

**CAYMAN ISLANDS**



Supplement No. 8 published with Extraordinary Gazette No. 82 of 11th October,  
2013.

**DEVELOPMENT AND PLANNING LAW**

**(2011 Revision)**

**BUILDING CODE REGULATIONS**

**(2013 Revision)**

Revised under the authority of the Law Revision Law (1999 Revision).

The Building Code Regulations, 1995 made the 11th August, 1995.

Consolidated with the -

*Building Code Regulations (2013 Revision)*

Building Code (Amendment) Regulations, 1996 made the 13th August, 1996  
Building Code (Amendment) Regulations, 2002 made the 5th July, 2002  
Building Code (Amendment) Regulations, 2005 made the 22nd March, 2005.  
Building Code (Amendment) Regulations, 2012 made the 2nd October, 2012.

Consolidated and revised this 31st day of July, 2013.

*Note (not forming part of the Law): This revision replaces the 2006 Revision which should now be discarded.*

**BUILDING CODE REGULATIONS**

**(2013 Revision)**

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**BUILDING CODE REGULATIONS**

**(2013 Revision)**

1. These regulations may be cited as the Building Code Regulations (2013 Revision). Citation

2. In these regulations- Definitions

“Authority” means the Central Planning Authority;

“building official” or “Building Official” means the Director; and

“Director” means the Director of Planning and anyone to whom he has delegated all or any part of his authority under these regulations;

3. To the extent that they are consistent with the Law and with the other laws of the Islands and subject to the exceptions, adaptation and modifications set out in the 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 Islands in relation to the matters and things specified in the case of each - Application of Standard Building Code and other related Codes

- (a) the 1999 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 1997 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 1999 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; and

- (d) the 1999 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 installation, operation, alteration, repairing and replacement of gas piping, gas appliances and related accessories.

Electrical  
2008 Revision

4. The Electricity Law (2008 Revision) and, to the extent that it is consistent with such law, 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.

Regulations not to apply  
to certain buildings

5. (1) All single Family Residences shall be constructed to meet the structural requirements of the Standards for Hurricane Resistant Construction SSTD 10-99.

(2) All other aspects of construction shall comply with the Code.

The Register

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 regular office hours on any normal business day.

(3) The Register shall be divided into three Parts-

Part I - Applicable Code Provisions;

Part II - Applicable Standards; and

Part III - Fire Prevention Code.

(4) The Director shall enter in the Register-

(a) in Part I, a copy, authenticated by the signature of the Governor, of-

(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; and

(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 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. Amendment, etc. of standards
8. (1) The Director of Planning shall identify each of the documents in Part II of the Schedule by marking on it the letters and numbers set out in the first column of that Schedule. Identification of standards and references thereto in Code  
Schedule
- (2) Whenever a reference is made in this Code to a group of letters and numbers identifying a document in Part II of the 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.
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. Evidence of Register
10. A person who contravenes these regulations commits an offence and is liable on summary conviction to a fine of five thousand dollars. General penalty
11. A person who wilfully obstructs a person acting in the execution of these regulations or of an order made or issued under these regulations commits an offence and is liable on summary conviction to a fine of five thousand dollars. Penalty for wilful obstruction
12. (1) Upon notice from the Authority, any work on a building to which these regulations apply that is being done contrary to these regulations or in a dangerous or unsafe manner shall immediately cease. Stop notices
- (2) Any notice given under subregulation (1) or regulation 13 shall be in writing and shall be given to the owner of the property, to his agent or to the person doing the work and shall state the conditions under which work may be resumed:

Provided that, where an emergency exists, the Authority shall not be required to give written notice prior to stopping the work.

Offending works

13. (1) If any work to which these regulations are applicable contravenes any of these regulations, the Authority, without prejudice to its right to take proceedings under any other regulation in respect of the contravention, may, by notice, require the owner -

- (a) to pull down or remove the work; or
- (b) if he so elects, to effect such alterations in it as may be necessary to make it comply with these regulations.

(2) If a person to whom a notice has been given under subregulation (1) fails to comply with the notice before the expiration of twenty-eight days or such longer period as the Summary Court may, on his application, allow, the Authority may -

- (a) pull down or remove the work in question; or
- (b) effect such attention in it as they deem necessary, and may recover from him the expenses reasonably incurred by them in doing so.

Right of entry

14. (1) Any person duly authorised 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-

- (a) making any inspection in accordance with these regulations;
- (b) ascertaining whether or not there has been a breach of these regulations;
- (c) preventing any infringement of these regulations; or
- (d) carrying out any other powers or duties vested in him under these regulations requiring such entry.

(2) Any such entry may be made at any time if the Authority has reasonable cause to believe that an immediate danger exists.

Immunity

15. Neither the Governor, any member of Cabinet, 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 and these regulations, unless it is shown that the act or omission was in bad faith.



**SCHEDULE**

regulation 3

**(Division 1)**

Provision of the Southern Building Code affected      Exceptions, adaptations and modifications

**CHAPTER 1**

Section 101.2      Amend section 101.2 by deleting the word “Standard and substitute the words Cayman Islands”

Sections 101.4.2 to 101.4.7 inclusive      Delete

Section 102      Delete

Sections 103.2 to 103.3 (inclusive)      Delete

Section 103.5      Repeal section 103.5 and substitute the following -

**“Section 103.5 Conditions.** Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

**103.5a Record.** The building official

shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

**103.5b Notice.** If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the building official acceptance or rejection of the terms of the notice.

**103.5c Method of service.** Such notice shall be deemed properly served if a copy thereof is -

- (a) delivered to the owner personally;
- (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or
- (c) delivered in any other manner as prescribed by the Development and Planning Law (2011 Revision).

2011 Revision

If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the

foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

**103.5d Restoration.** The structure or equipment determined to be unsafe by the building official is permitted to be restored to a safe condition. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of section 104.1.4 and Chapter 34"

Section 104.1.4

Repeal section 104.1.4 and substitute the following -

**"Section 104.1.4** Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting

public health or general safety.”

Section 104.5

Delete and substitute the following new section therefor -

**“104.5 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 104.6.1

Amend section 104.6.1 as follows -

- (a) by repealing the words “within 6 months” and substituting the words “within one year”; and
- (b) by inserting after the words “for the permit.” the words “An extension of time, for a further period of six months, may be allowed for the permit in any case where the extension is necessary due to the occurrence of a national disaster.”

Sections 104.7.1 to 104.7.4 (inclusive) Delete

Section 110 Delete

**CHAPTER 2**

**Definitions**

2 (1) In this Code-

“duplex” means two dwelling units one above the other or side by side having a common wall and being on one lot;

“dwelling Unit” bears the meaning ascribed to that term in regulation 2 of the

2011 Revision	Development and Planning Regulations (2011 Revision);
“Electrical Inspectorate” 2008 Revision	means the Electrical Inspectorate established under section 5 of the Electricity Law (2008 Revision);
“fire department” 2006 Revision	means the Fire Brigade established under the Fire Brigade Law (2006 Revision);
“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 (2006 Revision);
“fire prevention department”	means the Fire Brigade established under the Fire Brigade Law (2006 Revision);
“height, building”	bears the meaning ascribed to that term in regulation 2 of the Development and Planning Regulations (2011 Revision);
“hotel” 1995 Revision	bears the meaning ascribed to that term in the Hotels Aid Law (1995 Revision);
“labelled”	in relation to devices, equipment or materials, means having affixed thereto a label, seal, symbol or other identifying mark of a testing laboratory, inspection agency or other organisation recognised 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 recognised standards;
“listed”	in relation to equipment or materials, means included in a list published by a testing laboratory, inspection agency or other organisation recognised 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 recognised 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 organisation concerned with product evaluation, some of which do not recognise equipment as listed unless it is also labelled. The Building Official should utilise the system employed by the listing organisation to identify a listed product.];

- “lot”  
2004 Revision has the meaning ascribed to that term in the Registered Land Law (2004 Revision);
- “national disaster” includes hurricane, fire, flood, earthquake, outbreak of pestilence, outbreak of infectious disease or any other calamity whether similar to the foregoing or not;
- “road”  
2005 Revision means a road as defined, from time to time, in the Roads Law (2005 Revision); and
- “Rooming House” Amend “Rooming House” to “Guest House” Replace the word “five” with the word “six”.

### **CHAPTER 3**

- 305.1.2 Amend “Educational Occupancies 12th grade” to read “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”  
R3: Amend “Rooming House” to “Guest House”

### **CHAPTER 4**

- 403.1.2.1.1.1.1 Amend section 403.1.2.1 by repealing “5 sq. ft (0.5m<sup>2</sup>) and substituting “7 sq. ft (0.69m<sup>2</sup>)”
- Table 408.3.2 Amend Table 408.3.2 as shown on “Exhibit B”

- Table 411.3.1 Amend Table 411.3.1 as shown on “Exhibit C”
- 412.1.1 Amend section 412.1.1 Group R by repealing the words “75 ft” and substituting “55 ft (16.78m)”
- Amend section 412.1.1 by repealing the words “Group B buildings shall be provided with either an approved automatic sprinkler system in accordance with 412.10 or areas of refuge (compartmentation) in accordance with 412.9”
- Amend section 412.1.1 Group B by repealing the words “12 stories and 150 ft (45.7 m)” and substituting “5 stories and 55 ft (16.78m)”
- 412.7.1.2 Repeal the Exception to 412.7.1.2 without substitution
- 412.8.2 Amend section 412.8.2 by repealing the word “fifth” and substituting “third”
- 412.9 Repeal section 412.9 and substitute the following -  
“Group R buildings more than 5 stories high with corridors exceeding 200 ft in length must be divided into a minimum of 2 compartments. Each compartment shall not exceed 175 ft.”
- 412.10.3 Repeal section 412.10.3 and substitute the following -  
“On site supply of water equal to the hydraulic calculated sprinkler demand or standpipe whichever is greater shall be provided for a minimum duration of 45 minutes.”
- 412.10.4 Amend section 412.10.4 by repealing the words “an approved automatic fire detection” and substituting “other approved fire suppression”
- 412.11(6) Amend section 412.11(6) by repealing the words “no higher than 250 ft (76.2 m)”

**CHAPTER 5**

- 503.2 Repeal 503.2.6 in its entirety without substitution

503.3.3 Amend 503.3.3 by repealing the words “both an unsprinklered building and” in the first line without substitution

Amend 503.3.3 by repealing the words “either” after the words “added to...” and in addition, by repealing the words “or unsprinklered” after the words “the sprinklered” in line five

Table 500 Amend Table 500 as shown in “Exhibit A”

505 Repeal 505 in its entirety without substitution

#### **CHAPTER 6**

601.2.2 Add the following to the end of this section.  
“Timber Trusses are not allowed on Type I and II, buildings above 65 ft.”

#### **CHAPTER 8**

Table 803.3 Amend Table 803.3 as shown in Exhibit D

#### **CHAPTER 9**

903.6 Amend 903.6 as shown in Exhibit E

903.7.1 Repeal last line. “15,000 sq. ft (1395 m sq.)” and substitute “12, 000 sq. ft (1116 m sq.)”

903.7.2.1 Repeal last line “15,000 sq. ft (1395 m sq.)”and substitute “12, 000 sq. ft (1116 m sq.)”

903.7.5 Amend 903.7.5 to read “An Approval Automatic Sprinkler System shall be provided throughout Group R1 occupancies three or more stories in height or containing sixteen (16) or more Guest Rooms.”

903.7.5 Repeal the Exception

904.3.1 Amend section 904.3.1 by repealing the words “75ft (22.9m)” and substituting “ 55 ft (16.78m)”



14.7.2 Amend section 904.7.2 by repealing the words “75 (22.9m)” and substituting “ 55.ft (16.78m)”

905.1.1 Amend section 905.1.1 as follows -  
(a) in Group A by amending to read “Group A, all group A occupancies”;  
(b) in Group B by repealing”500” and substituting “250”;  
(c) in Group F by repealing “500” and substituting “250”;  
(d) in Group R1 by repealing “15” and substituting “8”; and  
(e) in Group R2 by repealing this item and substituting the following -  
“R2 All houses more than eight units and dormitories. Guest Houses having more than eight sleeping accommodations.”

Amend Exception 1 to section 905.1.1 by repealing the words “three stories or less” and substituting “ one story”

## CHAPTER 10

1004.1.6.5 Add section 1004.1.6.5. - “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”

1005.6 Amend section 1005.6 by repealing the words“75 ft (22.9 m)” and substituting “ 55 ft (16.78 m)”

1006.2.1 Amend section 1006.2.1by repealing the words “six stories or 75 ft (22.9 m)” and substituting “five stories or 55 ft (16.78 m)”

1011.2.3 Repeal the Exception to 1011.2.3 without substitution

1011.3 Repeal section 1011.3 without substitution.

Table 1016 Amend Table 1016 Group R2 by repealing the words “Greater than 100” and substituting “All except R3”

## CHAPTER 14

1403.9 Rigid Vinyl

1403.9.1 Vinyl Siding. Vinyl siding conforming to the requirements of this section and complying with ASTM D 3679 shall be permitted on exterior walls as cladding of buildings of type V construction and not more than two stories in height. The siding shall be fastened to the wall to conform to the wind load requirements of Chapter 16 and must be supported with tests and calculations indicating compliance

1403.9.2 Application. The siding shall be applied over sheathing or materials listed in Section 2304.6. Siding shall conform to weather-resistant barrier requirements in section1403. Siding and accessories shall be installed in accordance with approved manufacturer’s instructions. Fasteners shall be corrosion resistant and spacing shall not exceed 16 inches horizontally and 12 inches vertically

1403.9.3 Re-number 1403.9.2 to 1403.9.3

**CHAPTER 15**

1507.3.8.3 Repeal section 1507.3.8.3 without substitution

**CHAPTER 16**

1604.6.4 Repeal section 1604.6.4

1605. Repeal section 1605 and Figure 1605

1606. Repeal Figure 1606 and substitute map of the Cayman Islands

1606.1.1 Amend 1606.1.1 as follows -  
(a) by adding after ASCE7 the words “using a fastest mile wind velocity of 110m.p.h. and exposure D Category”;  
and  
(b) by repealing Exception 2

Table 1606.2A Repeal Table 1606.2A and substitute Table as shown in Exhibit F

Figure 1607.1.5A, B Repeal Figure 1607 1.5A and Figure 1.5B and substitute map of the Cayman Islands

- 1609 Repeal the references to “Snow” from all load combinations. In section 1609.1
- 1609.1 Repeal (a) “Notes” and substitute “Note”;  
(b) the figure “1” in Note 1; and  
(c) Notes 2 and 3
- 1609.2 (a) repeal the references to “Snow” from load combinations in 1 and 4; and  
(b) repeal Note 1 and renumber 2 and 3 as 1 and 2
- 1612 Repeal section 1612 without substitution.

**CHAPTER 18**

- 1804 Amend section 1804.1.3 by repealing the words “below the frost penetration shown in Figure 1804.1, but”
- Repeal 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) storey buildings may be six (6) inches in thickness.”
- Repeal section 1804.7

**CHAPTER 19**

- 1904.2 Repeal section 1904.2
- Table 1904A Repeal Table 1904A
- Table 1904B In “Exposure Condition” delete item referring to “Concrete exposed to freezing ”
- Table 1904C Amend title by repealing the words “and/or deicer chemicals”
- 1904 Repeal Figure 1904
- 1905.6 Amend 1905.6.1.1

- (a) by repealing the words “150 cu yd (115 m3) and substituting 50 cu yd (38 m3)”; and
- (b) by repealing the remainder of the sentence and substituting “Concrete test reports used to establish strength requirements shall be submitted to the Building Official”

### **CHAPTER 31**

3107                      Repeal section 3107

#### **(Division 2)**

Repeal items 2 to 6 and substitute items 1 to 5 as follows -

1. Any reference in this code to the Standard Fire Prevention Code shall be construed as a reference to the 1999 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.

2. 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.

3. 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.

4. 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 202.

5. 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 202.

**EXHIBIT A**

**Table 500  
Allowable Heights and Building areas**

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	130	80	65	65	55	65	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
A-1 Assembly large (stage requiring proscenium opening protection) a,b									
Max. no. of stories	7 7 UA UA	7 7 UA UA	0 0	0 0	0 0	0 0	0 0	0 0	0 0
Area: Multi story									
One story only	UA UA	UA UA							
A-1 Assembly large (no stage requiring proscenium opening protection) a,b									
Max. no. of stories	7 7	7 7	1 1	1 1	1 1	1 1	1 1	0 0	0 0
Area: Multi story	UA UA	UA UA							
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		
A-2 Assembly small (stage requiring proscenium opening protection) a,b									
Max. no. of stories	7 7 UA UA	7 7 UA UA	1 1	1 1	1 1	1 1	1 1	1 1	1 1
Area: Multi story									
One story only	UA UA	UA UA	10.0 30.0	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 requiring proscenium opening protection) a,b									
Max. no. of stories	7 7	7 7	2 2	2 2	2 2	2 2	2 2	1 1	1 1
Area: Multi story	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	3.75,11.4	2.5 7.5
B.Business a,b									
Max. no. of stories	7 7	7 7	5 5	5 5	2 5	5 5	2 5	2 2	2 2
Area: Multi story	UA UA	UA UA	25.5 51.0	25.5 51.0	17.0 34.0	21.0 42.0	14.0 28.0	6.75 13.5	4.5 9.0

*Building Code Regulations (2013 Revision)*

One story only	UA UA	UA UA	25.5 76.5	25.6 76.5	17.0 51.0	21.0 63.0	14.0 42.0	6.75 20.5	4.5 13.5
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1 ft= 0.305m; 1 sq.ft- 0.0929m<sup>2</sup>  
 area

UA= Unlimited

**EXHIBIT A**

**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	130	80	65	65	55	65	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
<b>E EDUCATIONAL a, b</b>									
Max. no. of stories	7 7	7 7	2 2	2 2	1 1	2 2	1 1	2 2	1 1
Area: Multi story	UA UA	UA UA	18.0 36.0	18.0 36.0		18.0 36.0		6.0 12.0	
One story only	UA UA	UA UA	18.0 54.0	18.0 54.0	12.0 36.0	18.0 54.0	12.0 36.0	6.0 18.0	4.0 12.0
<b>F FACTORY INDUSTRIAL a, b, g</b>									
Max. no of stories	7 7	7 7	3 6	2 4	2 4	2 4	2 4	1 1	1 1
Area: Multi story	UA UA	UA UA	31.5 63.0	31.5 63.0	21.0 42.0	22.5 45.0	15.0 30.0		
One story only	UA UA	UA UA	31.5 94.5	31.5 94.5	21.0 63.0	22.5 67.5	15.0 45.0	7.5 22.5	5.0 15.0
<b>H-1 HAZARDOUS c</b>									
Max. no of stories	0 1	0 1	0 1	0 1	0 1	0 1	0 0	0 0	0 0
Area: Multi story									
One story only	15.0	12.0	7.5	7.5	5.0	5.0			
<b>H-2 HAZARDOUS c</b>									
Max. no of stories	0 1	0 1	0 1	0 1	0 1	0 1	0 1	0 0	0 0
Area: Multi story									
One story only	15.0	12.0	7.5	7.5	5.0	5.0	2.0		
<b>H-3 HAZARDOUS c</b>									
Max. no of stories	0 4	0 3	0 2	0 2	0 1	0 1	0 1	0 0	0 0
Area: Multi story	30.0	20.0	10.0	10.0		5.0			
One story only	30.0	20.0	10.0	10.0	7.5	5.0	4.5		
<b>H-4 HAZARDOUS c</b>									
Max. no of stories	0 5	0 6	0 3	0 4	0 4	0 2	0 2	0 0	0 0
Area: Multi story	UA	UA	48.0	48.0	32.0	24.0	16.0		
One story only	UA	UA	72.0	72.0	48.0	36.0	24.0		

1 ft= 0.305m; 1 sq.ft- 0.0929m<sup>2</sup>

UA= Unlimited area

**EXHIBIT A**

**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	130	80	65	65	55	65	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
<b>I INSTITUTIONAL RESTRAINED b</b>									
Max. no. of stories	7 7 UA UA	7 7 UA UA	0 2 24.0	2 3 15.0 30.0	0 2 20.0	0 3 21.0	0 2 14.0	0 3 7.5	0 2 5.0
Area: Multi story									
One story only	UA UA	UA UA	36.0	15.0 45.0	30.0	31.5	21.0	11.4	7.5
<b>I INSTITUTIONAL UNRESTRAINED b</b>									
Max. no of stories	0 7	0 7	0 2	0 3	0 1	0 1	0 0	0 1	0 0
Area: Multi story	UA	UA	24.0	30.0					
One story only	UA	UA	36.0	45.0	30.0	31.5		11.4	
<b>M MERCANTILE a, b</b>									
Max. no of stories	7 7	7 7	5 5	5 5	2 5	5 5	2 5	2 2	1 2
Area: Multi story	15.0 UA	15.0 UA	13.5 27.0	13.5 27.0	9.0 18.0	13.5 27.0	9.0 18.0	4.5 9.0	6.0
One story only	15.0 UA	15.0 UA	13.5 40.5	13.5 40.5	9.0 27.0	13.5 40.5	9.0 27.0	4.5 13.5	3.0 9.0
<b>R RESIDENTIAL a, b, d</b>									
Max. no of stories	10 10	7 7	3 3	5 5	2 5	5 5	2 5	2 3	1 2
Area: Multi story		UA UA	18.0 36.0	18.0 36.0	12.0 24.0	18.0 36.0	12.0 24.0	5.3 10.6	7.0
One story only	UA UA	UA UA	18.0 54.0	18.0 54.0	12.0 36.0	18.0 54.0	12.0 36.0	5.3 15.9	3.5 10.5
<b>S STORAGE a, b, e, g</b>									
Max. no of stories	7 7	6 6	2 6	2 4	2 4	2 4	2 4	1 1	1 1
Area: Multi story	UA UA	30.0 60.0	24.0 48.0	24.0 48.0	16.0 32.0	24.0 48.0	16.0 32.0		
One story only	UA UA	30.0 90.0	24.0 72.0	24.0 72.0	16.0 48.0	24.0 72.0	16.0 48.0	4.5 13.5	3.0 9.0

1 ft= 0.305m

1 sq.ft- 0.0929m<sup>2</sup>

UA= Unlimited area



**EXHIBIT A**

Notes:

- a. For height modifications and limitations by occupancy, see:
  - 1. Mezzanines.....503.2.3
  - 2. Basements.....503.2.4
  - 3. Assembly basements.....503.2.5
  - 4. Business .....503.2.6
  - 5. Educational Basements.....503.2.5
  - 6. Mercantile.....503.2.6
  - 7. Residential.....503.2.2, 503.2.6
  
- b. For area modifications and limitations by occupancy, see:
  - 1. Area increase for separation (all occupancies except H).....503.3.2
  - 2. Assembly.....503.4.3, 503.4.4  
503.4.5, 503.4.6, 503.4.8.
  - 3. Business.....503.4.1,  
503.4.8
  - 4. Educational.....503.4.2,  
503.4.7
  - 5. Factory industrial.....503.4.1,  
503.4.8.
  - 6. Mercantile.....503.4.1,  
503.4.8, 503.4.10.

- 7. Storage.....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 R1 and R2 occupancies. Height and area increases in 503.2 are not permitted for NFIPA 13R sprinkler systems installed as an option in 903.7.6.
- e. See 411.3.1 for allowable height and floor areas of Open Automobile Parking Structures.
- f. Total area for unsprinklered Group M occupancies after increase permitted by 503.3 shall not exceed 15,000 sq.ft.
- g. Height in feet not applicable to Group S and Group F occupancies.
- h. When all portions of buildings are sprinklered in accordance with the standards listed in 903.2, the height of the buildings listed under this column may be increased one story. A general area increase provided for in 503.3.2 may be applied before using footnote h.
- i. Automatic sprinkler protection required throughout all buildings where Use Condition 5 is used. See 409.2.3 and 1024.2.2.
- j. When all portions of buildings are sprinklered in accordance with the standards listed in 903.2, the allowable heights and areas of buildings shall be as listed under this column.

**EXHIBIT B**

Table 408.3.2  
 Allowable Heights and Building Areas  
 For Hazardous Production Material Facilities<sup>1 2 3</sup>  
 (Allowable building area is shown in thousands of square feet per floor)

TYPE OF CONSTRUCTION									
	Type I	Type II	Type III	Type IV 1-Hr. Unprot		Type V 1 Hr. Unprot		Type VI 1.hr. Unprot	
Max. no of stories	3	3	3	3	3	3	3	1	1
Max. Height (feet)	55	55	55	55	55	55	55	25	20
Area Multi story	UA	UA	63.0	63.0	42.0	45.0	30.0	-	-
One story only	UA	UA	94.5	94.5	63.0	67.5	45.0	22.5	15.0

1 ft=0.305m  
 1sq.ft=0.0929m<sup>2</sup>

UA= unlimited area

<sup>1</sup> The increases permitted in 503.3 shall apply.  
<sup>2</sup> The provisions of 503.4.1 and Table 500 shall not apply.  
<sup>3</sup> The area limitations are based on the building facing on one street of public space not less than 30ft 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	7 Stories
Type II	No limit	7 Stories
Type III	30,000	4 stories or 40 ft
Type IV	40,000	5 Stories or 55 ft

For SI: 1 ft= 0.305m

1sq. ft.=0.0929m<sup>2</sup>

**EXHIBIT D**

**Table 803.3  
Minimum Interior Finish Classification**

Occupancy	Unsprinklered			Sprinklered		
	Exits <sup>1</sup>	Exits Access	Other spaces	Exits <sup>1</sup>	Exits Access	Other spaces
A	A	A	B	B	B	C
B	B	B	C	C	C	C
E	A	B	B	B	C	C
F	C	C	C	C	C	C
H	Sprinklers required			B	C	C
I Restrained	A	A	C	A	A	C
I Unrestrained	Sprinklers required			B	B	B <sup>3</sup>
M	B	B	B	C	C	C
R <sup>2 4</sup>	A	B	C	B	C	C
S	C	C	C	C	C	C

<sup>1</sup> In vertical exit ways of buildings 3 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.

<sup>2</sup> Class C interior finish materials may be used within a dwelling unit.

<sup>3</sup> Rooms with 4 or less persons require Class C interior finish.

<sup>4</sup> Class C interior finish materials are not permitted in Group R4 Occupancies.

**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 m<sup>2</sup>) per floor.
2. Repair garages two stories or more high.
3. One story repair garages exceeding 15,000 sq. ft (1395 m<sup>2</sup>).
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 m<sup>2</sup>).
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)<sup>1</sup> (PSF)**

<b>Fastest Mile Wind Speed, (V)<sup>2</sup> in mph</b>	
<b>Mean Roof Height</b>	<b>130 mph</b>
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

For SI: 1mph = 0.447m/s, 1 psf = 47.8803 Pa, 1ft = 0.305 m.

Notes:

1. A single value for velocity pressure (q) is used for the entire building.

$$q = 0.00256V^2 \left(\frac{H}{33}\right)^{2.7}$$

2. V = Fastest mile wind speed in miles per hour for all areas on the Islands.

3. H = Means height of the roof above ground or 15ft whichever is greater. Eave height may be substituted for mean roof height if roof angle “a” is not more than 10 degrees.”

Publication in consolidated and revised form authorised by the Governor in Cabinet this 3rd day of September, 2013.

Carmena Watler  
Acting Clerk of Cabinet

(Price \$ 6.40)