	3
		61 – 80	-	-	-	4
		81 – 100	-	-	-	5
		101 – 120	-	-	-	6
		121 – 140	-	-	-	7
		141 – 160	-	-	-	8
		161 – 180	-	-	-	9
		181 – 200	-	-	-	10
	Over 200	-	-	-	1 per 30	

FUNCTION	USERS	POPULATION	PROVISION OF LATRINES/WCs			
			Male			Female
			Without Urinal	With Urinal	Additional Urinals	
OFFICE OR PUBLIC BUILDING	persons	1 – 15	-	1	-	1
		16 – 35	-	2	-	2
		Over 35	-		1 per 75	
RESTAURANT	public, male	1 – 50	-	1	--	1
		16 – 50	-	2	-	2
		Over 50	-	2	1 per 40	2
	public, female	1 - 50	1	-	--	2
		1 – 15	-	1	--	-
	staff, male	Over 15	-	-	1 per 75	-
		1 - 12	1	-	-	1
WAREHOUSE, WORKSHOPS AND OTHER WORKPLACES	male	1 - 15	2	1	1	-
		16 – 35	3	1	2	-
	female	1 – 12	-	-	-	1
		13 - 25	-	-	-	2

Twenty Third Schedule: FEES FOR HOARDING AND SCAFFOLDING

sub-article 6.1.2.3

Hoarding Period (months)	Fee (Currency Points per meter length)
Up to 3	0.075
3-6	0.15
6-12	0.25
12-24	0.5
Over 24	0.50+0.15 for every additional month or part thereof

Twenty Fourth Schedule: PENALTIES

Article 6.2 and 6.3

Offence	Reference (sub-article)	Penalty
Failing to comply with terms of a notice or conditions issued under these Regulations.	6.2.2.1 a	Six currency points or imprisonment not exceeding eight months or both.
Erection of a building in contravention of these Regulations.	6.2.2.1 b	Six currency points or imprisonment not exceeding eight months or both.
Hinder or obstruct a Building Control Officer or any person authorised by the Committee.	6.2.2.1 c	Six currency points or imprisonment not exceeding eight months or both.
Submit a certificate which is substantially false or incorrect or fraudulent.	6.2.2.1 d	Six currency points or imprisonment not exceeding eight months or both.
Being an owner of a building; occupy, use, or permits the occupation or use of a building without an occupation permit.	6.2.2.1 e	Six currency points or imprisonment not exceeding eight months or both.
Being an owner of a building operation, fail to comply with a notice to remove rubble, rubbish, other debris or combustible waste material.	6.3.1.2	Six currency points or imprisonment not less than four months or both.
Failing to connect to public sewer	6.3.2.5	Four currency points or impressments not exceeding eight months or both.
Up prescribed despising intents of chemical toilet into body of water.	6.3.3.1	Six currency points or imprisonment not exceeding one year.