

THE SANDAKAN TOWN BOARD BUILDING
BY-LAWS, 1951.

THE SANDAKAN MUNICIPAL COUNCIL BUILDING
(AMENDMENTS) BY-LAWS, 1982.

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THE LOCAL GOVERNMENT ORDINANCE, 1961
(Ordinance No. 11. of 1961)
The Sandakan Town Board Building (Amendment)
By-laws, 1962

In exercise of the powers conferred upon it by subsection (1) of Section 50 of the Local Government Ordinance, 1961, and all other powers thereunto it enabling, the Sandakan Town Board has made the following by-laws:-

Ordinance No. 11 of 1961.

1. These by-laws may be cited as the Sandakan Town Building (Amendment) By-laws, 1962, and shall be read as one with the Building By-laws, 1951 as applied to Sandakan by the Sanitary Board Building By-laws 1952, hereinafter referred to as the principal By-laws.

G.N.No. S 55 of 1951
G.N.No. S 33 of 1952.

PART A

INTRODUCTION AND DEFINITIONS.

1. (1) These By-laws may be cited as the Building By-laws, 1951.

(2) Any Sanitary Board or Rural Board may make By-laws adopting all or any of the provisions of these By-laws with or without modification in respect of all or any part of the area within the jurisdiction and subject to the control of such Sanitary Board or Rural Board.

2. (1) No person shall erect or commence to erect any building upon any land within the Sanitary Board area except subject to the written permission and control of the Board and in accordance with the provisions of these By-laws; and no person shall re-erect, add to or alter any building already being upon such land except in accordance with such directions and subject to such approval and control.

PROVIDED THAT any building erected by or on behalf of the Government may be exempted by the Chief Secretary from compliance with any of these By-laws.

Ord. No. 14
of 1950.

(2) No person shall erect or commence to erect any building in any area within which the Town and Country Planning Ordinance, 1950, is for the time being in operation except in accordance with the provisions of any approved scheme under that Ordinance and no departure therefrom shall be allowed without special permission from the Central Town and Country Planning Board.

(3) Any permit granted shall be subject to the provisions of these By-laws and any conditions endorsed on such permit.

3. A person shall be deemed to erect a building who—

(a) begins work on a new building;

(b) adds to or alters any existing building in such a manner as to involve new foundations, or new or partly new super-structure on existing foundations;

(c) converts or adapts any building to a purpose other than that for which it was originally approved.

4. If any person shall erect a building without the approval of the Board he shall be liable to a fine which may extend to \$250, and, in addition, shall, if so required by the Board, demolish and remove the same within seven days of the receipt of a written order from the Board requiring him to do so.

4. (1)
Penalties
and
demolition.

Any person who contravenes the provisions of any bylaws shall on conviction be liable to a fine not exceeding \$500 and in the case of a continuing offence shall be liable to a fine not exceeding \$10.00 for every day during which such offence is continued and in either case shall be liable to imprisonment for six months.

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Any person who erects a building in contravention of the provisions of any of these bylaws shall, within seven days of the receipt by him of a written order from the Board requiring him to do so, demolish and remove the building, and upon his failure to comply with such order the Board may demolish and remove the building and recover the cost thereof from him.

5. In these By-laws, unless the context otherwise requires:—

"approved" means approved by the Board;

"area" applied to a building means the area of the building at its largest horizontal section including the external wall and such portions of the party walls as belong to the building and any footway or verandah way which the owner is required by these By-laws to construct or maintain. In the case of a compound house all separate blocks shall be considered separate buildings;

"architect" means any person who is registered as an architect under any law relating to the registration of architects and who under that law is allowed to practise or carry on business as an architect;

"base" applied to a wall means the underside of the course immediately above the footings;

"balcony" means any stage, platform, oriel window, verandah or similar structure projecting outwards from the main wall of any building and supported by brackets, cantilevers, pillars, columns or other means;

"block" means any constructional unit not being a brick which is designed for the construction of walls or partitions composed of concrete or other approved material hollow or solid and of such shape size and quality as the Board may approve.

"Board" means in respect of any area the Sanitary Board or Rural Board constituted or appointed under the provisions of section 2 of the Sanitary Boards Ordinance, 1931, or section 399

of the Municipal Ordinance of the Straits Settlements which has jurisdiction under these By-laws or any other written law over such area;

"brick" means hard sound bricks, true in shape with sharp arises, of uniform quality and texture and (except in the case of cement bricks) well burnt;

"building" means any house, hut, shed or roofed enclosure, whether used for the purpose of human habitation or otherwise, and also any wall, fence, platform, staging, post, gate, pillar, paling, frame, hoarding, slip, dock, wharf, pier, jetty, landing stage, bridge or any other structure connected with the foregoing;

"building line" means a line fixed or to be fixed by the Board on one or both sides of a street, beyond which no building or structure, other than boundary walls, fences, footways or balconies or such temporary structures erected in connection with building operations as may be allowed by the Board, shall be constructed;

"ceiling" means the covering to the underside of any floor joists or rafters above a room; where no such covering exists the ceiling shall be understood to mean the underside of the floor joists or of rafters;

"cement concrete" means a mixture of cement, sand and coarse materials, which latter shall be of broken stone or other approved material, the size to be approved by the Board and unless otherwise specified the mixture shall be of the proportion by volume of one part of cement to three parts of sand and six parts of coarse materials;

PROVIDED ALWAYS THAT this general specification shall apply only to mass concrete in foundations, floors walls and drains and that when reinforced the size of the coarse material and the proportions to be used shall be as may be prescribed;

"cement" means cement of a quality not inferior to that approved from time to time by the Board as equal to the British Standard Specification laid down at the time;

"cement mortar" means a mortar made of one part of cement to three of sand. All proportions are to be by volume;

"cement plaster" unless otherwise specified means a plaster made of not less than one part of cement to two of sand measured by volume;

"Chairman" means the Chairman of the Sanitary or Rural Board having jurisdiction over the area in which the building is situated and includes any officer or member of such Board authorised either generally or specially by the Board to exercise any of the powers conferred on a Chairman by these By-laws;

"compound" means a fenced-in area around a dwelling house or houses;

"cross wall" means any wall of brick, stone, concrete or other incombustible material, built up regularly with the main walls and carried up to the top of the topmost storey or eaves level;

"depth" of a building means the measured distance at ground level between the front line of the building and the backline of the rear main wall which separates the main building from the open space;

"domestic building" means a building used or constructed or adapted to be used partly for human habitation;

"draughtsman" means any person who is registered as a draughtsman under any law relating to the registration of draughtmen and who under that law is allowed to practise or carry on business as a draughtsman;

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"dwelling-house" means a building used or constructed or adapted for use as a human habitation together with such out buildings as are ordinarily required to be used therewith;

"engineer" means any person who is a civil engineer, electrical engineer, mechanical engineer, structural engineer or other person registered as a professional engineer under any law relating to the registration of engineers and who under that law is allowed to practise or carry on the business as a professional engineer;

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"external wall" means an outer wall of a building not being a party wall even though adjoining a wall of another building;

"factory" means any building or premises wherein mechanical power is used to move or work any machinery employed in or incidental to the making, altering, repairing or adapting for sale of any article;

"floor" includes any horizontal platform forming the surface of any storey and every joist, board, timber, stone, brick or other substance connected with, or forming part of such platform;

"footway" includes verandah ways;

"garage" means a building for the storage or refitting of motor vehicles;

"godown" means any building or room exceeding 400 sq. ft. in area used for storage purposes only;

"hardwood timber" means timber classified officially by the Forestry Department as hardwood or other timber approved by the Board;

"industrial building" means a building used or intended to be used as a factory, workshop or godown;

"latrine" means a latrine the type of which is approved by the Board;

"lime" means lime which is free from sand or admixture with other deleterious materials;

"lime mortar" unless otherwise specified, means a mortar made with not less than one part of lime to two parts of sand by volume;

"intermediate floor" means a floor interposed between the main floors of a building and includes any floor or platform of any area greater than 100 sq. ft.

"Ordinances" means in its application to the Mainland and Labuan respectively the Sanitary Boards Ordinance, 1931, or the Municipal Ordinance of the Straits Settlements;

"party wall" means a wall forming part of a building and used or constructed to be used in any part of its height or length for the separation of adjoining buildings;

"public building" means a building used or constructed to be used as a place of public worship, hospital, workhouse, college, school, theatre, cinema, hotel, public ballroom, public lecture-room, or public exhibition room, or as a place of public assembly, or used or constructed or adapted to be used for any other public purpose;

"qualified person" means any architect, draughtsman or engineer.

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"room" means any sub-division of any storey of a building other than a drying-room, store-room, pantry, lobby or landing which is not used for sleeping purposes;

"sand" means sand which shall be sound, strong, clean, free from harmful impurities, and approved by the Chairman as suitable for its required purpose;

"Sanitary Board" and "Sanitary Board area" shall be deemed to include the "Rural Board" and the area of the Labuan Rural Board; and in respect of any Board shall include any area over which such Board has jurisdiction under these By-laws or any other written law.

"semi-permanent building" means a building which is built in accordance with Part X of these By-laws;

"shop" means a building used or adapted to be used either wholly or partly for the purpose of carrying on retail trade;

"street" includes any public road, square, passage, footpath, court or alley verges, traffic islands, public parking areas, and all channels, drains and ditches bordering a street shall be part of such street;

"storey" means the space between the upper surface of every floor, and the upper surface of the floor next above it, or if there be no such floor then the underside of the tie or collar beam of the roof or other covering when ceiled at such level, or if there be no tie or collar beam then the level of half the vertical height of the underside of the rafters or other support of the roof;

"temporary building" means a building which complies with the provisions of Part I of these By-laws;

"veranda-way" means that portion adjacent to the outer wall of a building provided for the use of traffic of the public;

"width" applied to a street means the width measured at right angles to the direction of the street, or the whole extent of space

intended to be used or laid out so as to admit of being used as a public way inclusive of any open drains, steps; or projections but exclusive of covered foot ways where the superstructure of a building is over the footway; when applied to a room it means the extent of space between the inner surfaces of the walls; when applied to stair openings and arches the space exclusive of all projections;

"workshop" means any building or premises, not being a factory whether used as a dwelling or not, and whether machinery is used or not, where manual labour is employed by way of trade or for purpose of gain.

PART B

PLANS OF BUILDINGS AND SITES

Plans in duplicate.

6. (1) All plans of new buildings and plans of alterations to old buildings (where plans are required by the Board) shall be deposited in duplicate. One copy will be retained by the Board if it approves the plan, the other will be returned after approval.

PROVIDED THAT the Board may refuse to pass the plans of any building if in its opinion the general elevation or appearance is unsuitable to the locality and position in which erection is proposed or is not in accordance with any building line approved by Government.

(2) The Board shall within ~~45~~ days of the submission of the said plans notify the person submitting the same or his authorised architect or other representative if they are not in accordance with the requirements of this Ordinance. If the Board does not within such period so notify, the building shown on such plans may be commenced in the same manner as if the approval of the Board had been received

PROVIDED THAT all plans shall be submitted on or before the 8th day of any calendar month and if such plans are submitted after the 8th day of such month the period of sixty days shall be calculated from the 8th day of the month following such submission. PROVIDED FURTHER THAT in the event of such plans having been withdrawn for alteration during such period of sixty days by the person submitting the same or his architect or other representative the said period shall be calculated from the date of their final submission in accordance with the formula stated in the previous proviso.

(3) If the Board shall within such period of ~~45~~ days notify the person submitting the plans or his architect or other authorised person of any matter in respect of which they are not in accordance with the requirements, of these By-laws, then if they are amended as required, the Board shall approve within a period of ~~14~~ days from the time the amended plans are submitted to them and if they shall not signify their approval within such period the building may be commenced in the same manner as if the approval of the Board had been received.

(4) The approval under this By-law of any plan shall lapse unless the erection of the building is commenced within one year from the date of such approval.

7. All plans except when made by photographic reproduction or other approved method shall be drawn in black ink, but differences of material may be shown in colours. Sectional portion of walls, timber, etc. may be in distinct colours. All old work shall be in neutral tint, grey or black.

Colouring
of plans.

8. All plans submitted shall bear addresses of the persons submitting them and of the owner or his agent".

"Plans to
be signed.

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9. (1) Any person holding any of the undermentioned qualifications may submit plans for permanent and semi-permanent buildings--

Architects.

"Submission
of plans by
qualified
persons.

9. (a) All plans in respect of any building shall be submitted only by a qualified person provided that any person may submit plans in respect of any building of which the cost of construction is \$8,000.00 or less.

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Return of
plans

(b) The Council may, if it is of the view that any plan is beyond the legal and professional competence of such qualified person submitting the same, return such plan.

Legal and
professional
competence.

(c) The Council shall accept any returned plan if the same is resubmitted together with a certificate from the relevant competent authority responsible for registering such qualified person, certifying that such plan is within the legal and professional competence of such qualified person submitting the same.

Withdrawal
of qualified
person.

(d) Where any qualified person who has submitted any plan in respect of any building withdraws from acting for the owner in respect of that plan, such qualified person shall serve a notice of withdrawal on the Board.

Change of
qualified
person.

(e) Any owner may change the qualified person but no change shall take effect unless and until a notice of change is served on the Board.

Death,
bankruptcy
etc. of
qualified
person.

(f) Where any qualified person who has submitted any plan in respect of any building has died or become bankrupt or cannot be found or has been de-registered from the register or for any other reason, ceased to practise, the owner shall as soon as practicable appoint another qualified person to act for him.

10. In plans for additions and alterations, the parts to be removed shall be shown in dotted black lines and new work in red or black fully coloured. All existing drains, stairs, windows and doors shall be shown, and all openings for light and ventilation.

Plans of
alterations.

11. The Board may require all plans to be accompanied by a specification of materials proposed to be used.

Specifica-
tion.

12. All plans must show, if required by the Board--

Plans
required.

(a) plan of each floor, with distance from centre and side of roadway or roadways distinctly figured. Lengths and breadths of buildings and rooms with thickness of walls figured;

(b) front, back and side elevations with levels of verandah-ways or foot-paths and adjoining verandah-ways or footpaths;

Elevation.

(c) door and window openings, ventilating openings and stairs with the dimensions figured on plans and sections; dimensions and area of air-wells, and back areas; size of piers, and lines of drainage shown clearly and accurately, also position and direction of floor joists and beams;

Figured
dimensions.

Area of open space.

(d) figured dimensions of the clear daylight area of airwells and open space, if any;

Cross and longitudinal sections.

(e) cross and longitudinal sections showing the heights of storeys figured thereon, the level of verandah-ways in relation to the centre of the road, and the height of the ground floor in relation to the road; staircases, heights of doors, windows and ventilating openings, inclinations of drains and position thereof; sizes of joists, girders, bressummers, roof scantlings, construction of roof; figured dimensions on foundation plan between walls, piers and stanchions;

Particulars of adjoining property.

(f) elevations showing adjoining houses or parts thereof, together with their floor levels, main cornices, parapets and string courses when required by the Chairman.

Plans of reinforced concrete and structural steel.

13. Plans of all structures in reinforced concrete or structural steel shall be according to the requirements of By-law 58.

Additional plans.

14. When required by the Board further detailed drawings and calculations shall be submitted.

Sketch plans.

15. Sketch plans which shall be exempt from the provisions of all the By-laws in this Part may be accepted for minor erections, alterations and additions, and written permits will be issued for the authority to carry out such work on payment of the appropriate fees under By-law 167.

Site plans.

16. (1) There shall be included together with the building plans a block or site plan in duplicate showing—

(a) the actual site on which the building, addition or alteration is intended to be placed or made, with the area thereof, the district where the land is situated, the number of the lot title, and the lot number, where such exists, and the owner's name in English;

(b) the position and description of the nearest existing building if such building is within a distance of one chain from the site of the building which it is intended to erect, re-erect, add to or alter;

(c) the nearest open street, with the width of such street if such intended building, addition or alteration is within fifty feet thereof;

(d) the lines of any unopened street and its connection with the nearest open street where the site of such intended building, addition or alteration abuts on the line of any intended but unopened street;

(e) complete lines of drainage and the points of discharge of the proposed drains, with arrows indicating the direction of flows;

(f) North-point and scale.

(2) The block or site plan of, any building other than a building intended to be used (a) exclusively for housing not more than two motor vehicles, or (b) wholly or principally as a dwelling-house or office shall, if so required by the Board in writing, show the position and description of every building within a distance of two chains from the building in respect of which the block or site plan is submitted.

17. (1) All plans except site plans shall be drawn to a scale of Scales. not less than one-eighth of an inch to a foot. 8 ft / 100 ft

(2) Site plans shall be drawn to a scale of not less than 1" — 1,250". 100 ft / 100 ft

18. Plans will not be considered until the fees prescribed under Fees. By-law 167 have been paid.

19. The Board may draw up or approve model master type plans showing the general lay-out and details of buildings under the categories of permanent, semi-permanent and temporary which the Board is prepared to approve and which it may not require to be submitted under the provisions of By-laws 6 to 12 inclusive.

20. (1) Plans shall not be required nor shall fees be charged for temporary sheds erected on the site of a building for which plans have been approved and which are required solely in connection with and for the period of construction.

(2) Approval to use a new building may be withheld until such temporary sheds have been removed.

PART C

OPEN SPACES

21. (1) The area of the open space, exclusive of party or external walls, for every building which any person intends to erect or re-erect for the purpose of being used wholly or in part as a domestic building shall be not less than one-half of the area of the land built upon. Open spaces.

For the purpose of this By-law such portions of the lot as may be covered by eaves considered excessive by the Board, staircases, balconies or other projections shall be deemed to be built over:

PROVIDED THAT one-fifth of the area of such open space may be occupied by latrines, bathing places and cooking places which do not exceed in height the level of the ground floor storey and which are deemed necessary by the Board for the use of the inhabitants of the building.

Provided further that in respect of any building other than those specified in By-laws 22 and 23 the Board may in appropriate cases decrease the area of the open space or dispense with such requirement as in their absolute discretion they deem fit.

Detached dwelling house boundaries.

Open areas.

Boundary walls and fences.

Height.

Height of storeys.

(2) Where a building abuts on two or more streets or where there are any other exceptional circumstances whatsoever, the Board may permit the area of such open space to be decreased.

22. For a detached dwelling house or a pair of semi-detached dwelling houses there shall be at least ten feet clear between the building and the boundaries of its plot.

23. Public buildings, abutting on a back lane shall have an open space inclusive of half of the back lane equal to ten per cent of the built on area and all such buildings shall be provided with such bathrooms and latrines as the Board may consider necessary. The minimum open space required may be provided by means of an air well from ground floor and open to the sky, the superficial area of which shall be equivalent to the area of the open space as previously stated in this By-law.

24. No open space in the rear of a building may be enclosed by a boundary wall, railing or fence of a height exceeding eight feet from the ground floor level except with the written permission of the Board. In granting permission for such an erection more than eight feet in height the Board shall specify the materials and mode of construction which shall be such as to permit satisfactory ventilation and free passage of light. Where a back lane exists, any such boundary wall, railing or fence shall have a doorway at least two feet six inches wide on the clear communicating with the back lane.

PART D

HEIGHT, WIDTH AND DEPTH OF BUILDINGS.

25. No building which abuts on a street shall exceed in height the width of the street on which it abuts; provided that where a building abuts on two or more streets the height thereof may equal the width of the widest of such streets. For the purpose of this By-law the height of a building shall be measured from the mean level of the street adjacent to the building to the top of the parapet or the half height of the roof whichever is the higher. For the purpose of the foregoing definitions account should be taken of parapets but not of chimneys, ornamental towers, turrets or other architectural features.

PROVIDED THAT the Board shall retain the power to waive the requirements of this By-law in special cases on such conditions as the Board shall determine.

26. No ground floor storey shall be less than 12 feet in height from floor to ceiling, except in the case of out buildings and detached and semi-detached buildings of one storey where a clear height of 9 feet shall be sufficient.

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26.(2) In the case of dwelling houses of more than one storey the Board may in its discretion permit the height from floor to ceiling of the ground floor to be less than twelve feet but not less than nine feet.

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27. No upper floor storey shall be less than 10 feet in height from the surface of the floor to the point of intersection of the external

walls with the underside of the ceiling and where a building abuts on a street shall be of such height as the Board may direct.

28. When it is desired to erect any storey of any domestic building exceeding 15 feet in height the Board may prescribe to what extent the walls shall be increased in thickness or otherwise strengthened.

29. The Board may require that domestic buildings erected on lots with a frontage of 30 feet or more shall have a frontage of not less than 30 feet. Width.

30. In the case of any dwelling house, not being a detached or semi-detached building, and having a depth not more than 44 feet, the proportion of depth to frontage shall not exceed $2\frac{1}{2}$ to 1 except that extensions or additions to such building may be permitted as shall not exclude light or air therefrom. Depth.

PART E

SUPERVISION AND PRECAUTIONS DURING CONSTRUCTION

31. Every person erecting a building shall keep upon the site of the works a suitably qualified person who shall be able to take instructions in Malay or English, and who shall afford and facilitate access to all parts of the building by the Chairman. Foremen.

32. A copy of the certified plan as approved by the Board shall be kept on the site of such building during its construction and shall be produced whenever required to the inspecting officer during working hours. Copy of plan to be kept on site.

33. Proper precautions shall be taken for the protection of the public whilst building operations are being carried on by the placing of a strong hoarding round the building when necessary, with lamps at those corners which abut on a street lighted and kept burning from sunset to sunrise. All building material shall be kept within such hoarding unless permission shall have been obtained from the Chairman for the deposit of building materials in which case fees shall be payable as provided in By-law 167. Precautions whilst building.

34. No building materials, nor any post, scaffolding or other temporary erection, nor any hole or excavation may be placed or made in any street without a permit from the Board for which a fee shall be charged. Every person to whom such permit is issued shall at his own expense cause such materials, scaffolding, hole or excavation to be efficiently fenced and protected until removed or filled up and until the street has been returned to its original condition. Lights shall be provided as required by By-law 33.

35. (1) Where any repairs of any nature whatsoever are being carried out to any building and the work reveals a condition of structure of such building which, in the opinion of the Board, renders the building unsafe for occupation or otherwise unsatisfactory, it shall be competent for the Board immediately to require the owner or other responsible person to suspend such repairs and to make any order as to the demolition, alteration, or reconstruction of such building as the Board may think fit.

(2) Any such order shall be wholly carried out within such period as the Board may determine.

36. It shall be competent for the Chairman to inspect any building in course of construction and to see that the details of the approved plan have been strictly adhered to, and if he shall consider that the principles on which the work is being carried out or the materials used will render such building unsafe for human habitation or dangerous to the public, he may order the cessation of work upon the building and its demolition at the expense of the owner. Power to stop work on dangerous structures.

PART F

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APPROVAL FOR COMPLETED BUILDINGS

37. An occupation certificate of a building shall be given when—

Occupation Certificate.

(a) the qualified persons, or the owner or his agent in the case of a building of which the cost of construction is \$8,000.00 or less, during the course of the work have certified in Form A of the Schedule that they have supervised the erection of the building, that to the best of their knowledge and belief the building is in accordance with any conditions imposed by the Council and that they accept full responsibility for those portions which they are respectively concerned with; and

(b) the Board or an officer authorised by it in writing for the purpose has inspected the building. Provided that the Board shall in any case grant such certificate within twenty-one days from the time of submission of a duly certified Form A, failing which notify the person submitting the same of its refusal to grant it and of the reasons therefor.

38. Nothing contained in these By-laws shall prevent the Council or an officer authorised by it in writing for the purpose, from inspecting any building works at any stage thereof and calling attention to any deviation from the approved plan or non-compliance with any of these By-laws which he may observe and from, giving notice in writing ordering such deviation to be rectified.

Right of Inspection of Council preserved.

38A. The Council may in its discretion grant a certificate for the temporary occupation of a building for a period not exceeding three months in cases where only minor deviations from the approved plans have been made and pending all compliance with the requirements of the Board before the issue of the occupation certificate.

Temporary Occupation Certificate.

38B. (1) The Council may in its discretion grant a partial occupation certificate for the Occupation of any part of a building partially completed;

Partial Occupation Certificate.

Provided that no such certificate shall be granted if:—

(a) at the time of the submission of the plans, no application for partial occupation certificate has been made;

(b) all essential services, including access roads, car parks, drains, sanitary, water and electricity installations, sewerage and refuse disposal requirements have not been provided; and

(c) the occupation of such part or parts of a partially completed building will prejudice health or safety.

(2) A partial occupation certificate once issued shall remain effective until the whole of the building is completed and the certificate of fitness for occupation is issued.

38C. (1) No person shall occupy or permit to be occupied any building or any part thereof unless an occupation certificate, a partial occupation certificate or a temporary occupation certificate has been issued under these By-laws for such building.

Approval before occupation

(2) Any person who contravenes the provisions of this By-law shall be guilty of an offence and shall on conviction be liable to a fine not exceeding \$500.00.

38D. Where any building has been erected no person shall except with the written permission of the Council and upon such terms as may be imposed alter or use, or (being the owner thereof) suffer such building to be used otherwise than for purposes specified or indicated in the application and plans approved in respect thereof; nor shall the building be occupied in such manners as to provide more dwellings than were specified or indicated in such application and plans.

Building not to be altered or used otherwise than in accordance with approved plan.

PART G

RECONSTRUCTION, DEMOLITION AND REMOVAL OF DANGEROUS AND DILAPIDATED BUILDINGS

Demolition of certain buildings.

39. Any person intending to demolish any building exceeding fifteen feet in height shall—

(a) obtain the permission of the Board before commencing demolition; and

(b) comply with the instructions of the Board as to—

- (1) the method of demolition;
- (2) the supervision during demolition; and
- (3) the precautions to be taken for safeguarding the public during demolition.

40. Dangerous or ruinous buildings will not be allowed and if the owner fails to remove them within fourteen days of being notified by the Board to do so, they may be removed by the Board at the owner's expense. Removal of dangerous buildings.

41. If any portion of any building fall upon any street the owner of such building shall forthwith remove such fallen materials, or the Board may do so at his expense. Removal of fallen materials.

42. The owner of any building which has been allowed to fall into a state of disrepair which is, or may shortly become unsafe, unsightly, or insanitary or below the general standard of buildings in the locality, may be ordered by the Board to repair, repaint or reconstruct such building and the work under the order shall be completed within such period as the Board may determine. Dilapidated buildings

43. Where the Board shall have issued a notice or made an order under By-laws 40 or 42 of these By-laws, notice shall be served upon the owner of the building who may appeal against such notice or order within fourteen days of receipt of such notice and during such period no action shall be taken by the Board. Such appeal shall lie to a Judge of the High Court whose decision shall be final; provided that where a District Magistrate shall be satisfied that the value of the building in respect of which notice is given is less than \$3,000 such appeal shall lie to such Magistrate only. Appeals.

PART H

RATPROOFING OF BUILDINGS

44. The Board may require that every person who erects a new building which is designed to be used partly for human habitation and partly for storage or sale of foodstuffs shall so erect the same that the part designed for storage or sale of foodstuffs shall be constructed to the satisfaction of the Board as effectually to prevent the passage of rats. Rat-proofing of buildings to be used for combined purposes of residence and the storage or sale of foodstuffs.

45. (1) Every person who shall erect a building to be used for the purpose of storing seed, grain, flour, sugar or any other rat-attracting materials shall cause a clear space of 10 feet to be left between any part of such building and any part of any other building on the same or on an adjoining plot unless such buildings form part of a block the party wall of which has been made rat-proof. Rat-proofing of buildings used for storing rat-attracting materials.

(2) The walls of every such store shall be built of brick, stone, concrete, galvanised corrugated iron or other approved material.

(3) Where the walls of such store are built of corrugated iron sheets, the construction of the walls shall be as follows:

(a) the lowest of such sheets shall be set 6 inches below the ground level, with 3 inches of cement concrete on each side of the sheets and 3 inches of such concrete below their lower edge;

(b) the lower edge of the corrugated iron sheets where resting on a plinth wall shall be grouted in cement mortar to a minimum depth of two inches.

(4) Where the walls of such store are built of brick, stone, concrete or other similar material the outer wall surface from ground level, or the top of the plinth where such is provided, up to a height of 3 feet shall be smooth plastered with cement mortar.

(5) All doors of every such store shall be so constructed as to be rat-proof. Where any store is constructed with walls of galvanised corrugated iron sheets or other similar material there shall be provided smooth plastered plinths in cement mortar which shall extend from sill level to ground level and for 2 feet beyond each end of the runner or groove along which such door slides. Such plinths shall be surmounted with slabs of reinforced cement concrete having a thickness of 4 inches and the slabs shall project at least 6 inches beyond the outer face and ends of the plinths.

(6) All windows, ventilators and spaces under the eaves of every such store shall be effectively protected against the ingress of rats with metal having a mesh not greater than one half of an inch.

(7) The floors of all such stores shall be constructed of cement concrete 4 inches thick, laid over the whole area of the building and carefully jointed to the surrounding walls.

(8) The Board may approve any alternative method of rat-proofing stores if satisfied that the method is as efficient as is possible in the circumstances.

Verandahs
and
buildings
adjacent to
rat-proof
stores.

46. (1) No verandah either for weighing or other purposes shall be erected or maintained within 10 feet of any store used for the storage of rat-attracting material. Provided that this By-law shall not apply to shop houses and to any verandah complying with the following conditions:

(a) the floor shall be not less than 3 feet above the level of the ground outside such store;

(b) the floor shall be of cement concrete and shall project at least 6 inches beyond the outer face of the front and side walls of the verandah;

(c) the floor shall be continuous with the plinth of the door of such store, and shall be extended for the full length of the verandah;

(d) the front and side walls of the verandah shall be smooth plastered with cement.

(2) No building or permanent fencing of any kind whatsoever shall be erected or maintained within 10 feet of any such store.

(3) Except as provided in By-law 44 or with the consent of the Board no new building of any kind whatsoever shall be erected within a distance of 10 feet from any such store or within a distance of 30 feet therefrom if such building has an attap roof or kajang walls. All such distances shall in every case be measured from the outermost edge of the roof.

46A. At least four copies of electrical plans including the schematic drawings shall be submitted to the Board for forwarding to the Sabah Electricity Board (hereinafter referred to as S.E.B.) for approval in any type of buildings mentioned below: —

- (a) Any dwelling house with a total floor area of more than 2,500 sq. ft. in one unit; or
- (b) any building higher than two storeys; or
- (c) any residential flat building with more than four units; or
- (d) any structure with installation of high voltage discharge for lamps or signs etc. (exceeding 650 volts); or
- (e) any industrial workshops and factories; or
- (f) any building with central air-conditioning; or
- (g) any building in which inflammable substance is to be handled, e.g. filling station; or
- (h) any place of public entertainment e.g. cinema, community centre, fun fair, show grounds, baths; or
- (i) any building likely to require 3-phase supply; or
- (j) any building, structure or ground requiring electricity supply similar to any of the above items (a) to (i); or
- (k) in any other case in respect of which the S.E.B. has given written notice either directly or through the Board requiring the submission of such plans.

46B. All plans may be submitted after the preliminary approval for the architectural plans has been given, and all such plans shall be signed and submitted by a qualified electrical engineer registered under the Registration of Engineers Act, 1967.

46C. Every plan submitted for the purpose under this part of the By-laws shall bear a certificate signed by the electrical engineer concerned, certifying that the proposed installation is in compliance with the requirements and regulations of the S.E.B. In the event of any deviation from the said requirements and regulations being found necessary or expedient, the engineer concerned shall state the same in the certificate and also state the reasons why the deviation is proposed.

46D. The architect submitting the Building plans for any building falling into any type of the buildings mentioned in By-laws 46A may apply for leave for deferment of submission of electrical plans on the grounds (1) that electricity supply is not available in the area where the building proposed to be constructed is situated and (2) that the proposed building shall be constructed without electrical installation of any kind.

46E. The Board shall grant such leave if it is satisfied that the application is genuine, or is otherwise bona fide, and shall refuse the application in any other case. The fact that such leave is given shall not exempt the owner or his agent from submitting the necessary plans for approval at a later date when electrical installation is intended.

46F. Subject to the provisions of By-laws 46E no final approval shall be given to building plans where submission of electrical plans is required before such electrical plans are approved in writing by the S.E.B.

46G. This Part of the By-laws shall apply to all submissions in respect of any new proposed building, proposed amendment of previously approved plans or any proposed alteration of any existing building except in cases where the S.E.B. certifies that the alterations is minor and submission is not necessary.

. PART J .
FOUNDATIONS

47. No building shall be erected on any ground which has been filled up with any matter impregnated with faecal, animal or vegetable matter, or upon which any such matter has been deposited, unless such matter shall have been properly removed by excavation or otherwise, or shall have been rendered or have become innocuous.

48. After a trench for foundations has been excavated, the owner or his agent shall give written notice to the Board, informing it of the fact, and such trench shall not be back-filled without the sanction of the Chairman in writing before proceeding with the work: Provided that if no notification from the Board has been received by the owner or his agent within seven days of the receipt of the notice, such owner or agent may proceed with the work.

Notice of excavations, etc.

49. The owner shall cause to be made such tests to prove the nature of the ground as the Board may require.

Grounds for foundations to be tested.

50. All trenches shall be kept clear from water as far as may be practicable during the process of piling and during the laying of the concrete for the foundation. Shoring to trenches shall be provided where necessary to the satisfaction of the Chairman.

Trenches.

51. All walls of buildings shall rest upon footings as described below.

All walls to have footings.

52. The projection, if required, at the widest part of the footings of every wall on each side of such wall shall be at least equal to one-half of the thickness of such wall at its base unless an adjoining wall exists, in which case the projection may be omitted where that wall abuts.

Projection of footings.

53. The diminution of the footings shall be in regular offsets or in one offset at the top of the footings and the height from the bottom of the footings to the base of the wall shall be at least equal to one-half of the thickness of the wall at its base. No one course offset shall project more than 2½ inches beyond the course above it.

Width of offset of footings.

PROVIDED THAT the depth of any foundations shall not be less than 6 inches.

54. Where a pier forms part of a wall it shall have a concrete foundation similar to that of the wall of which it forms part with similar projections beyond all pier faces: Where a pier is isolated it shall have the same concrete foundation as would be required in the case of a wall of the same thickness as the pier.

55. The owner or architect of the proposed building shall satisfy the Board, if required, as to the soundness of construction in foundations of such proposed building.

Foundation below footings.

56. Where buildings are erected alongside drains the top of the footing shall be not less than one foot below the invert of the drains where the drains are of brick or concrete. Where the drain is an earth drain or in the case of a building being erected alongside an unopened or unmade road the foundation shall be at such depth as may be ordered by the Board. The minimum depth at which the underside of the footings may be laid is 2 feet 6 inches below ground level unless the formation be of rock.

PART K

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DETAILS AND SPECIFICATIONS OF PLANS

Details and calculation of structural plans.

57. Two copies of the detailed structural plans of the proposed building together with a legible copy of the structural calculations for the same shall be submitted before the commencement of construction.

Certificate of plans.

58. The detailed structural plans and calculations shall bear a certificate by the qualified person as in Form B of the Schedule to the effect that the details and calculations are in accordance with these By-laws and in conformity with the relevant regulations of the British Standard Code of Practice for the time being in force and the qualified person accepts full responsibility.

Designed imposed loads to be shown.

59. All structural plans shall be clearly marked to indicate the imposed loads for which each floor system or each part has been designed.

Posting of floor capacities.

60. Where a building is to be used for commercial industrial or storage purposes, the uniformly distributed imposed load for each floor or part of a floor where such load is changed for that part, shall be conspicuously and permanently posted in that part to which it applies.

Power of Board to reject structural plans and calculations.

60A. Notwithstanding By-law 58 relating to responsibility, the Board may examine and in so doing may reject any structural plans or calculations and if it rejects such plans or calculations may require such qualified person to re-submit new structural plans or calculations in respect of the rejected portion.

PART L
WALLS, PIERS AND PILLARS

61. (1) Every wall or pier of a building shall be constructed of bricks or blocks laid in horizontal courses or masonry properly bonded, bedded and jointed with mortar or of plain concrete or of reinforced concrete or (except in the case of party walls) of such materials in combination with metal framework.

Where any walls of a building meet, or where such walls meet piers, they shall be properly bonded or otherwise securely and permanently bound together, and built simultaneously course by course.

(2) The Board may permit godowns and other similar buildings to be constructed of steel or reinforced concrete framework covered with corrugated iron or other incombustible material.

Vertical
toothed
jointings
prohibited.

62. No wall which during construction is intended to be joined up to or form part of another wall shall be built with vertical toothings, but shall be raked back at an angle of 45 degrees so as to enable a proper connection to be made, and no raking back shall extend over four feet in height.

Under-
pinning
to be in
cement.

63. All underpinning and additions to thickness of walls shall be in cement mortar.

Projec-
tions.

64. All projections, whether made for architectural ornament, carrying of wall plates or otherwise, shall not extend more than 24 inches from the face of any wall unless constructed to the satisfaction of the Board, and where necessary shall be plastered with cement mortar or other impervious material.

Measure-
ment height
of wall.

65. The height of a wall shall be measured from the top of footings to its highest part or in the case of a gable to half the height of the gable.

Walls
divided by
return or
cross walls.

66. Walls shall be deemed to be divided into distinct lengths by return walls or piers when bonded to each other. The length of wall shall be measured from centre to centre of cross walls or piers.

Length of
boundary
wall with
out cross
walls.

67. A boundary wall shall not exceed 60 feet in length clear of any return or cross wall unless special provision for strengthening be approved by the Board.

No open-
ings in
party walls.

68. No opening either for the purposes of construction or otherwise shall be made or left in a party wall except with the written permission of the Board and the owners of the properties concerned. Every opening made with such permission shall be solidly built up

with brick or stonework or suitable material to a thickness to be determined by the Board and properly bonded therewith, in cases where the use of such openings is to be discontinued.

69. No recess shall be made in any external wall or party wall and return wall of a building:

Recesses in walls.

(a) unless the back of such recess be at the least nine inches thick; and

(b) unless a sufficient arch, steel joist, or reinforced concrete bressummer be fixed over every such recess to the satisfaction of the Board; and

(c) unless the side of any such recess nearest to any return external wall is distant at least 13½ inches from the inner face thereof.

70. Partition, curtain, screen, retaining and boundary walls and 4½ inches brick walls shall be constructed to the satisfaction of the Chairman.

Partition walls, etc.

71. Reinforcement in walls, where required, shall be constructed to the satisfaction of the Chairman.

Reinforced walls.

72. No external wall, party wall or buttressing wall constructed of bricks or masonry or blocks or plain concrete shall be of less thickness in any part than eight and one-half inches, exclusive of plastering, rendering, rough cast or other applied covering. No reinforced concrete external or party wall or reinforced concrete part or panel of an external or party wall shall be of less thickness in any part than four inches exclusive of plastering, rendering, rough cast or other applied covering.

Proviso covering lighter construction in certain cases.

PROVIDED THAT:—

(i) a building of not more than one storey in height and the width of which (measured in the direction of the span of the roof) does not exceed thirty feet and the height of the walls of which does not exceed twelve feet; or

(ii) an erection situated above the level of the roof of a building and intended for the protection of a tank or motor or for a like purpose, and not intended for or adapted to use for habitable purposes or as a work room, such erection being adequately supported to the satisfaction of the Chairman, and not exceeding ten feet in length or width and not exceeding eight feet in height measured from the level of the roof of the building to the top of the wall of such erection.

may be enclosed with external walls constructed of bricks or blocks and not less than four inches thick subject to the following conditions:—

(a) That any such wall be bonded into piers of a size to be approved by the Board, but not less than eight and one-half inches square in horizontal section.

(b) That such pier be provided at each end of such external wall.

(c) That in the case of (i), if any such wall exceeds ten feet in length, piers shall be provided at not more than ten feet centres.

(d) That all bedding and jointing be in cement mortar.

(e) That the roof be so constructed that the walls are not subject to any thrust therefrom.

(f) That no load other than a distributed load of the roof be borne by the walls.

Thickness
of walls
for domestic
buildings.

73. Except for those walls whose construction is in accordance with By-laws 57-60 and 72, every external wall and party wall of domestic buildings where carrying any superimposed load shall be constructed in accordance with the following rules:—

In buildings of one storey, where the wall does not exceed 15 ft. in height, or in two storey buildings where the wall does not exceed 22 ft. in height, the thickness shall not be less than 8 inches.

In other buildings of over one storey, the thickness of wall of the top storey shall be 8 inches, with an increase of 4 inches for each lower storey.

PROVIDED THAT in dwelling houses three storeys in height, the wall of the lowest storey may be 13½ inches thick and of the other two storeys 9 inches thick.

Thickness
of walls of
public
buildings,
or godowns

74. Except in the case of those buildings whose construction is in accordance with By-laws 57-60 and 72 the thickness of walls of public buildings and godowns where carrying any superimposed load and not exceeding 30 ft. in length between piers or cross-walls, and of a height of 20 ft. or under, shall not be less than 8 inches.

75. Where it is proposed to erect public buildings or godowns, with walls of a greater height than 20 ft., the thickness of the walls shall be increased for each storey, or for each 15 ft. in height, whichever is the less, by not less than 4½ inches, provided that the walls of the top storey or top 15 ft. in height whichever is the less shall not be less than 9 inches thick.

76. Where it is proposed to construct a wall of a public buildings or godown carrying a superimposed load and exceeding 30 ft. in length between piers or cross-walls, the Board may require the thickness of the wall to be increased over and above the figures given in By-law 75.

Thickness
of cross
walls.

77. The thickness of every internal cross wall shall be at least 3 inches, provided that if such wall supports a load the whole of such

wall shall be of the thickness prescribed for an external or party wall, and all such walls shall be bonded to the main walls to which they abut.

78. Nothing contained in these By-laws shall prevent the erection of concrete, reinforced concrete, brick or stone walls, of lesser thickness if supported by a skeleton framework of metal or reinforced concrete, provided that such walls and such skeleton framework conform in all respects to the special conditions provided for the construction of buildings so designed.

Curtain walls in metal or reinforced concrete skeleton buildings.

79. No timber such as joists, beams, wall plates, tile battens, and ties shall be built into the thickness of any party or external walls unless there shall be at least 4½ inches of brick work or cement between such timbers.

Bond timbers not to be built into party walls.

80. (1) Every person who erects a new public building, godown, dwelling house or new domestic building shall cause every wall (including any pier forming part of a wall) of the building (not being a wall or pier to which paragraph (2) of this By-law relates) to have an approved damp-proof course beneath the level of the lowest timbers and in the case of a solid floor not higher than the upper surface of the concrete or other similar solid material forming the structure of the floor and in any case at a height of not less than six inches above the surface of the ground adjoining such wall or pier.

Damp proof courses.

(2) Where any part of a floor of the ground floor storey of such building is intended to be below the level of the surface of the ground immediately adjoining he shall cause

(a) every wall of such storey which will be in contact with the ground to be constructed with walls impervious to moisture, from the base to a height of six inches at least above the surface of the ground immediately adjoining;

(b) an approved damp-proof course constructed in accordance with paragraph (1) of this By-law to be inserted in every such wall at the base of such wall and likewise at a height of six inches at least above the surface of the ground immediately adjoining.

81. All walls up to the damp-proof course shall be built in cement mortar.

Walls below ground floors.

82. The top four courses of all external walls shall be built in cement mortar.

Top course in cement mortar. Party Walls.

83. All party walls shall be carried up to the underside of the roof covering. Proper copings shall be constructed on external party walls to prevent water running down the sides or soaking into them.

84. Piers in any materials shall be of sufficient sectional area of that material to allow of it supporting the load of super-structure with a safety factor of five, unless otherwise provided under By-laws 57-60. If constructed in brick or stone, piers shall be built in cement mortar.

Dimensions of Brick Pillars.

85. Where timbers are supported on any pillars the area of the brickwork shall not be reduced in cross section by more than one-third; a clear space shall be left on both sides at the end and on the top of the timbers, and any opening or recess exceeding 5 inches in width shall be covered with a stone or concrete slab.

PART M

ARCHES

86. Brick arches in verandah-ways must be built in cement mortar and, measured on the soffit, be not less in width than the thickness of the ground floor external or party wall.

Arches fronting the street must be built with a rise of not less than one sixth of the span.

Construction of brick arches

87. All brick arches shall have proper skew-backs formed at the springing and shall be built on properly constructed timber centres which shall be supported by struts or shores and not carried by horns resting in the brick-work.

Depth of brick arches

88. Arches from 6 feet to 12 feet span shall have not less than three rings, each $4\frac{1}{2}$ inches deep.

89. Arches from 12 feet to 20 feet span shall have not less than four rings, each $4\frac{1}{2}$ inches deep.

Arches and relieving arches.

90. Arches and relieving arches in not less than two rings each $4\frac{1}{2}$ inches deep or approved reinforced concrete lintels shall be built over all door, window and other openings.

PART N

FLOORS AND STAIRCASES

91. (1) Floors may be of concrete, stone, burnt-brick, tiles, wood or other approved materials:

PROVIDED THAT in the case of wooden floors on the ground storey of a building, the Board may require the space between the floor and the ground to be efficiently damp-proofed, rat-proofed and mosquito-proofed:

PROVIDED FURTHER that in the case of a domestic building, an impervious covering may be required in accordance with By-law 106.

(2) The structure of every floor shall be of sufficient strength and adequate stability to carry safely in addition to the weight of the floor itself and any other part of the structure of the building supported by such floor, the specified deadload for any building as enumerated in the British Standard Schedule to this By-law.

MINIMUM SPANS FOR NORMAL LOAD ON SLABS 8 FT. IN ALL CASES.		Normal load lb. per sq. ft.	Min. total load (lb.)	
			Slabs per foot width	Beams
Houses Hotels and Hospitals.	Dwellings—not more than two storeys	30	240	1,920
	Dwelling (more than two storeys): flats	40	320	2,560
	Hotel bedrooms; hospital rooms and wards; public rooms in hotels	100	800	6,400
Commercial Buildings	Rooms used as offices; upper storeys of shop houses	50	400	3,200
	Banking halls; public offices	70	560	4,480
	Filing and record rooms	100	800	6,400
	Light storage space, general storage space, warehouses (min.)	150	—	—
	Retail shops	80	—	—
Industrial Buildings	Light workshops (min)	60	480	3,840
	ditto, including light machinery	100	800	6,400
	Circulation space in machinery halls etc.	80	640	5,120
	Medium workshops; light storage space	150	—	—
	Heavy workshops; general storage space	200	—	—
Places of Assembly	With fixed seating; churches; chapels; restaurants	80	640	5,120
	School and college classrooms	60	480	3,840
	Without fixed seating, dance halls	100	800	6,400
Roofs	Flat, not more than 10° to horizontal	30	240	—
	Inclined, more than 10° not more than 65° to horizontal	10	—	—

Stairs, landings and corridors

To be designed for same load as floor to which access is given but with max load = 80 lb. per sq. ft. (min. load on slabs = 640 lb., min. load on beams = 5,120 lb.)
Foregoing loads also apply to places of assembly with fixed seating.

Roofs:

Roof loads are per sq. ft. of plan area.
Inclined roofs more than 65°: super load = nil.
Coverings on inclined roofs to be designed to take a concentrated load of 200 lb. (or 100 lb. if support is laid on covering)
For light roofs not more than 10° to horizontal super-load = 20 lb. per sq. ft.
Wind loads to be combined with normal superimposed loads.

(3) Every other floor shall be constructed of sufficient strength and stability to the satisfaction of the Chairman.

92. For the purpose of this part, the safe load upon timber shall be taken at one-sixth, upon steel one-fourth, and upon cast-iron one-sixth of the breaking stress.

93. Every person who shall erect a new building shall cause any timber used in the construction of any floor thereof to be of good quality and of such strength as may be necessary to secure due stability, having regard to the intended use of such floor, and he shall cause every such timber to be properly fixed and supported.

94. (1) Floor boards and boarding to flat roofs shall have a thickness of not less than five-eighths of an inch and shall be properly nailed or otherwise securely attached to every joist, furring, or other fixing which determines the span of such boards and they shall be similarly attached at the ends to such support except in the case of the joists or firrings next a wall in which case the ends of the boards may project beyond the joists or firrings to an extent not exceeding three times the thickness of the boards. Where boarding is attached to furring, the furring shall be nailed or otherwise securely attached to the joists.

(2) The span of the boarding of flat roofs and floors shall be taken as the clear dimension between the joists or other supports and shall not exceed 24 times the thickness of the board.

Joists.

95. (1) All timber floor joists shall be of hardwood, placed on edge, of a size calculated according to the loads given in By-law 92 and shall be adequately supported to the satisfaction of the Chairman.

(2) If of timber, the floor joists of all buildings, including verandahs shall have a bearing surface of not less than 4 in. for each joist. The joists shall not be built into the thickness of any wall, except in accordance with By-law 79. Provided that this shall not apply to semi-permanent walls.

(3) If joists are supported upon corbelling, it shall be formed with over-sailing courses built in cement mortar to form a cornice not less than 3 courses of brick on edge in depth so arranged as to give a bearing of at least 4 in. for each joist.

(4) All bridle and trimmer joists shall be thicker by at least 1 in. than the joists of the adjoining floor.

96. Every person who erects a new building shall cause the floor of every room in such building, which is intended or adapted to be used for human habitation, and which is situated immediately over a motor-shed, or garage, to be constructed of incombustible material, and he shall also cause the staircase to every room in such building and situated as beforementioned, to be constructed of incombustible material, unless separated from the motor-shed or garage by a wall constructed of incombustible material.

97. The floor of every lobby, corridor, passage and landing, and every flight of stairs and all the supports of such floor and flight of

stairs in every public building shall be constructed of incombustible, or fire-resisting material, unless specifically exempted by the Board.

98. The ground floor of every house abutting on a street shall be not less than six inches higher than the crown of the road or at such other level as may be ordered by the Board.

Level of ground floors

99. Every main staircase shall have not more than 7 inch risers and not less than 9 inch treads and shall be of not less than 2 ft. 9 inch clear width.

Staircases not less than 2 ft 9 ins. clear width

100. All staircases shall be adequately lighted to the satisfaction of the Board, and shall have proper handrails.

Handrails

101. All buildings of 70 ft. or more in depth abutting on a street shall have at least one other staircase in addition to the main staircase not less than 2 ft. 6 inch wide, from the uppermost floor to the ground floor.

Staircases in buildings of 70 ft. or more in depth

102. No staircase shall be closed by any trapdoor.

Trapdoors

103. A landing of a depth not less than the width of the staircases shall be provided to all staircases at vertical intervals of not more than 15 ft.

Landings

104. All internal staircases communicating directly with the street from the upper floors shall be provided with a landing at the foot, of a depth not less than the width of the staircase.

PROVIDED THAT the Board may require, in the case of buildings of over two storeys in height, that such staircases shall be of non-inflammable material enclosed with $4\frac{1}{2}$ inches brickwork in cement mortar, or other fireproof material.

PART O

DRAINAGE OF SITES AND BUILDINGS

105. Every person who erects a new building shall comply with the following provisions.

Sub-soil drainage.

(a) The building plot shall be adequately drained either naturally or by artificial means, to a suitable outfall acceptable to the Board.

(b) Pipes used for sub-soil drainage shall not empty into a sewer or a cesspool or other place for the reception of sewage or into a drain constructed or adapted to be used for conveying sewage.

106. Except in the case of buildings specified in By-Law 108, the ground surface of every domestic building, including footways and the ground surface of every basement, cooking place, latrine, or open surface connected therewith, such as backyards, alleyways or spaces on which slops may be thrown, and the ground surface of every stable, cowshed or other building in which animals are kept, shall be made impervious to water and shall have a fall towards the surface channel to the drainage outlet. The Board may require gratings to be fitted to such outlets.

Ground surface to be water-proofed and drained

Compound Houses.

107. In the case of compound houses all rain water must discharge into approved drains either by means of down pipes or by providing drains of sufficient width or with a paved margin to prevent water falling on to a porous or pervious surface.

PROVIDED THAT an impervious surface shall, if the Chairman so requires, extend from the wall up to any drain around such building and in no case for a less distance than 2 ft. from the outside wall or pillar.

108. Buildings erected on piers need not have an impervious surface to the site, provided that there is a clear height of not less than 2 ft. 6 in. below the under-side of the joists, and except where water is likely to be emptied through the floor. Impervious surfaces required under this By-law shall be constructed in accordance with By-law 106 and may be required by the Chairman to extend in every direction at least one foot greater on all sides than that of the floor or room above.

Levels of lowest floor and description of surface drains.

109. The lowest storey of every building shall be constructed at such level as will allow of the construction of an independent drain sufficient for the effectual drainage of such building, and every such drain shall be of adequate size (not less than thirty-six square inches cross-sectional area) and shall be built on a foundation of concrete, and shall have a fall towards the street drain and shall be constructed with smooth curves or easy bends.

Tributary drain to have a drop into main drains.

110. Every tributary drain shall have a drop of at least three inches into the main drain at its junction therewith. All curves shall be made with easy bends. Every branch drain or tributary drain shall join the main sewer obliquely in the direction of the flow.

Bridges over drains or streams.

111. Every bridge or gangway designed to give access to a building over a roadside or street drain shall be constructed of concrete, granite, brick or other materials approved by the Chairman and provided with adequate means of access to the drain. Every such bridge shall be constructed so as to offer no obstruction to the flow in the drain or to the cleansing thereof and must be maintained by the owners.

112. No dwelling shall be erected over an open drain.

113. All drains shall be opened or closed as the Board may direct.

Disposal of sullage water.

114. All sullage water shall be conveyed in an approved drain to a public sewer, where such exists, or to an approved percolating system of disposal.

PART P

VERANDAH WAYS AND VERANDAHS

115. Every person who erects a shophouse or similar building which abuts on a street shall, at the discretion of the Board, provide a verandah way or an uncovered footway on each side of the building

except on that side abutting on another building provided that the Board may require the erection of a rain shield which may project 5 ft. over the public street where no verandah way exists.

116. In cases where the gradient of the street necessitates a difference of levels in the verandah-ways, or footways of adjacent buildings, these different levels shall be connected by uniform gradients having a rough surface throughout the street. Where such uniform gradients are impracticable, steps shall be made of concrete or other approved material with a tread of not less than ten inches and a rise not exceeding seven inches.

Uniform gradients to verandah ways.

117. All footways and verandah-ways shall be paved with impervious and uniform materials and shall, when exposed to the passage of heavy goods, be of concrete or other approved material of a thickness to be approved by the Board.

Paving of verandah-ways and footways.

118. All verandah-ways and footways shall be laid with a slope of not less than one quarter of an inch to one foot towards the road or drain.

Cross-fall, verandah-way and footways.

119. Where lintels are used across verandah-ways they shall be of steel, reinforced concrete or other approved materials with not less than 9 inches wall bearing at each end. All steel beams shall bear on approved templates. All bressummers carrying street fronts in verandah-ways shall be of steel, or of reinforced concrete.

Lintels across verandah-ways.

PROVIDED THAT this By-law shall not apply in the case of semi-permanent buildings.

120. Where the superstructure of a building is cantilevered over footways or terraces, the beams and other structural members shall be constructed in structural steel or in reinforced concrete designed in accordance with By-law 58 to carry the full beam load of the superstructure supported by them, together with the appropriate equivalent dead load as provided for in By-law 91.

Cantilever verandahs.

121. No habitation, sleeping place, cock-loft or steps either built or suspended from the roof or ceiling shall be allowed in verandahs or verandah-ways.

Obstructions in verandahs.

PART Q

DOORS AND WINDOWS

122. Every room in a domestic building or dwelling house shall be provided with a door or window giving to the external air, of which, excluding shop fronts, at least half the area shall be capable of being opened.

Area in domestic buildings.

123. The combined daylight area of the doors and windows mentioned in the preceding By-law shall not be less than one-eighth of the floor space of such room, provided that

(i) if in any room such door or window opens on to a verandah which exceeds 7 ft. in width, the floor area of such room for the

purpose of calculating the daylight area of such window shall be increased by an additional 10 per cent for each foot or part thereof of verandah width in excess of 7 ft.

(ii) If in any such case the head of the door or window be above the level of the eaves of the verandah or is protected by a hood against rain or sun only one half of the daylight area of such door or window which is above the said level shall be calculated as complying with the requirements of this By-law.

(iii) Where a door or window shall be constructed to open into—

(a) an enclosed space or area open only at the top to the external air, such door or window shall not be deemed to open into the external air unless the distance across such space or area, measured from such window to the opposite wall of such space or area, be equal to at least half the height measured from the height of the sill of such door or window to the eaves or top of the parapet of the opposite wall; or

(b) a space or area open on one side and at the top to the external air, the mean depth whereof exceeds twice the width thereof, such door or window shall not be deemed to open into the external air unless it opens into the space or area on that side of such space or area opposite to the open end or unless the distance across such space or area measured from such door or window to the opposite wall of such space or area be equal to at least half the height measured from the height of the sill of such door or window to the eaves or top of the parapet of the opposite wall.

124. The Board may require that every person who shall erect a building of the godown type shall construct in every habitable room, staircase and lavatory of such building a door or window opening directly into the external air which shall comply with the preceding By-laws.

- PART R

VENTILATION AND CONSTRUCTION OF ROOMS AND CORRIDORS

125. Every new building shall be provided with approved ventilation.

(i) Where the height between the ceiling and the top of the window exceeds 3 ft., additional ventilation shall be provided as close to the ceiling level as possible.

(ii) In godowns, or sheds, and every section thereof, ventilation may be by open vents opening into the external air.

(iii) The total area of such openings shall normally be calculated at a minimum of 1/80th of the floor area and the Chairman may require that openings shall be made both on the external wall and on a second wall of the room or building to ensure better ventilation.

(iv) Such openings may be protected by open metal work, bars, louvres, grilles or other approved protection, provided that no such opening shall be of less area than one square foot and that where such openings are covered with mosquito gauze, the area of the opening shall be twice the area otherwise required.

(v) Where a mechanical system of ventilation is installed, the foregoing requirements may be modified by the Board.

PROVIDED THAT the Board may require special provision to be made for ventilation and lighting in particular cases, such as factories, workshops, garages and the like, and buildings used for offensive or dangerous trades.

126. Every person who shall erect a new public building shall cause such building to be efficiently through- or cross-ventilated by means of windows, fan lights, air bricks or tubes distributed around the building in such positions and in such manner as to secure effective change of air and arranged so as to communicate directly with the external air to the satisfaction of the Board.

Public
Building
ventilation
of

These requirements may be modified where a mechanical system of ventilation is installed to the satisfaction of the Board.

127. No room in any building shall be of a greater depth than 40 feet unless it is sufficiently lighted and ventilated laterally, or at both ends, by one or more openings free of any obstruction and communicating directly with the external air.

Rooms,
ventila-
tion of

128. Every room, used as a sleeping place shall be of not less than 120 square feet and not less than 7 feet 6 inches wide.

Area of
rooms.

129. No owner or occupier of any building shall partition off, or allow to be partitioned off, by means of any structure, either permanent or temporary, any portion of any room in such building without the approval of the Chairman expressed in writing.

Rooms and
partitions.

130. All wooden partitions shall be made of planks planed to a smooth surface on both sides or such other approved materials and the Chairman may require such partitions to be painted.

131. No corridors shall be constructed less than three feet six inches wide, and shall be efficiently ventilated and lighted to the satisfaction of the Board.

Corridors.

PART 5

FIRE-PLACES AND KITCHENS

132. (1) In any building used for trade purposes and in which a fire is to be installed, such methods of smoke extradiation shall be used as the Board shall require.

Fire
places.

(2) No wall of any brick oven shall be less than 13½ inches thick nor less than 12 inches distant from any combustible wall of the building in which it is erected.

Ovens.

Forges to have hoods.

133. Every forge or fire-place shall be provided with a hood of approved material of sufficient size connecting with a chimney or smoke flue carried up above the level of the roof.

PROVIDED THAT the Board may relax this requirement in the case of any portable fire-place consuming charcoal.

134. The upper surface of any floor under any oven, stove or fire-place shall be of concrete of a minimum thickness of 4 inches or of other approved material extending over the whole area covered by such oven, stove or fire-place and beyond to a distance of three feet at least on every side thereof.

Kitchens.

135. Every domestic building and every floor of a domestic building which is separately let for dwelling purposes and any other building in which the Board deems a kitchen necessary shall be provided with kitchen accommodation. Every such kitchen shall be provided with a stove or fire-place of an approved pattern and provided with an approved method of smoke extraction and shall be paved with 4 inches of cement concrete or with other approved material. The internal surface of the walls of every part of such kitchen shall be rendered in cement mortar or other approved material to the height of at least four feet from the floor level, and shall be of a thickness to be approved by the Board.

Chimney pipes.

136. Every pipe for the purpose of conveying smoke or other products of combustion shall be constructed of approved material and shall be fixed at a distance of at least three inches from any combustible material, and may be required to be insulated from any adjacent combustible material to the satisfaction of the Chairman.

137. The interior surfaces of every brick or masonry chimney or smoke flue shall be smoothly rendered with mortar or other approved material and such chimney or smoke flue shall be not less than 9 inches wide in its smallest internal width or of such greater width as the Board may require. Separate flues shall be provided to fire-places on each storey and all flues shall be so constructed as to be easily cleaned.

Chimneys to be carried above roofs.

138. Every chimney or smoke flue shall be continued up above the roof in brick, or masonry, of a thickness all round of not less than four inches, or in other approved material to a height of not less than three feet above the highest point in the line of junction with the roof, or where a jack-roof is provided nine inches above the eaves of the jack-roof.

Thickness of wall at back of chimney.

139. The back of every chimney opening or fire-place from the hearth up to a height of four feet above the level of the fire grate shall be at least nine inches thick if in a party wall or at least four and a half inches thick in any other wall and plastered with three-quarters inch thickness of mortar.

PART T
BATHROOMS

140. (1) Bathrooms shall be of the minimum superficial area of 20 square feet and of such number as the Board may direct.

Dimensions and structure of bathrooms.

(2) All walls of bathrooms shall be built in brickwork or other impervious materials to a minimum height of 4 feet rendered in cement mortar or other approved material.

(3) All floors to bathrooms shall be paved with cement rendering, or other impervious material, laid with proper falls to an approved outlet.

(4) All bathrooms shall if covered be lighted and ventilated to the satisfaction of the Board.

(5) No water tank shall be erected in any bathroom unless the interior of such tank is constructed of such material as will provide a hard, smooth surface and such tank shall be provided with an efficient drainage pipe.

PART U

LATRINE ACCOMMODATION

141. Every domestic building and dwelling house shall have at least one latrine of a type approved by the Board in respect of such building, and the owner of the building shall provide such further latrines as the Board may direct.

142. In premises used for godowns, offices, workshops and public buildings, industrial purposes or as common lodging houses, approved latrines shall be provided by the owner in the proportion of one latrine to every ten persons regularly using the building, with separate accommodation for the use of persons of each sex, but so that there shall never be less than one latrine for each sex; such latrines shall be protected from view as far as possible by a screen wall or walls.

Latrines in industrial premises or lodging houses.

PROVIDED THAT the Board may in special cases vary or dispense with the requirements of this By-law upon such terms and conditions as it may direct.

143. Every latrine shall be constructed of brick, stone or other approved material and each single latrine shall have a clear internal area of not less than 10 sq. ft., and shall have direct access to the outer air.

Size.

144. Every latrine other than a water closet shall have a suitable door and shall have openings for ventilation into the external air of not less than 2 sq. ft. aggregate area, close to the ceiling.

Ventilation of Latrines.

145. Every pail latrine shall comply with the following requirements:

Pail latrines.

(a) It shall be provided with its own pails which shall be of a pattern approved by the Chairman.

(b) The base of the compartment holding the pail and the walls shall be rendered with cement or other impervious material to a height of four feet. All internal angles should be rounded in section and the whole compartment shall be so designed to afford approved access for cleansing.

(c) The base of every latrine for not less than three inches above the adjoining floor level shall be laid with granite slabs or cement concrete properly rendered so as to prevent abrasion by the pail and such slabs or concrete shall be laid so as to fall towards and into a proper drain.

(d) The pail must be so placed that all excreta shall fall directly into it, urine guards being provided for this purpose. The pail shall fit the place provided for it and shall as far as possible occupy the whole of such space.

(e) The hole in the seat shall not be more than eleven inches in diameter, and the base shall be so arranged as to guide the pail into its proper place.

(f) Every latrine shall be provided with proper pail doors of approved material and of sufficient size and weight, hanging from the top.

(g) Every latrine or pail compartment shall be rendered fly-proof.

(h) No water pipe or tap shall be led into or fixed over any pail latrine.

Other
types of
latrines.

146. Deep pit and bore-hole latrines, water closets, urinals and cesspools may be constructed, provided that their siting and design are approved by the Board.

147. All proposed water-borne sanitary systems, including drainage pipes, inspection covers and septic tanks, shall be of a type approved by the Board.

148. When the Board is satisfied that other types of latrines should be replaced by water closets, and that a sufficient water supply and system of sewerage disposal is available, they may call upon the owner to replace the said latrines by water closets, and water-borne sanitation, within such period as the Board may determine. Should the owner at the expiration of this period have failed to comply with the terms of the notice, the Board may take legal proceedings against him and further do the work required to be done and recover from him the expenses incurred in so doing.

PART V

ROOFS AND GUTTERS

Roofs over
blocks of
buildings.

149. All roofs over blocks of dwellings shall, where so required by the Board, be provided with a continuous lantern or jack-roof or

other approved means of ventilation. Jack-roofs shall be raised on supports above the main roof, and the space between may be filled with louvres or expanded metal if the clear space measured at right angles to the roof exceeds one foot six inches.

150. The roof of every building shall be externally covered with slates, tiles, metal, glass or other incombustible materials in colours to be approved by the Board, provided that the Board may approve the use of billian shingles in those areas in which semi-permanent construction is permitted.

Roof coverings, and colours.

151. Chinese or similar roof tiling shall be secured by lime or cement mortar.

152. Purlins shall be spaced at such distances so as to provide adequate strength to support the roof coverings, provided that round timber purlins shall not be used, except with the special approval of the Board.

Roof Purlins.

153. All buildings with ceilings to the top floors, not fixed to the rafters or purlins, shall be provided with approved manholes for roof access, and, where required by the Board, buildings shall also be provided with a hatch-way on to the roof or with other means of approved access.

Access to Roofs.

154. Every brick or masonry tower, turret or other isolated architectural feature above the level of the eaves, shall be built in cement mortar, or if in other materials, to standards and specifications which may be laid down by the Chairman.

Structures above eaves level.

155. No platform, superstructure, staging or framework shall be erected, maintained or fixed over or upon the roof of any building without the written permission of the Chairman.

Platforms on roofs.

156. Windloads on roofs shall be taken at a horizontal pressure of 30 lbs. per sq. ft. exclusive of weight of materials.

157. Eave gutters and downpipes shall be constructed of cast iron, zinc or galvanised sheet iron or such other material as may be approved by the Board.

Eave Gutters and Downpipes.

The gauge for zinc shall not be less than—

For eave gutters No. 14 zinc gauge

For downpipes No. 12 zinc gauge

The gauge for galvanised iron sheet shall not be less than—

For eave gutters No. 22 Birmingham wire gauge.

For downpipes No. 24 Birmingham wire gauge.

158. The roof of every building abutting upon a street, including every verandah and balcony, shall be provided with eave gutters and rain water downpipes, properly connected with the side channels and properly maintained to the satisfaction of the Chairman. Such downpipes shall be provided with a cast iron or other approved pipe for at least six foot from ground level terminating with a bend or shoe.

Eave gutters compulsory in streets.

PART W
MISCELLANEOUS PROVISIONS

Special
safety
precautions
for places
of Public
Assembly.

159. Any person who shall erect a public hall, theatre or like place of public assembly shall comply with the general building regulations, and in addition, the following:—

(a) Interior staircases shall not be less than six feet in clear width and shall be constructed throughout of fire-resisting material unless specifically exempted by the Board. They shall not be steeper than four feet vertically to every seven feet measured horizontally. Strong hand rails shall be provided, and, when required by the Chairman, the edges of the treads shall be made conspicuous.

(b) An external staircase constructed as above but having a least width of four feet and steepness not greater than four feet vertically to every five feet measured horizontally shall be provided in buildings constructed mainly of semi-permanent or inflammable materials in the proportion of one such staircase to every 900 sq. ft. of balcony area used for seating accommodation. Such staircase shall be reached through a single leaf door four feet or more in width and opening outwards away from the head of the stairs.

(c) Emergency exits shall also be provided on the ground floor in the form of double-leaf doors 5 ft. or more in width opening outwards with one such door to every 600 sq. ft. of floor area used for seating accommodation.

(d) No door on an emergency exit shall be fitted with an external fastening or lock, and the interior fastening must be of a simply operated type approved by the Board. No lock or fastening requiring a key for its operation may be used.

(e) Every cinema projecting room shall be constructed of fire proof materials to the satisfaction of the Board. Every opening other than the door shall be provided with a movable cover which can be closed either from outside or inside the room in an emergency. The projecting room shall be fitted with one door only which shall not open directly into the hall or room used for seating accommodation. The door of the projecting room shall open inwards and shall be fitted with a lock which can be operated from outside or inside the room. The projecting room must be efficiently ventilated direct into the outer air.

(f) Every theatre, public hall or like place of assembly shall be provided with such latrine accommodation as the Board may direct.

"Fire
escape
and fire
fighting
facilities.

160. (1) Every building used for the purpose of manufacture, trade or public assembly, or of three or more storeys, shall be provided with such means of escape in the case of fire and with such fire fighting facilities as may be approved by the Board.

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(2) Every building of three or more storeys shall be provided on every storey with a fire fighting valve connected to the domestic water supply commencing from the third storey and each valve shall be equipped with a hose contained in a hose cradle of a pattern approved by the Board.

(3) Every building of five or more storeys shall be provided with a dry rising main on every storey and with a valve equipped with a hose cradle and sufficient fire fighting hoses of a pattern to be approved by the Board. The connection at the foot of the dry rising main shall be as specified by the Board.

(4) All building plans submitted to the Board in respect of buildings to which this by-law relates for approval shall include details of means of escape in the case of fire and of fire fighting equipment that it is proposed to install showing also the locations thereof as required under these by-laws."

161. When required by the Chairman any building, including chimneys, shall be fitted with approved lighting conductors.

Lighting
conductors.

162. All posts, beams, sills, wall-plates, joists, purlins, rafters and roof principals shall be of approved material and adequate bracing shall be fixed between the posts supporting any roof or upper storey so that they shall not depend on the planking for lateral support.

Posts,
beams, etc.

163. Buildings and building materials not specifically mentioned in these By-laws shall be subject to the approval of the Chairman in each particular case. Plans and specifications and calculations shall be submitted where required.

Specifica-
tions and
calcula-
tions

164. (1) Every lift or hoist shaft hereafter erected shall be enclosed by walls of fire resisting materials at least three inches thick and shall be ventilated from the highest point direct to the outer air, to the satisfaction of the Board.

Lift Shafts.

(2) The door to every lift or hoist shaft hereafter erected shall be of fire resisting material and when such lift or hoist is used for the conveyance of passengers the door shall be so arranged that it can only be opened when the lift cage is at rest opposite the doorway and that the lift cage cannot be moved unless the door to the lift shaft is properly closed.

(3) Every lift and hoist and any mechanism connected therewith shall be constructed and arranged in such manner and position as the Board may approve.

(4) Every lift and hoist and any mechanism connected therewith shall be kept by the owner of the building in which such lift or hoist is installed in good order and repair and efficient working order.

(5) Every such owner shall arrange, preferably by a contract of maintenance with the makers or suppliers of the lift or hoist concerned, or their agents or nominees in the Colony, for regular and adequate cleaning, oiling and adjustment service at such intervals as the type of equipment and nature of the service demands. At least once in every three years the said owner shall arrange that the safety-gear and governor switch, if fitted, shall be subjected to a running test under maximum load and speed conditions under the supervision of a competent engineer, and that a certificate shall be issued to him on the result of each test, such certificate to be signed by the engineer supervising the test. Every such certificate shall be kept by such owner and presented to the Board for inspection whenever demanded.

PART X

SEMI-PERMANENT BUILDINGS

165. Where the Board considers it desirable to permit the erection of semi-permanent buildings in any particular districts, localities or

Semi-
permanent
buildings.

streets or portions of streets such buildings shall be exempted from the operation of Parts K, L and M if the following conditions are satisfied:

- (1) The building shall not comprise more than two storeys.
- (2) Every wall of the building shall be constructed of approved materials so as to be of sufficient stability and weather-proof.
- (3) Where the building does not form or is not intended to form part of a block of buildings—
 - (a) the distance of the building from the boundary of any street or proposed street shall be not less than ten feet;
 - (b) the distance of the building from the boundary of any adjoining lands or premises shall be not less than fifteen feet.
- (4) Where the building forms or is intended to form part of a block of buildings or is erected on any land which has been sub-divided into building lots for shop-houses or terrace dwellings—
 - (a) the number of buildings in the block shall not exceed twelve; except with the special permission of the Board.
 - (b) the buildings shall be separated by walls which notwithstanding anything hereinbefore contained the Board may require to be constructed in accordance with the requirements of the By-laws with respect to party walls as set out in Part L;
 - (c) the buildings shall conform to any building line as laid down by the Board;
 - (d) no plans for buildings of this class shall be approved by the Board unless an open space of at least 20 ft. in the ownership of the applicant builder is provided between the outside end-wall of every such block, not adjoining a road or lane reserve and
 - (i) the end house of any similar block of buildings, or
 - (ii) the boundary of any adjacent land not in the ownership of the applicant builder, provided that where the land has already been sub-divided into building lots of less than 20 ft. in width the open space above required may be reduced by the Board to the width of one such sub-divided lot.

PART Y

TEMPORARY BUILDINGS

Temporary buildings

166. Where the Board considers it desirable to permit the erection of temporary buildings, such buildings may be exempted from the operation of these By-laws with the exception of Parts A, C, D, E, F, G, H, W and Z provided the following conditions are complied with:

- (a) Any person wishing to construct a temporary building shall submit to the Chairman site and building plans in duplicate.

Such plans shall clearly indicate the site of the proposed building the lot and section number, the distances from the surrounding buildings, the drainage, the sanitary arrangements and the water supply and the owner's name in English. The building plans shall show dimensions and internal arrangements and shall be marked "Temporary building."

- (b) Licences issued under this By-law shall be for any period up to a maximum of five years at the discretion of the Chairman. Any such licence may be renewed for any further period at the discretion of the Chairman upon payment of the prescribed fee. If any licence is not renewed the building in respect of which the licence was issued shall be removed by the owner of the holding or by the Board at the owner's expense.
- (c) Every dwelling house erected under this By-law must conform to the following specification and shall not except with permission of the Board exceed 1,200 sq. ft. in area.
- (i) Foundations shall be laid to the satisfaction of the Chairman.
- (ii) The walls and roof must be of sufficient strength to secure due stability. The building shall comprise not more than one storey.
- (iii) Floors shall be provided and where laid on the soil shall be of concrete not less than 2 inches thick or of other approved material. If required by the Chairman, a dwarf wall constructed of brick not less than two courses in height or concrete not less than 6 inches in height shall be provided along the floor boundaries.
- (iv) Height of rooms on the ground floor shall not be less than seven feet from floor to wall plate level.
- (v) Area of rooms used for sleeping purposes shall not be less than 120 sq. ft.
- (vi) Ventilation shall be provided by windows opening to the external air having an area of one-eighth of the floor space.
- (vii) The kitchen shall be provided with a suitable smoke out-let. Sullage water shall discharge on to a concrete or impervious platform or drain having a connection and fall to the adjoining drains.
- (viii) Passages shall be at least three feet wide and efficiently lighted and ventilated.
- (ix) Dwelling houses shall be at least 20 feet apart and not less than 20 feet from any road or proposed road and not less than 10 feet from the boundary of the lot.
- (x) The latrine shall conform to the requirements of the Board and shall be carefully sited in order to avoid contamination of

domestic purposes.

- (d) No temporary building used for human habitation shall adjoin or form part of any pigsty, cowshed, or goatshed or shed used for the accommodation of any animal whatsoever and the drains of such houses and structures shall be separate and shall not communicate the one with the other.
- (e) Every temporary building shall be provided with adequate drainage and sanitary accommodation to the satisfaction of the Chairman.
- (f) In the case of temporary accommodation for workers engaged in building or other operations earth drains may be permitted, but the following additional conditions shall be complied with:—
 - (i) Before the issue of a licence a deposit for each building not exceeding \$100 shall be remitted to the Board.
 - (ii) The maximum number of persons to be accommodated in such building shall be stated and the accommodation to be provided shall not be less than 40 square feet per person.
 - (iii) Approved accommodation for food storage shall be provided.
 - (iv) At the expiry of the licence the deposit may be refunded provided that the building has been demolished and the site left in a sanitary condition to the satisfaction of the Chairman.

PART Z FEES

By-laws 1967, the following fees are prescribed:—

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(i) Fees for building plans:

- (a) For every building constructed wholly, or, in greater part, in brickwork, steel frame, timber or masonry not exceeding 500 square feet in area and not for human habitation—\$20.00.
- (b) For every building constructed wholly, or, in greater part, in brickwork, timber or masonry not more than two storeys in height and not exceeding 2,000 square feet of ground floor area—\$80.00.
- (c) For the same type of building but largely of steel or reinforced concrete construction—\$120.
- (d) For every additional storey—\$40.00.
- (e) For every addition 1,000 square feet of ground floor area or part thereof—\$40.00.
- (f) For plans of minor alterations to existing buildings, including sanitary installations (if separate plan is submitted)—\$20.00.
- (g) For alterations to every approved plan—\$50.00.
- (h) In every re-submission of Building Plans returned to the Architect for failure to comply with any By-laws, the fee shall be as for the original submission fee.

(ii) Fees for development plans:

- (a) For submission of development layout plans including subdivision plans for agreement in general outline only, a fee of \$50.00 will be charged.
- (b) For submission of detailed development plan, the fee shall be assessed on the following basis:
 - (i) For each proposed building lot within the development plan = \$15 per lot.
 - (ii) For each unit of residential building other than dwelling house (flat) = \$5 per unit.

Provided that in respect of (b) above, the developer is entitled to claim a refund equal to the difference between the number of building lots and the total number of flats contained in the detailed development plan submitted as compared with the contained in the final approved development plan.

If the number of building lots and the total number of flats in the final approved development plan exceeds that contained in the development plan submitted, then the developer will be required to pay the additional fees involved.

FORM A

GNL 30/82

SCHEDULE
APPLICATION FOR THE ISSUE OF AN
OCCUPATION CERTIFICATE

To 19

THE SANDAKAN MUNICIPAL COUNCIL,

I/We hereby give notice that the building/s viz:

on Lot/s Section

Jalan Land Title No.

for

has/have been completed in accordance with the Approved Plan

No. dated

and I/We hereby apply for an Occupation Certificate.

I/We hereby certify that I/We have supervised the erection and completion of the building/s and that to the best of my/our knowledge and belief such work/s is/are in accordance with the Building and Structural Plans and that I/we accept full responsibility accordingly for those portions which I/we are respectively concerned.

Name:

Registration No.

Address:

.....

.....
Architect* / Engineer* /
Draughtsman* / Owner*.

*Delete whichever is not applicable.