

**SECTION 1**  
**ADMINISTRATION OF THE CODE**

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## SECTION 1

### ADMINISTRATION OF THE CODE

#### 101 TITLE

This compilation of rules shall be known as "The St. Lucia Building Code", and may be cited as such, or as the "Building Code," and will be referred to hereinafter as "this Code."

#### 102 SCOPE

##### 102.1 General

- (a) The provisions of this Code shall apply to the design and construction of new buildings, and the alteration, reconstruction, demolition, removal, relocation, maintenance and occupancy of existing buildings or any appurtenances connected or attached to such buildings or structures.
- (b) The appendices included in this Code are not intended for enforcement unless specifically referenced in this Code text. The latest edition of referenced Standards and Codes shall be used where appropriate. The principal reference Code is the Caribbean Uniform Building Code (CUBiC) published by the Caricom Secretariat, Georgetown, Guyana.
- (c) This Code is administered by the Development Control Authority of St. Lucia. Unless otherwise authorized by the Authority, the St. Lucia Building Code takes precedence over any other Building Code or Standard.

##### 102.2 Applicable Legislation

- a) The provisions of this Code are not intended to supersede or amend any legislation in force in St. Lucia which affects the design and construction of developments or the responsibilities or authority of the Authority.
- b) Owners and developers should be aware of and consult the following legislation and other relevant legislation in force unless amended or repealed by subsequent legislation:
  - Land Development (Interim Control) Act 1971
  - Electricity Supply Act
  - Public Health Act

all of the requirements of this Code provided that the alteration, repair or rehabilitation work conforms to the requirements of this Code for new construction. The Authority shall determine the extent, if any, to which the existing building shall be made to conform to the requirements of this Code for new construction

- (b) Alterations, repairs or rehabilitation work shall not cause an existing building to become unsafe.
- (c) If the occupancy classification of an existing building is changed, the building shall be made to conform to the intent of this Code for the new occupancy classification as established by the Authority.
- (d) Repairs and alterations, not covered by the preceding paragraphs of this Section, restoring a building to its condition previous to damage or deterioration, or altering it in conformity with the provisions of this Code or in such manner as will not extend or increase an existing non-conformity or hazard, may be made with the same kind of materials as those of which the building is constructed; but not more than twenty-five percent of the roof covering of a building shall be replaced in any period of twelve (12) months unless the entire roof covering is made to conform with the requirements of this Code for new buildings.
- (e) No building shall be removed or demolished without the approval of the Authority.

## HISTORIC BUILDINGS

Repairs, alterations and additions necessary for the preservation, restoration, rehabilitation or continued use of a building or structure may be made without conformance to all the requirements of this Code when authorized by the Director and approved by the Authority, provided:

- (a) The building or structure has been designated by official action of the legally constituted authority as having special historical or architectural significance.
- (b) The restored building or structure will be no more hazardous based on consideration of life, fire, sanitation and safety, than the original building.
- (c) The owner has submitted for the approval of the Authority plans and specifications for the work to be carried out. These plans and specifications must be provided by an engineer or architect engaged by the owner and approved by the Authority.

**UNSAFE BUILDINGS**

When any building, construction or excavation or part thereof is in an unsafe condition as a result of being open or unguarded, or because of danger from fire or risk of accident because of its ruinous or dilapidated state, faulty construction or otherwise, due notice to correct such condition shall be given by the Director. When such notice has not been complied with the Authority may:

- a) demolish, remove or make safe such building, construction, excavation or part thereof at the expense of the owner.
- b) take such other measures as it may consider necessary to protect the public.

**APPLICATION TO BUILD****109.1 General**

A person wishing to erect a building or structure, or to carry out a development as defined in the applicable legislation in force, shall comply with the requirements of the said legislation and also with the requirements of this Code. All buildings covered by the requirements of Section 1 to 17 of this Code shall be design and constructed under the general supervision of a professionally qualified architect or engineer registered to practise engineering in St. Lucia.

**109.2 Form of Application to Build**

- a) A person wishing to build shall apply in the manner prescribed in the legislation and the established procedures of the Authority and as herein set forth.
- b) Each application shall be accompanied by the required number and type of plans appropriate to the particular type of development project for which planning permission is sought.
- c) Three copies of the relevant plans shall be submitted with each application. These plans include the location plan, the site plan, the subdivision plan and the building detail plan; but the plans for a particular type of development shall be those specified in the Planning Applications Guide.
- d) The information to be contained in a location plan, a site plan, a subdivision plan, a building detail plan and the scales to which these plans are to be drawn shall be as set out in Sub-Section 110 of this Code.
- e) Every drawing, specifications and accompanying data which accompanies an application for planning permission shall be legibly signed by the maker thereof and shall bear his full address.

- The area, boundaries and principal dimensions of the land.
- The location of existing buildings on the land and on the lands immediately adjacent.
- The location and spread of any existing mature trees on the land.
- The location of any new proposed building and the relevant dimensions of appropriate setbacks.
- Such contours or spot levels as are necessary for determining the grade of any proposed road and for the proposed drainage.
- Location and width of existing and proposed means of access including roads adjacent to the property.
- Water and sanitary drainage systems.
- The proposed landscaping plan.
- Any land reserved for public access or for public use.

c) Subdivision Plan

- i) The scale of subdivision plans shall be at least:
  - For subdivided areas of 1/2 acre or more, 1:1250
  - For subdivided areas of less than 1/2 acre, 1:200
- ii) The subdivision plan must show:
  - All relevant physical features related to the proposed development such as water courses, rock outcrops, trees, swamps, and existing buildings, roads and walks.
  - Such contours or spot elevations as are necessary for determining the grade of any proposed road and for proposed drainage.
  - The boundaries, area, and principal dimensions of the land.
  - At least one boundary must be connected to the trigonometrical control station or alternatively, to identifiable points of detail on the national map sheets (scale 1:5000) available at the Survey Department.

### 110.3

#### Detailed Permission

In addition to the plans required for the outline permission the following plans must be supplied:

a) Foundation Plan

To show:

- general foundation type proposed
- type of soil on which the foundation will rest

b) Structural Plan

To show:

- details of beams, columns and slabs
- details of all walls
- roof design and construction details
- foundation details, piling etc
- details of water cisterns and catchments where required
- all reinforcement details

c) Plumbing

To show:

- location of inspection boxes, grease traps etc
- sizes and slopes of the pipes used in the sewer lines
- location of shut-off valves
- size and location of pumps

d) Water Supply

- sizes of water lines
- water storage and catchment details

e) Sewerage

- details of septic tanks and soakaways where needed

f) Electricity

## 113.1

**Procedure**

- a) The Director, upon receipt of 48 hours notice from the builder, exclusive of Saturdays, Sundays and declared Public Holidays, is authorised to make the following inspections and either approve the portion of the works completed or shall notify the builder in writing where such work does not meet with his approval:
  - (i) **SETTING OUT**
  - (ii) **FOUNDATIONS BEFORE CONCRETING**
  - (iii) **STRUCTURAL FRAME AND ROOF**
  - (iv) **RING BEAMS CASING AND REINFORCEMENT**
  - (v) **PLUMBING AND DRAINS**
  - (vi) **ELECTRICAL WORKS - IN ASSOCIATION WITH THE GOVERNMENT ELECTRICAL INSPECTOR**
  - (vii) **OTHER INSPECTIONS TO BE MADE AS THE OWNER, BUILDER OR DIRECTOR MAY REASONABLY REQUIRE**
  - (viii) **SPECIAL INSPECTIONS OF ALL MECHANICAL INSTALLATIONS**
  - (ix) **FINAL INSPECTION (OCCUPANCY CERTIFICATE)**
- b) All inspections shall be carried out by persons employed as Building Inspectors or by suitably qualified persons approved by the Authority and appointed to carry out such inspection.
- c) Inspections may be carried out by a Check Consultant in accordance with 114 of this Code, or in accordance with 115, by a professionally qualified architect for architectural work, or by an engineer registered to practise engineering in St. Lucia for engineering work.
- d) Work shall not be done on any part of a building or structure beyond the point indicated in each successive inspection without first obtaining the written approval of the Director or Check Consultant or engineer or architect where permitted to do so. Such written approval shall normally be given only after an inspection shall have been made of each successive step in the construction as indicated by each of the foregoing nine inspections where appropriate.
- e) Reinforcing steel or structural frame work of any part of any building shall not be covered or concealed in any manner whatsoever without

#### **114.2 Qualifications of the Check Consultant**

- a) The Check Consultant shall be employed at the expense of the applicant and to the approval of the Director on the basis of a recommendation from :
  - the Secretary of the Association of Professional Engineers of St. Lucia or
  - the Secretary General of the Council of Caribbean Engineering Organisations or
  - the Secretary of the relevant professional body in the USA, Canada or Great Britain.
- b) The Check Consultant shall be an experienced and professionally qualified engineer or architect of the relevant discipline for developments listed at 114.1.

#### **114.3 Responsibility of the Check Consultant**

- a) The Check Consultant shall
  - review and assess all plans relating to the development in accordance with the Code and acceptable building practices,
  - inspect the structures or any part thereof during construction,
  - report to the applicant and to the Director on compliance of the design and construction with the terms of the Building Permit.
- b) The Check Consultant shall advise whether the project is in compliance with this Code and shall submit regular progress reports and inspection reports to the Director and to the applicant.
- c) At the completion of the construction work, the Check Consultant shall submit a Certificate of Compliance to the Director if he considers that the work was done in compliance with the Building Permit and this Code. His duties shall end with the submission of such certificate.

**Note:** A Building Permit will not be granted until the plans have been reviewed by the Check Consultant or engineer or architect and a certificate granted to the effect that the plans conform to the requirements of the Code.

#### **114.4 Independence of the Check Consultant**

The Check Consultant shall be an independent consulting engineer or architect and shall not have been engaged in any capacity in the development for which he is being engaged as a Check Consultant, and shall have no ties to the applicant, builder or owner which may affect his performance on the project.



authority to carry out an audit which shall include a review of the design, analysis, detailing and material and construction specifications of any building for which a building permit is requested and for any building under construction. All plans and specifications must be certified by a professionally qualified architect or engineer to the effect that the plans have been developed in accordance with the relevant provisions of the Code. In accordance with 109.2, the plans and specifications must be presented to the Director for consideration of the DCA before development permission or a building permit can be granted.

- d) The engineer or architect must report to the Director on the inspections carried out at the stages listed in 113.1 and on any changes to the works or materials to be incorporated in the works.
- e) The construction and any alteration of a building must be reviewed and certified by the architect or engineer responsible for the works.
- f) Where the DCA permits the engineer or architect employed by the owner to carry out inspections in accordance with this Section, the architect or engineer assumes the responsibilities of the Director for the approval of construction standards and materials as required in Section 4 of this Code.

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#### **CERTIFICATE OF OCCUPANCY**

- a) A new building shall not be occupied or a change made in occupancy or the nature of the use of a building or part of a building until after the Director shall have issued a Certificate of Occupancy.
- b) Upon completion of a building erected in accordance with approved plans and after final inspection herein referred to, and upon application therefor, the Director shall issue a Certificate of Occupancy stating the nature of the occupancy permitted.
- c) A temporary certificate of occupancy may be issued for a portion or portions of a building which may safely be occupied prior to final completion of the building.
- d) Final inspection shall be made by the Director before a Certificate of Occupancy is issued.

**Note:** A Certificate of Occupancy will not be issued until necessary Certificates of Completion have been issued by the Electrical Inspector in accordance with electricity regulations in force.

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#### **COMPLIANCE**

- a) The issuance and granting of a permit shall not be deemed or construed to be a permit for, or an approval of, any violation of this Code.