

CAYMAN ISLANDS



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**DEVELOPMENT AND PLANNING LAW
(1995 REVISION)**

THE BUILDING CODE REGULATIONS 1995

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The Governor in Council, in exercise of the powers conferred upon him by section 38 of the Development and Planning Law (1995 Revision), and of all other powers enabling him in that behalf, makes the following Regulations –

Title and commencement.

1. (1) These Regulations may be cited as the Building Code.

(2) These Regulations shall come into force on such day as the Governor may, by order, appoint, and different days may be appointed for different provisions or for different purposes.

(3) An order under sub-regulation (2) may make such transitional adoptions of the provisions of these Regulations then in force or brought into force by the order as appear to the Governor to be necessary or expedient in consequence of the partial operation of the Regulations.

Interpretation.

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

"Authority" means the Central Planning Authority;

"Central Planning Authority" has the meaning ascribed to that term in the Law;

"Director" means the Director of Planning and anyone to whom he has delegated all or any part of his authority, either conditionally or absolutely under these Regulations;

"Law" means the Development and Planning Law (Revised); and

"section" means section of the Law.

Application of Standard Building Code and other related Codes.

First Schedule.

Electrical.

Regulations not to apply to certain buildings.

3. To the extent that they are consistent with the Law and with the other laws of the Cayman Islands and subject to the exceptions, adaptations and modifications set out in the First Schedule, the provisions of the following Codes, as adopted and revised by the Southern Building Code Congress International Inc. of Birmingham in the State of Alabama in the United States of America, shall apply as part of the law of the Cayman Islands in relation to the matters and things specified in the case of each –

(a) The 1994 Edition of the Standard Building Code, as adopted by the Southern Building Code Congress International of Birmingham, in the State of Alabama in the United States of America (hereinafter called the "Standard Building Code"), in relation to the use, occupancy, design and construction of buildings and the provision of plant, machinery, apparatus and other fittings in or in connection with buildings.

(b) The 1994 Edition of the Standard Plumbing Code, as adopted by the Southern Building Code Congress International of Birmingham in the State of Alabama in the United States of America (hereinafter in this Code referred to as "the Standard Plumbing Code") in relation to every plumbing installation, including the alteration, repairing or replacement thereof, and to plumbing equipment, appliances fixtures, fittings and appurtenances.

(c) The 1994 Edition of the Standard Mechanical Code, as adopted by the Southern Building Code Congress International of Birmingham in the State of Alabama, in the United States of America, (hereinafter in this Code referred to as "the Standard Mechanical Code"), in relation to the installation of mechanical systems including the alteration, repair, and replacement thereof, and to appliances, fixtures, fittings, and appurtenances, including ventilation, heating, cooling, air conditioning and refrigeration systems, incinerators and other energy related systems.

(d) The 1994 Edition of the Standard Gas Code, as adopted by the Southern Building Code Congress International of Birmingham in the State of Alabama in the United States of America (hereinafter in this Code referred to as the Standard Gas Code"), in relation to the to the installation, operation, alteration, repairing and replacement of gas piping, gas appliances and related accessories.

4. The provisions of the Electricity Law 1974, and, to the extent that they are with such Law, the provisions of this Code, shall apply to the installation of electrical systems, and to the alteration, and replacement thereof, and to electrical fixtures, fittings and appurtenances thereto.

5. These Regulations shall not apply to any single family detached house having a gross floor area less than 2,500 square feet. These

The Register.

Amendment, etc. of standards

will continue to be dealt with in accordance with the present practice of the Central Planning Authority.

6. (1) The Director of Planning shall keep a Register (hereinafter in this Code referred to as "the Register") in the principal office of the Planning Department.

(2) The Register shall be open to public inspection during the regular office hours on any normal business day.

(3) The Register shall be divided into three Parts as follows –

Part I - Applicable Code Provisions

Part II - Applicable Standards; and

Part III - Fire Prevention Code

(4) The Director shall immediately upon the coming into operation of this regulation enter in the Register –

(a) in Part I, a copy, authenticated by the signature of the Governor, of each of the following –

(i) the Standard Building Code;

(ii) the Standard Gas Code;

(iii) the Standard Mechanical Code; and

(iv) the Standard Plumbing Code;

(b) in Part II, a copy of each of the several documents (in this Code called "the referenced standards") referred to in Chapter 35 of the Standard Building Code;

(c) in Part III, a copy, authenticated by the signature of the Governor, of the Eighth (1994) Edition of the Standard Fire Prevention Code based on the former American Insurance Association National Fire Prevention Code first adopted in 1974 by the Board of Trustees of the Southern Building Code Congress International in Birmingham in the State of Alabama in the United States of America.

7. When the Southern Building Code Congress International Inc. amends any of the referenced standards entered in Part III of the Register, the Governor may, by Order, make a like amendment (with or without any other amendments specified in the Order) in the relevant Code in such Register and the Director of Planning

Identification of standards and references thereto in Code.	shall amend the Register accordingly. Any such amendment, unless the Governor otherwise directs in the relevant Order, shall take effect from the time of its being entered in the Register.
Second Schedule.	<p>8. (1) The Director of Planning shall identify each of the documents in Part II of the Second Schedule by marking on it the letters and numbers set out in the first column of that Schedule.</p> <p>(2) Whenever a reference is made in this Code to a group of letters and numbers identifying a document in Part II of the Second Schedule, such reference shall be deemed a reference to the respective document, as recorded in the Register at the relevant time and a reference in this Code to a Part, paragraph, section or other division of that document shall be construed accordingly.</p>
Evidence of Register.	9. The Codes and every document entered in the Register under this Code and every duplicate thereof, or extract therefrom, certified under the hand of the Director of Planning shall, respectively, be good evidence of contents of such Code, document, or extract, as the case may be.
General penalty.	10. Whoever contravenes any of these regulations is guilty of an offence and liable on summary conviction to a fine not exceeding \$5,000.
Penalty for willful obstruction.	11. Any person who willfully obstructs a person acting in the execution of these regulations or of an order made or issued under these regulations is guilty of an offence and liable on summary conviction to a fine not exceeding \$5,000.
Stop notices.	<p>12. (1) Upon notice from the Authority, any work on a building to which these regulations apply that is being done contrary to the provisions of these regulations or in a dangerous or unsafe manner shall immediately cease.</p> <p>(2) Any notice given under sub-section (1) above (or under section 13 below) shall be in writing and shall be given to the owner of the property, or to his agent, or to the person doing the work, and shall state the conditions under which work may be resumed.</p> <p>Provided that, where an emergency exists, the Authority shall not be required to give written notice prior to stopping the work.</p>
Offending works.	<p>(1) If any work to which these regulations are applicable contravenes any of these regulations the Authority, without prejudice to their right to take proceedings under any other section of these regulations in respect of the contravention, may by notice require the owner –</p> <p>(a) to pull down or remove the work, or</p>

Right of entry.	<p>(b) if he so elects, to effect such alterations in it as may be necessary to make it comply with these regulations.</p> <p>(2) If a person to whom a notice has been given under subsection (1) above fails to comply with the notice before the expiration of 28 days or such longer period as the Summary Court may on his application allow, the Authority may –</p> <p>(a) pull down or remove the work in question, or</p> <p>(b) effect such attention in it as they deem necessary, and may recover from him the expenses reasonably incurred by them in doing so.</p>
Immunity.	<p>14. (1) Any person duly authorized by the Authority may, at any reasonable time, after having given reasonable notice to the owner of his intention so to do, enter any land or building for the purposes of –</p> <p>(a) making any inspection in accordance with these regulations;</p> <p>(b) ascertaining whether or not there has been a breach of these regulations;</p> <p>(c) preventing any infringement of these regulations; or</p> <p>(d) carrying out any other powers or duties vested in him under these regulations requiring such entry.</p> <p>(2) Any such entry may be made at any time if the Authority has reasonable cause to believe that an immediate danger exists.</p>
Amendment to Regulation 6, Development and Planning Regulations.	<p>15. Neither the Governor, any Member of Executive Council, the Authority, nor the Director shall be liable in damages for anything done or omitted in the discharge or purported discharge of their respective functions under these Regulations, unless it is shown that the act or omission was in bad faith.</p> <p>16. Regulation 6 of the Development and Planning Regulations (1995 Revision) is amended by omitting from sub-section (1) the words "building permits for the construction of or changes in building" and substituting the words "planning permission to carry out development other than sub-divisions under section 21."</p>

FIRST SCHEDULE
(Regulation [3] Part 2)

[DIVISION 1]

Provision of the
Southern Building
Code affected.

Exceptions, adaptations and modifications.

CHAPTER 1

Section 101.2

Delete.

Sections 101.4.2 to
101.4.8 (inclusive).

Delete.

Section 102.

Delete.

Sections 103.1 to
103.5 (inclusive).

Delete.

Section 104.1.1.

Delete.

Sections 104.4.1 and
104.4.2.

Delete.

Section 104.5 "104.5

Delete and substitute the following new section therefor —

Contractor's
responsibilities

It shall be the duty of every contractor and person who makes a contract for the installation of, or repairs to, a building, electrical, gas, mechanical or plumbing system for which a permit is required to conform to the provisions of the Law and Code relating to licensing."

Sections 104.7.1 to
104.7.4 (inclusive).

Delete.

Sections 106.1.1 and
106.2 (inclusive).

Delete.

Section 110

Delete.

CHAPTER 2

Interpretation.

2.(1)In this Code, unless the context otherwise requires —

"apartment" bears the meaning ascribed to that term in regulation 2

of the Development and Planning Regulations 1977; and "apartment house" shall bear a similar meaning;

"approved" means approved by the Director of Planning;

" architect" bears the meaning ascribed to that term in regulation 2 of the Development and Planning Regulations 1977;

"Building Official" means the officer authorized by the Director of Planning as such for the purpose of these Regulations;

"duplex" bears the meaning ascribed to that term in section 2 of the Development and Planning Law (Revised);

"dwelling" means a building occupied exclusively for residential purposes by not more than one family;

"dwelling unit" bears the meaning ascribed to that term in regulation 2 of the Development and Planning Regulations 1977;

"Electrical Inspectorate" means the Electrical Inspectorate established under section 5 of the Electricity Law 1974 ;

"engineer" means a person technically qualified to design structures, electrical, mechanical and sanitation installations and systems;

"fire department" means the Fire Brigade established under the Fire Brigade Law, 1979;

"fire brigade connection" means a hose connection at grade or street level for use by the Fire Brigade only for the purposes of supplying water to standpipes or sprinkler systems;

"Fire Official" means the person appointed under the Fire Brigade Law, 1979;

"fire prevention department" means the Fire Brigade established under the Fire Brigade Law, 1979;

"height" in relation to a building, means "height of a building" as that term is defined in regulation 2 of the Development and Planning Regulations (1995 Revision);

"hotel" bears the meaning ascribed to that term in the Hotels Aid Law, 1976;

"labeled" in relation to devices, equipment or materials, means having af-fixed thereto a label, seal, symbol or other identifying mark of a testing laboratory, inspection agency or other organization recognized by the Building Official and which is

concerned with product evaluation, maintains periodic inspection of production of the thing concerned and by label of which the manufacturer attests to compliance with the applicable generally recognized standards;

"listed" in relation to equipment or materials, means included in a list published by a testing laboratory, inspection agency or other organization recognized by the Building Official to be of a standard satisfactory to him which is concerned with product evaluation and which maintains periodic inspection of production of equipment or materials if it is stated in such list either that the equipment or material meets recognized standards or has been tested and found suitable for use in a specified manner; [The means for identifying listed equipment may vary for each testing laboratory, inspection agency, or other organization concerned with product evaluation, some of which do not recognize equipment as listed unless it is also labeled. The Building Official should utilize the system employed by the listing organization to identify a listed product.]

"lot" has the meaning ascribed to that term in the Registered Land Law, 1971;

"officer" means any person appointed as such by the Director of Planning;

"road" means a road as defined from time to time in the Roads Law (Revised).

CHAPTER 3

- 302 Amend "Rooming House" to "Guest House".
Replace the word "five" with the word "six".
- 305, 1.2. Amend "Educational Occupancies 12th grade" to "High School".
- 311 .2. Add New Section 311.3. to read "311.3. Fire Department Vehicle Access. All R1 and R2 occupancies three (3) or more stories in height shall provide open space at least twenty (20) feet wide along three (3) sides of the Building."
- 311 .2. R1: Amend "Boarding House" to "Guest House";
R2: Amend "Rooming House" to "Guest House".

CHAPTER 4

- 404 Delete 404.1 High Rise
- 410 Delete 410.1.2.

412 Delete Section 412.

CHAPTER 5

503.2 Delete 503.2.6 in its entirety without substitution.

Table 500 Amend Table 500 as shown in Exhibit A.

CHAPTER 8

Table 803.3 Amend Table as shown in Exhibit B.

CHAPTER 9

903.6 Amend 903.6 as shown in Exhibit C.

903.7.1 Amend last line. "15,000 sq. ft (1395 m sq.)" to "12,000 sq. ft (1,116 m sq.)."

903.7.5 Amend 903.7.5 to read "An approved automatic sprinkler system shall be provided throughout Group R1 occupancies three or more storeys in height or containing sixteen (16) or more Guest Room."

903.7.5 Delete the exception

905.1.1. Amend Section 905.1.1 Group R to read. "R1 occupancies having accommodations for more than eight (8) Guests.
R2 - Apartment houses more than eight (8) units and dormitories; Guest houses having more than eight (8) sleeping accommodations."

905.1.1. Amend the exception to read. "Where each Guest Room has a direct exit to the outside of the Building and the Building is one (1) storey."

CHAPTER 10

1004.1.5. Add section 1004.1.5.- "Roof Vents & Curtain Boards" Storage occupancies exceeding 5000 sq. ft. in area shall be provided with a smoke and heat venting system complying with Table 1004 or NFIPA 204m.

1005.5 Delete section 1005.5 without substitution. Buildings are not allowed to be high enough to require smokeproof enclosures.

Table 1016 Amend Table 1016 as shown on "Exhibit C".

1011.2.3 Delete the exception to 1011.2.3 without substitution.

1011.3 Delete section 1011.3 without substitution.

CHAPTER 14

1403.9 Amend section 1403.9.1. by replacing "Type six (6) construction" with "Single Family Residence".

CHAPTER 15

1509.8 Amend 1509.8.1 by deleting restrictions one (1), two (2) and three (3). Add new restriction "5. single family residence".

CHAPTER 16

1606.6.4 Delete section 1604.6.4.

1605. Delete section 1605

1606. Delete Figure 1606

1606.1.1 Amend 1606.1.1 by adding, "using a fastest mile wind velocity of 110 m.p.h. and exposure D Category". Delete exception 2.

Table 1606.2A Delete Table 1606.2A and substitute Table as shown in Exhibit F.

Table 1607.1.5A, B Delete Table 1607.1A and Table 1607.1B.

1609.1.1 Delete "Snow" from all load combinations in Section 1609.1.

1609.1 Delete note Two (2) and Three (3).

1609.2 Delete "Snow" from load combinations in One (1) and Four (4).

1609.2 Delete Note One (1).

CHAPTER 18

1804 Amend section 1804.1.3 by removing the words "Extend below the frost penetration shown in Figure 1804.1, but";

Remove Figure 1804.1;

Add new section: "1804.6.2.6. Foundation walls or stem walls less than three (3) ft in height, with or without unbalanced fill and supporting one (1) story buildings may be six (6) inches in thickness."

Delete section 1804.7.

CHAPTER 19

1904.2 Delete section 1904.2

Table 1904A Delete Table 1904A

Table 1904B Delete exposure condition referring to concrete exposed to freezing.

Table 1904C Amend title by removing the words "and/or deicer chemicals"

1904. Delete Figure 1904

1905.6 Amend 1905.6.1.1 by replacing the number "150 cu yd (115 m3)" with, "50 cu yd (38 m3)"; Delete the remainder of the sentence and replace with, "Concrete test reports used to establish strength requirements shall be submitted to the Director of Planning".

CHAPTER 31

3107 Delete section 3107

[DIVISION 2]

- (2) Any reference in this Code to the Standard Fire Prevention Code shall be construed as a reference to the Eighth (1994) Edition of the Standard Fire Prevention Code based on the former American Insurance Association National Fire Prevention Code, first adopted in 1974 by the Board of Trustees of the Southern Building Code Congress International in Birmingham in the State of Alabama in the United States of America, and any reference to a Class of hazardous substance, material or device shall be construed as a reference to a Class of any such thing as defined in that Code.
- (3) Any reference in this Code to a type of construction being of Type I, II, III, IV, V or VI shall be construed as a reference to the type of construction respectively described as being of that type in sections 603 to sections 608 of Chapter 6 of this code.
- (4) Any reference in this Code to the use or occupancy of any building or structure being of Group A, B, E, F, H, I, M, R, or S, or any sub-classification of any such Group, shall be construed as a reference to such Group or sub-classification as defined in Chapter 3.
- (5) Any reference in this Code to a dry cleaning system being of Type I, II, III, IV or V shall be construed as a reference to a system of the type respectively described as being of that type in section 402.
- (6) Any reference in this Code to a standpipe as being in Class I, II, III, or Combined

System shall be construed to be a reference to a standpipe falling within the respective Class as defined in section 902.

EXHIBIT A

Table 500
Allowable Heights and Building Areas

TYPE CONSTRUCTION		I		II		III		IV 1 -Hour		IV Unprot.		V 1 -Hour		V Unprot		VI 1 -Hour		VI Unprot.	
Maximum Height In Feet:		55'		55'		55'		55'		55'		55'		55'		50'		40'	
OCCUPANCY		uns	spr	uns	spr	uns	spr	uns	spr	uns	spr	uns	spr	uns	spr	uns	spr	uns	spr
		j		h	j	h	j	h	j	h	j	h	j	h	j	h	j	h	j
A-1 ASSEMBLY LARGE (stage requiring proscenium opening protection) a, b																			
Max. No. of stories		5	5	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area: Multistory		UA	UA	UA	UA	UA	UA												
One story only		UA	UA	UA	UA	UA	UA												
A-1 ASSEMBLY LARGE (no stage requiring proscenium opening protection) a, b																			
Max. No. of Stories		5	5	5	5	1	1	1	1	1	1	1	1	1	1	0	0	0	0
Area: Multistory		UA	UA	UA	UA	UA	UA	12.0	36.0	8.0	24.0	12.0	36.0	8.0	24.0				
One story only		UA	UA	UA	UA	UA	UA												
A-2 ASSEMBLY SMALL (stage proscenium opening protection) a, b																			
Max. No. of Stories		5	5	5	5	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Area: Multistory		UA	UA	UA	UA	UA	UA												
One story only		UA	UA	UA	UA	UA	UA	10.0	30.0	6.0	18.0	10.0	30.0	6.0	18.0	2.3	6.9	1.5	4.5
A-2 ASSEMBLY SMALL (no stage proscenium opening protection) a, b																			
Max. NO. Of Stories		5	5	5	5	2	2	2	2	2	2	2	2	2	2	1	1	1	1
Area: Multistory		UA	UA	UA	UA	12.0	24.0	12.0	24.0	8.0	16.0	12.0	24.0	8.0	16.0				
One story only		UA	UA	UA	UA	12.0	36.0	12.0	36.0	8.0	24.0	12.0	36.0	8.0	24.0	3.8	11.4	2.5	7.5
B BUSINESS a, b																			
Max. No. of Stories		5	5	5	5	5	5	5	5	2	5	5	5	2	5	2	2	1	2
Area: Multistory		UA	UA	UA	UA	UA	UA	25.5	51.0	17.0	34.0	21.0	42.0	14.0	28.0	6.75	13.5	4.5	9
One story only		UA	UA	UA	UA	UA	UA	25.5	76.5	17.0	51.0	21.0	63.0	14.0	42.0	6.75	20.5	4.5	13.5

1 ft = 0.305 m
1 sq. ft = 0.0929 M2

UA = Unlimited Area

EXHIBIT A (continued)

Table 500
Allowable Heights and Building Areas (continued)

Lower case letters in table refer to Notes following table.

Height for types of construction is limited to the number of stories and height in feet shown.

Allowable building area (determined by definition of "Area, Building") is shown in thousands of square feet per floor.

TYPE CONSTRUCTION	I	II	III	IV 1-Hour	IV Unprot.	V 1-Hour	V Unprot.	VI 1-Hour	VI Unprot.
Maximum Height In Feet:	55'	55'	55'	55'	55'	55'	55'	50'	40'
OCCUPANCY	uns spr j	uns spr h j	uns spr h j	uns spr h j	uns spr h j	uns spr h j	uns spr h j	uns spr h j	uns spr h j
E EDUCATIONAL a, b									
Max. No. of stories	5	5	2	2	1	2	1	2	1
Area: Multistory	UA	UA	18.0	36.0	18.0	36.0	18.0	6.0	12.0
One Story only	UA	UA	18.0	54.0	18.0	54.0	12.0	6.0	12.0
F FACTORY-INDUSTRIAL a,b,g									
Max. No. of Stories	5	5	3	6	2	4	2	4	1
Area: Multistory	UA	UA	31.5	63.0	31.5	63.0	21.0	45.0	30.0
One Story only	UA	UA	31.5	94.5	31.5	94.5	21.0	7.5	15.0
H-1 HAZARDOUS c									
Max. No. of Stories	0	1	0	1	0	1	0	0	0
Area: Multistory	15.0	12.0	7.5	7.5	5.0	5.0	5.0	0	0
One Story only									
H-2 HAZARDOUS c									
Max. No. of Stories	0	1	0	1	0	1	0	0	0
Area: Multistory	15.0	12.0	7.5	7.5	5.0	5.0	2.0	0	0
One Story only									
H-3 HAZARDOUS c									
Max. No. of Stories	0	4	0	3	0	2	0	1	0
Area: Multistory	30.0	20.0	10.0	10.0	10.0	5.0	5.0	0	0
One Story only	30.0	20.0	10.0	10.0	7.5	4.5	4.5	0	0
H-4 HAZARDOUS c									
Max. No. of Stories	0	5	0	3	0	4	0	2	0
Area: Multistory	UA	UA	48.0	48.0	32.0	24.0	16.0	0	0
One Story only	UA	UA	72.0	72.0	48.0	36.0	24.0	0	0

1 ft = 0.305 m

1 sq. ft = 0.0929 M2

UA = Unlimited Area

EXHIBIT A (continued)

Table 500
Allowable Heights and Building Areas (continued)

Lower case letters in table refer to Notes following table.

Height for types of construction is limited to the number of stories and height in feet shown.

Allowable building area determined by definition of "Area, Building") is shown in thousands of square feet per floor.

TYPE CONSTRUCTION	I	II	III	IV 1-Hour	IV Unprot.	V 1-Hour	V Unprot.	VI 1-Hour	VI Unprot.
Maximum Height In Feet:	55'	55'	55'	55'	55'	55'	55'	50'	40'
OCCUPANCY	uns spr j	uns spr h j	uns spr h j	uns spr h j	uns spr h j	uns spr h j	uns spr h j	uns spr h j	uns spr h j
I INSTITUTIONAL- RESTRAINED b									
Max. No. of stories	5	5	0	2	0	3	0	3	0
Area: multistory	UA	UA	24.0	15.0	30.0	21.0	14.0	7.5	5.0
One Story only	UA	UA	36.0	15.0	45.0	31.5	21.0	11.4	7.5
I INSTITUTIONAL- UNRESTRAINED b									
Max. No. of Stories	0	5	0	3	0	1	0	0	0
Area: Multistory	UA	UA	24.0	30.0	30.0	31.5	21.0	11.4	7.5
One Story only	UA	UA	36.0	45.0	30.0	31.5	21.0	11.4	7.5
M MERCANTILE a,b									
Max. No. of Stories	5	5	5	5	2	5	2	2	1
Area: Multistory	15.0	15.0	13.5	27.0	9.0	18.0	9.0	4.5	6.0
One Story only	15.0	15.0	13.5	40.5	9.0	27.0	9.0	4.5	9.0
RESIDENTIAL a,b,d									
Max. No. of Stories	5	5	3	3	2	5	2	3	1
Area: Multistory	UA	UA	18.0	36.0	12.0	36.0	12.0	5.3	7.0
One Story only	UA	UA	18.0	54.0	12.0	54.0	12.0	5.3	10.5
S STORAGE a,b,e,g									
Max. No. of Stories	5	5	2	4	2	4	2	4	1
Area: multistory	UA	UA	30.0	48.0	16.0	48.0	16.0	32.0	3.0
One Story only	UA	UA	30.0	90.0	24.0	72.0	16.0	4.5	9.0

1 ft = 0.305 m

1 sq. ft = 0.0929 M2

UA = Unlimited Area

EXHIBIT A (continued)

Notes:

- a.

For height modifications and limitations by occupancy, see:
1. Mezzanines
2. Basements
3. Assembly Basements
4. Business
5. Educational Basements
6. Mercantile
7. Residential

503.2.3
503.2.4
503.2.5
503.2.6
503.2.5
503.2.6
503.2.2,503.2.6
- b.

For area modifications and limitations by occupancy see:
1. Area increase for separation (All occupancies except H)
2. Assembly
3. Business
4. Educational
5. Factory-industrial
6. Mercantile
7. Storage

503.3.2
503.4.3,503.4.4, 503.4.5 503.4.6,503.4.8
503.4.1,503.4.8
503.4.2, 503.4.7
503.4.1, 503.4.8
503.4.1,503.4.8,503.4.10
503.4.1,503.4.8,503.4.11
- c.

Modifications in height and area shall not be permitted in Group H occupancies.
- d.

See 903.7.5 and 903.7.6 for height limitations of unsprinklered RI and R2 occupancies.
Height and area increases in 503.2 are not permitted for NFPA 13R sprinkler systems installed as an option in 903.7.6.
See 411.3.1 for allowable height and floor areas of Open Automobile Parking Structures.
- e.

Total area for unsprinklered Group M occupancies after increase permitted by 503.3 shall not exceed 15,000 sq. ft.
- f.

Height in feet not applicable to Group S and Group F occupancies.
- g.

When all portions of buildings a in 503.3.2 may be applied before using footnote h.
- h.

Automatic sprinkler protection required throughout all buildings where Use Condition 5 is used. See 409.2.3. and 1024.2.2.
- i.

the allowable heights and areas of buildings shall be as listed under this column.
- j.

When all portions of buildings are sprinklered in accordance with the standards listed in 903.2,

EXHIBIT B

Table 408.3.2
Allowable Heights and Building Areas
For Hazardous Production Material Facilities^{1,2,3,}
(Allowable building area is shown in thousands of square feet per floor.)

	TYPE OF CONSTRUCTION					
	TYPE I	TYPE II	TYPE III	TYPE IV	TYPE V	TYPE VI
			1-hr	Unprot.	1-hr.	Unprot.
Max. No. d Stories	3	3	3	3	3	1
Max. Height (feet)	55	55	55	55	55	25
Area: Multistory	UA	UA	63.0	42.0	45.0	-
One story only	UA	UA	94.5	63.0	67.5	22.5
					45.0	15.0

1 ft = 0.305 m
1 sq. ft = 0.0929 m²

UA = Unlimited Area

Notes:

1.

The increases permitted in 503.3 shall apply.
2.

The provisions of 503.4.1 and Table 500 shall not apply.
3.

The area limitations are based on the building facing on one street of public space not less than 30 ft wide.

EXHIBIT C

Table 411.3.1
Open Automobile Parking Garages
Allowable Heights and Areas

Construction Type	Sq. Ft Per Floor	Allowable Height
Type I	No Limit	5 stories
Type II	No Limit	5 stories
Type III	30,000	4 stories or 40 ft
Type IV	40,000	5 stories or 55 ft

1 ft = 0.305 m

1 sq. ft = 0.0929 m²

EXHIBIT D

Table 803.3
Minimum Interior Finish Classification

Occupancy	Unsprinklered		Sprinklered	
	Exits ¹	Exits Access	Exits ¹	Exit Access
A	A	A	B	B
B	B	B	C	C
E	A	B	B	C
F	C	C	C	C
H		Sprinklers required	B	C
I Restrained	A	A	A	A
I Unrestrained		Sprinklers required	B	B
M	B	B	C	C
R ²	A	B	B	C
S	C	C	C	C

- Notes:**
1. In vertical exitways of buildings three stories or less in height of other than Group I Restrained, the interior finish may be Class B for unsprinklered buildings and Class C for sprinklered buildings.
 2. Class C interior finish materials may be used within a dwelling unit.
 3. Rooms with 4 or less persons require Class C interior finish.

(Table 803.3 Continued)

EXHIBIT E

903.6 Garages

Approved automatic sprinkler system shall be provided in the following garages:

1. Enclosed parking garages over **35 ft (10 m)** high and exceeding 10,000 sq. ft (930 m²) per floor.
2. **Repair garages two stories or more high.**
3. One story repair garages exceeding 15,000 sq. ft (1395 m²).
4. **Basement garages or repair garages with provisions for 6 or more cars.**
5. Garages used for the storage of commercial trucks and having an area exceeding 5000 sq. ft (465 m²).
6. Bus garages when used as passenger terminals for four or more buses or when used for bus storage or loading of four or more buses.
7. **Enclosed garages below other occupancies or attached to other occupancies.**

EXHIBIT F

TABLE 1606.2A
Velocity Pressure (q) (psf)

Fastest Mile Wind Speed, (V) ² in mph	
Mean Roof Height	130 mph
0-15	34.5
16	35.2
17	35.8
18	36.4
19	37.0
20	37.5
22	38.5
24	39.5
26	40.4
28	41.3
30	42.1
35	44.0
40	45.7
45	47.3
50	48.7
55	50.0
60	51.3

Made in Executive Council this 11th day of August, 1995

MONA N. BANKS-JACKSON
Clerk of the Executive Council

A Draft of these Regulations was Approved by the
Legislative Assembly this 13th day of September 1995 by
Government Motion 04/95 in compliance with section 38
(3) of the Development and Planning Law (1995 Revision).

GEORGETTE MYRIE
Clerk of the Legislative Assembly.

(Price \$4.80)