

THE PUBLIC HEALTH ACT.

Statutory Instrument 281—1.

The Public Health (Building) Rules.

Arrangement of Rules.

Rule

PART I—PRELIMINARY.

1. Citation.
2. Application.
3. Interpretation.
4. Buildings: what constitutes erection.
5. Exemption from rules.

PART II—APPROVAL OF PLANS, ETC.

6. Notice of intent to erect or alter building and description of construction, etc.
7. Inspection fees.
8. Plans to be signed by applicant.
9. Plans when approved to be signed on behalf of local authority.
10. Grounds on which local authority may disapprove of plans.
11. Special circumstances under which local authority may withhold approval of plans.
12. In certain circumstances work may be commenced before plans have been approved.
13. Erection of buildings not to be commenced until notice has been given and approval obtained.
14. Notices to be given when erecting a building; other requirements relating to building.
15. Inspection of works.
16. Excavations: sanction for.
17. Lapse of approval.
18. Owner's responsibility.
19. Works suspended for more than four weeks.
20. Permit of occupation.

21. Buildings not to be altered or used otherwise than in accordance with approved plans.
22. Obstruction of owner by occupier.

PART III—BUILDING SITES.

23. Sites of buildings.
24. Drainage of site.
25. Control of buildings in swampy sites.
26. Siting of buildings.
27. Siting of buildings and appurtenances.
28. Plot frontage.
29. Access lanes and passages.
30. Paving of and gates to passages.
31. Paving and draining of yards.
32. Proportion of plot which may be built over.
33. Declaration of residential area.
34. Areas of plots for residential purposes.
35. Sky signs.

PART IV—TEMPORARY BUILDINGS.

36. Local authority may grant permits for erection of temporary buildings.
37. Tents.

PART V—HOARDINGS, SCAFFOLDING, ETC.

38. Scaffolding.
39. Hoardings to be erected during building operations.
40. Special hoardings.
41. Repair of damage.
42. Advertisements on hoardings.

PART VI—DESIGN AND PLANNING OF BUILDINGS.

General.

43. Height of rooms.
44. Projections beyond plot boundaries.
45. Projections from buildings.

46. Canopies.
47. Height of canopies and arcades.
48. Pavement under canopies and arcades.
49. Width of canopies and arcades.
50. Condition of canopies, etc.
51. Canopies to conform with existing canopies.
52. Canopies to be drained.
53. Discharge of water.
54. Soffit of canopies and balconies.
55. Loads on canopies prohibited.
56. Fireproofing of canopies.
57. Balconies and bay windows overhanging streets.
58. Doors and windows not to open outwards.
59. Division of a large multipurpose building.
60. Stairs.
61. Bannisters of balconies and stairways.
62. Lifts.

Residential.

63. Size of rooms intended to be used as dwellings.
64. Provision of kitchens, stores and bathrooms.
65. Quarters for domestic servants.
66. Position of flats and hotels.
67. Construction of buildings of more than two storeys.
68. Kitchens in flats.

Shops, offices, factories and workshops.

69. Precautions against fire in shops, etc.
70. Offices in shops.
71. Offices in factories and workshops.
72. Size of rooms in factories and workshops.
73. Further requirements.

Public buildings and places of assembly.

74. Arrangements.
75. Sites must be approved.
76. Sites to be safe.
77. Places of public assembly.

78. Area per person.
79. Public building: walls, floors and ceilings.
80. Fire: separation of portions of public buildings.
81. Buildings under or over theatres.
82. Floors and ceilings to be fireproof.
83. Protecting metal work.
84. Fireproofing of theatre passages, etc.
85. Floors and slope of floors.
86. Height of galleries.
87. Aisles: width.
88. Gangway around auditorium.
89. Pit floor.
90. Stairs: public buildings.
91. Vestibules: planning of.
92. Proscenium wall.
93. Proscenium doors.
94. Proscenium decoration.
95. Stage space.
96. Stage roof: construction.
97. Stage ventilation.
98. Scene dock and flies.
99. Dressing rooms to be fire-resisting.
100. Dressing rooms to be separate.
101. Doors: swinging of.
102. Panic bolts and locks on doors.
103. Door fastening prohibited.
104. Outlet doors.
105. Notice on exit doors.
106. Separate exits for each level.
107. Width of exits.
108. Number of exits.
109. Exits to be spaced apart.
110. Separate and independent exits.
111. Lighting.
112. Artificial lighting.
113. Fire extinguishers.
114. Wet blankets, buckets, etc.
115. Hatchets.
116. Footlights.
117. Fire curtain.
118. Lowering of fire curtain.

- 119. Temporary proscenia, etc.
- 120. Cinematograph chambers, etc.
- 121. Permission for changes.
- 122. Official inspections.
- 123. Owner to defray cost.

PART VII—STRUCTURE.

Materials.

- 124. General.
- 125. Testing.
- 126. Water.
- 127. Sand or fine aggregate.
- 128. Coarse aggregate.
- 129. Cement.
- 130. Bricks and blocks.
- 131. Stresses in brick and block walling.
- 132. Mortar.
- 133. Concrete.
- 134. Slenderness ratio: pier, etc.
- 135. Stresses in steel, wrought and cast iron.
- 136. Timber.
- 137. Stresses on timber.
- 138. Stresses on timber columns.
- 139. Special timber.
- 140. Timber column lengths.
- 141. Dampproof and ant proof courses.

Loads and loading.

- 142. Pressure on foundation beds.
- 143. Loads on columns, walls and foundations.
- 144. Loads on parapets and balustrades.
- 145. Loads on floors.
- 146. Rolling loads.
- 147. Cantilevers: resistance to overturning.
- 148. Loads on flat roof and balcony, etc.
- 149. Loads on pitched roof.
- 150. Notification of floor load.
- 151. Test.

Foundations and footings.

- 152. Foundation beds.
- 153. Foundations and internal partitions.
- 154. Foundation concrete and masonry.
- 155. Footings.
- 156. Underpinning.

Retaining walls, dampproofing, floors.

- 157. Retaining walls.
- 158. Basement and cellars.
- 159. Dampproof and ant proof courses.
- 160. Ground floor level.
- 161. Floors of sculleries, bathrooms and water closets.

Party and external walls.

- 162. Separation of buildings.
- 163. Party walls within plots.
- 164. Parapet to party wall.
- 165. Wood in party walls.
- 166. Recesses and chases in party or firewalls.

Lintels, beams and girders.

- 167. Arches and lintels.
- 168. Strengthening of walls at openings.
- 169. Bearing of beams.
- 170. Girders to be central to wall.
- 171. Wood and concrete beams: width, etc.

Wall and ceiling finishes and stairs.

- 172. Weatherproofing of walls.
- 173. Internal finish of walls.
- 174. Handrails to stairs and balustrades.

Lighting and ventilation.

- 175. Provision of windows.
- 176. Warehouse lighting and ventilation.
- 177. Area of windows.
- 178. Space opposite windows.
- 179. Ventilation of rooms, etc.
- 180. Ventilation of public buildings.

Chimneys.

- 181. Materials for chimneys.
- 182. Construction of chimneys.
- 183. Chimney flues to be pargeted inside.
- 184. Brickwork about certain flues to be extra thick.
- 185. Support of chimney breast above openings.
- 186. Jambs of chimney opening.
- 187. Thickness of brickwork about chimney flues.
- 188. Thickness of chimney backs.
- 189. Thickness of brickwork of certain flues.
- 190. Minimum height for chimneys above roofs.
- 191. Maximum height for chimneys above roofs.
- 192. Metal holdfasts near flues.
- 193. Timber not to be near flues.
- 194. Face of certain brickwork about chimney openings to be rendered.
- 195. Openings in chimneys.
- 196. Hearths.
- 197. Construction of chimney shafts for furnaces.
- 198. Steam pipes, etc.

Roofs.

- 199. Materials of roofs.
- 200. Thatched roofs.
- 201. Roof access.
- 202. Roof to be properly supported and constructed.

Timber construction.

- 203. Strength of timber beams.
- 204. Strength of joists.
- 205. Spacing of joists.

- 206. Fixing and strutting of beams and joists.
- 207. Boarded floors.
- 208. Wooden stairs.
- 209. Framed, batten, etc. floors.
- 210. Bearings for beams and joists.
- 211. Notching for piping.
- 212. Ventilation of boarded floors.
- 213. Timber frame structures carried on plinths.
- 214. Siting of timber frame structures.
- 215. All dwellings to be separated by party walls.
- 216. Insulation.

Brick, masonry and other block construction.

- 217. Unburnt bricks and wattle and daub.
- 218. Mortar for walling.
- 219. Measurement of wall heights and lengths.
- 220. Domestic buildings: thickness of walls.
- 221. Warehouses and public buildings: thickness of walls.
- 222. Thin stone or block walls.
- 223. Cross walls and partitions.
- 224. Special construction.
- 225. Brickwork.
- 226. Masonry.
- 227. Hollow walls.
- 228. Timber in walls.
- 229. Other wall construction.
- 230. Saving as to prescribed height thicknesses.
- 231. Buttresses or piers.

Reinforced concrete work.

- 232. Reinforced concrete structures.
- 233. Relaxation of rule 232.

Structural steelwork—general.

- 234. Structural steel.
- 235. Relaxation of rule 234.

Panel walls.

- 236. Panel walls: general.
- 237. Reinforced concrete panel walls.
- 238. Unfaced panel walls.
- 239. Faced panel walls.
- 240. Cavity panel walls.
- 241. Panel walls for one-storey buildings.
- 242. Party wall panels.
- 243. Panel walls with reinforcement.

Fire escapes and fire precautions.

- 244. Provision of fire escapes, and fire extinguishers.
- 245. Floors, etc. to be of fire-resisting materials.
- 246. External fire escape stairs.
- 247. Indication of fire escape positions.
- 248. Fire hydrants and sprinklers.
- 249. Inspection extinguishers.

Ratproofing.

- 250. Ratproofing of certain buildings.
- 251. Doors.
- 252. Trapdoors.
- 253. Windows: glazing of and screens.
- 254. Rat guards at pipes.
- 255. Eaves to be ratproof.
- 256. Walls.
- 257. Underfloor ventilators.
- 258. Wiring in buildings.
- 259. Pipes entering buildings.
- 260. Ratproofing of existing buildings.
- 261. Ratproofing of buildings: general.
- 262. Ratproofing provisions to be maintained.

Other methods of construction.

- 263. Other methods of construction.

PART VIII—MISCELLANEOUS.

- 264. Forms.
- 265. British Standards.

Schedule

Schedule Forms.

THE PUBLIC HEALTH ACT.

Statutory Instrument 281—1.

The Public Health (Building) Rules. *(Under sections 70 and 71 of the Act.)*

PART I—PRELIMINARY.

1. Citation.

These Rules may be cited as the Public Health (Building) Rules.

2. Application.

(1) Subject to such exceptions and exemptions as are prescribed in these Rules and as may be prescribed by the Minister by statutory instrument and subject also to such exceptions and exemptions as have already been so prescribed, these Rules shall apply to all—

- (a) municipalities and towns;
- (b) planning areas declared under the Town and Country Planning Act;
- (c) trading centres, within the meaning of the Trade (Licensing) Act;
- (d) factories wherever situated;
- (e) schools wherever situated, but excluding any building erected for use as a school classified by the chief education officer as a school of Primary VII standard or less and which is situated outside the areas defined in paragraphs (a), (b) and (c) of this subrule;
- (f) stores of an area exceeding 250 square feet used for the storage of rat-attracting material as defined in the Public Health (Plague Control) Rules;
- (g) buildings of more than one storey wherever situated;
- (h) public buildings and hospitals in areas other than those specified in paragraphs (a), (b) and (c) of this subrule, but excluding buildings the walls of which are built in temporary materials.

(2) The Minister may, from time to time, by statutory instrument apply all or any of these Rules to areas and buildings other than those specified in subrule (1) of this rule.

(3) These Rules shall not apply to buildings of one storey in areas subject to the Public Health (Grade II Building) Rules.

3. Interpretation.

In these Rules, unless the context otherwise requires—

- (a) “arcade” means an open portico or gallery along the side of any building or buildings, the roof of which is supported by pillars;
- (b) “asphalt” means mastic asphalt of natural or artificial mixtures in which the asphaltic bitumen is associated with inert mineral matter;
- (c) “base” applied to a wall means the underside of that part of the wall which immediately rests upon the footings or foundation or upon any plinth or bressummer or other structure by which the wall may be carried;
- (d) “basement” means any room which is more than one-third of its height measured from the level of the floor below the surface of any ground within 10 feet of the wall of the room, but which, as regards light and ventilation, conforms with rules 175 and 179 of these Rules;
- (e) “block of flats” means a building other than a double dwelling, special block of flats, or terrace of houses, of a minimum of two storeys in height, designed to contain exclusively more than two self-contained dwelling units and includes within its meaning the provision of such facilities and accommodation for the preparation and communal consumption of meals as may ordinarily be required for the normal convenience of the inhabitants of the block of flats;
- (f) “British Standard” means a specification of the British Standards Institution and includes a “British Standard Code of Practice”;
- (g) “British Standard amendment” means an amendment published by the British Standards Institution and amending any British Standard;
- (h) “building line” means a line drawn across a plot such that no building or permanent structure, except a boundary wall or fence of approved design enclosing the plot, may be within the area contained between that line and the regular line of the street on which the plot has frontage;
- (i) “building of the warehouse class” means a warehouse, factory, brewery or distillery, store or godown, and any building which

**Rwt ej cug'hwmf qewo gpv<E qpvcev't d0wi cpf cB i o ck0eqo
qt 'ècmiO qdkg'-' 4789: 3'6; : '!: 45'1'- 478'975'998'453**