

CAYMAN ISLANDS



**Development and Planning Act
(2021 Revision)**

**BUILDING CODE (AMENDMENT)
REGULATIONS, 2021**

(SL 15 of 2021)

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Arrangement of Regulations

Regulation	Page
1. Citation	5
2. Amendment of regulation 2 of the Building Code Regulations (2013 Revision) - definitions	5
3. Insertion of regulation 2A - submission of plans	6
4. Amendment of regulation 3 - application of Standard Building Code and other related Codes	6
5. Amendment of Schedule 1 - amendments to the 2009 International Building Code.....	6
6. Insertion of Schedule 8 - amendments to the 2015 International Swimming Pool and Spa Code.....	7

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Development and Planning Act
(2021 Revision)**BUILDING CODE (AMENDMENT)
REGULATIONS, 2021**
(SL 15 of 2021)

In exercise of the powers conferred by section 42 of the Development and Planning Act (2021 Revision) the Cabinet makes the following Regulations —

Citation

1. These Regulations may be cited as the Building Code (Amendment) Regulations, 2021.

Amendment of regulation 2 of the Building Code Regulations (2013 Revision) - definitions

2. The *Building Code Regulations (2013 Revision)*, in these Regulations referred to as the “principal Regulations”, are amended in regulation 2 by inserting in the appropriate alphabetical sequence the following definitions —

“ **duplex**” means two dwelling units one above the other or side by side having a common wall;

“ **fire code official**” means the Building Official or any other staff member of the Department of Planning to whom the Building Official has delegated all or any part of the Building Official’s authority under these Regulations; and

“ **authority having jurisdiction**” means the Building Official or any other staff member of the Department of Planning to whom the Building Official has

delegated all or any part of the Building Official's authority under these Regulations.”.

Insertion of regulation 2A - submission of plans

3. The principal Regulations are amended by inserting after regulation 2 the following regulation —

“Submission of plans

- 2A.** All plans submitted for a permit shall be drawn to an imperial scale that allows plan details to be viewed with sufficient clarity to indicate the nature and character of the work to the satisfaction of the Director.”.

Amendment of regulation 3 - application of Standard Building Code and other related Codes

4. The principal Regulations are amended in regulation 3 as follows —

- (a) by deleting the words “Schedules 1 to 7” and substituting the words “Schedules 1 to 8”;
- (b) in paragraph (g), by deleting the word “and” where it last occurs;
- (c) in paragraph (h), by deleting the full-stop and substituting the words “; and”;
- (d) by inserting after paragraph (h) the following paragraph —
 - “(i) the *2015 International Swimming Pool and SPA Code (ISPC)*, as amended, in relation to the design, construction, alteration, repair and maintenance of swimming pools, spas, hot tubs, and aquatic facilities.”.

Amendment of Schedule 1 - amendments to the 2009 International Building Code

5. The principal Regulations are amended in Part 1 of Schedule 1 as follows —

- (a) in Chapter 1, in section 104.1.1, by deleting the words “having jurisdiction” and substituting the words “of the Building Official”; and
- (b) in Chapter 9, by inserting after section 903.2.8 - Group R the following words —

“Exception: An automatic sprinkler system is not required in a building with a —

- (a) Group R3 fire area not exceeding three (3) stories above grade plane; or
- (a) Group R2 fire area consisting of eight (8) or fewer units not exceeding two (2) stories and not being part of a mixed-use occupancy that complies with the following conditions —



- (i) dwelling units separated by a minimum of a two (2) hour fire-resistance-rated wall and floor assembly constructed in accordance with section 709 (except section 709.4 – Exception - 5 which shall not apply);
- (ii) type I, II, or III construction with a one (1) hour fire barrier between dwelling units and a combustible roof structure; and
- (iii) two (2) remote egress stairs from the second floor.”.

Insertion of Schedule 8 - amendments to the 2015 International Swimming Pool and Spa Code

6. The principal Regulations are amended by inserting after Schedule 7 the following Schedule —

“SCHEDULE 8

(regulation 3)

Amendments to the 2015 International Swimming Pool and Spa Code

Provision of the 2015 International Swimming Pool and Spa Code affected	Exception, adaptation or modification
Chapter 1	
Delete section 101.1 - <i>Title</i>	
Delete section 102.9 - <i>Other laws</i>	
Delete section 103 - <i>Department of Building Safety</i>	
Delete section 104 - <i>Duties and Powers of the Code Official</i>	
Delete section 105 - <i>Permits</i>	



Delete section 107 - <i>Violations</i>	
Delete section 108 - <i>Means of Appeal</i>	
Chapter 3	
Amend section 305.2 - <i>Outdoor swimming pools and spas</i>	Insert after the words “swimming pools,” the words “not associated with a house or duplex or hotel that provides a pool access management plan approved by the Director,”.

Made in Cabinet the 9th day of February, 2021.

Kim Bullings

Clerk of the Cabinet

A draft of these Regulations was laid in the Legislative Assembly the 14th day of October, 2020 in accordance with section 42(3) of the *Development and Planning Act (2021 Revision)*.

An amended draft of these Regulations was approved by the Legislative Assembly the 2nd day of November, 2020 in accordance with section 42(3) of the *Development and Planning Act (2021 Revision)*.

Zena Merren-Chin

Clerk of the Legislative Assembly

