



Department of Planning

GUIDANCE NOTE

GN 0001-January 2020

CAYMAN ISLANDS BUILDING CODE LIFE SAFETY ANALYSIS

Purpose

The Department of Planning in an initiative to improve customer service has developed this Guidance Note to aid the applicant with the submission for a Building Permit.

Scope

Construction documents submitted to the Department of Planning, for all occupancies that are not within the scope of the Cayman Islands Residential Code, shall include a Building Code Life Safety Analysis. The steps below vary in sequence by individual preference; however, the first three steps are standard and should be followed in proper order to assist in the design and review of the building.

Provide the Occupancy Classification of the Structure. (Chapter 3)

- a) Select occupancy classification which most accurately fits the use of the building.
1. **Provide the actual physical properties of the building.**
 - a. Provide building area for each floor, mezzanine, etc. (Area definition Chapter 2)
 - b. Provide grade elevation for building, (Grade definition Chapter 2)
 - c. Provide building height in feet above grade, (Height definition Chapter 2)
 - d. Provide building height in stories. (Story definition Chapter 2)
 - e. Provide separation distance from the exterior wall to assumed and common property lines.
 - f. Provide the percentage of exterior openings per floor.

2. Provide minimum Type of Construction necessary to accommodate the proposed structure.

a) Provide maximum allowable height and floor area for Type of Construction and Occupancy Classification. (Table 503, 2016 Amendment to Building Code Reg.)

b) Provide allowable height and area increase permitted. (Chapter 5)

3. Provide detailed Occupancy requirements. (Chapter 4)

4. Provide detailed Construction requirements.

a) Fire Protection of Structural Members (Chapter 6, and Tables 601, 602 & 602.4)

b) Fire Protection Requirements (Chapter 7 and Table 705.8)

c) Means of Egress Requirements (Chapter 10)

5. Review design as related to Standard. (Chapters 16-26)

6. Check other requirements as necessary

a) Use of combustible materials on the interior (Chapter 8)

b) Sprinklers, standpipe and alarm systems (Chapter 9)

c) Light, ventilation, and sanitation (Chapter 12)

d) Roof and roof structures (Chapter 15)

e) Elevator and Conveying systems (Chapter 30)

f) Other

7. Accessibility Requirements. (Chapter 11 and ICC-ANSI -A117.1-03)

The 2016 local Amendments to the Building Code Regulations can be downloaded from the Department of Planning website at www.planning.ky

Life Safety Data Analysis Example

- __Type of construction __ protected __unprotected
__ sprinkled __ un-sprinkled
- Occupancy classification ____
- The total area of build or space being fitted out ____ sq.ft. (Table 503)
- Height of Building ____

Occupant Load breakdown (per use of space)

- Business area / figure in Table 1004.1.1 CIBC =
- Assembly/conference room area/figure in Table 1004.1.1 CIBC=
- Storage area/figure in Table 1004.1.1 CIBC =
- Total Occupant load =

Exterior Wall Fire Protection (Chapter 7)

- Exterior opening protection required= provided=
- Exterior wall fire rating required= provided=
- Percentage of opening required= provided =

Interior Finishes (Chapter 8)

Building active fire protection systems (Chapter 9)

- Fire Alarm
- Sprinkler System
- Emergency Backup Power

Exit requirements (Chapter 10)

<ul style="list-style-type: none">• Number of Egress Door Required=• Number of Doors Required=• Means of Egress Width =• Travel Distance =• Overall diagonal length of the building/space =• Exits distance apart =	<ul style="list-style-type: none">• Number of Egress Door Provided=• Number of Doors Provided=
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The information provided herein is not exclusive, as additional requirements may be needed.

For additional information, please email the Department of Planning at info@planning.gov.ky or call (345) 244-6501 or visit our website at www.planning.ky.