

SECTION 2

DEFINITIONS

In the interest of brevity, words in singular where applicable, shall be constructed to include the plural, and words in plural shall, where applicable, be construed to include the singular.

Access	Entrance or opening.
Accessible	Adequate clearance for inspection, service, repair, and replacement, and within physical reach.
Accessory use	A building or structure, the use of which is incidental to the main building structure.
Addition	Any extension or increase in floor area or height of a building or structure.
Alley	Any public space, or thoroughfare, 20' 0" or less in width, with public right of way.
Alteration	Any change or modification of construction, arrangement of space, and/or occupancy of a building; or change in the area of cubic contents; a change in equipment.
Apartment	One or more rooms occupied as a home or residence for an individual or a family or a household. The existence of, or the installation of sink accommodations and/or cooking facilities within a room or suite of rooms shall be deemed sufficient to classify such room or suite of rooms as an apartment.
Apartment building	A building which is used or intended to be used for human habitation as a residence for two or more families living in separate quarters.
Application	An application to the Authority for permission to carry out development or for an approval required by the Land Development (Interim Control) Act and any subsidiary legislation made hereunder including the Building Code of the St. Lucia.
Approved	Approved by the Authority under the requirements of this Code, including the Director or other designated persons given jurisdiction by this Code.
Architect	A person technically qualified to design and supervise the construction of buildings in accordance with existing laws of the State.

Area of storey	The gross area of such storey measured from the internal faces of external walls or, where there are no walls, to the outside edge of floors.
Area of building	The total of the areas of the storeys comprising that building, measured from inside the face of the external walls.
Attic	Shall be taken to mean any space immediately under the roof rafters and above the ceiling joists of the storey nearest the roof.
Automatic	Applied to a door, window, or other opening. Not requiring manual operation.
Awning	A projecting canopy.
Authority	The Authority or other body appointed by the Government for the administration of the Code.
Balcony	That portion of a seating space of an assembly room, the lowest part of which is raised four feet or more above the level of the main floor.
Balcony exterior	A landing or porch projecting from the wall of a building Where serving as a required means of egress the long side shall be at least 50 percent open and the open area above the guard rail shall be so distributed as to prevent the accumulation of smoke or toxic gases.
Basement	Any storey or part of a storey where more than half of the height from the finished floor to the finished ceiling is below the average of associated finished ground levels at external walls.
Boundary line	A line dividing one site from another or from a street reservation or other publicly owned space.
Board	See Authority
Building	Includes any erection, structure or any part of a building erected on or made on or in or under any lands, and where the context so permits, includes the land on, in or under which the building is situated but does not include plant or machinery comprised in a building. Where a building is separated into two or more parts by fire division walls each part may be deemed a separate building for the purpose of this Code.
Building line	The line established by law beyond which no building shall extend

Building operations	Includes rebuilding operations, structural alterations of, or additions to buildings and any other operations normally undertaken by a person carrying on business as a builder.
Bulkhead	A part of a structure enclosing stairs, elevator machinery, or ventilating equipment; the part of an external wall immediately below a shop window; a retaining type structure.
Canopy	A covering to an entrance way or walkway fixed to a building.
Car port	A covering area for sheltering a motor vehicle, not fully enclosed by walls.
Code	The Building Code of the St. Lucia.
Combustible	Any material that will ignite at or below a temperature of 1200 degrees F. and which ignited will continue to burn or glow.
Condominium	Multi-units with individual ownership of single units.
Corridor	An access connecting more than one room; a link at each floor level, open or covered.
Construction	Unit building or component assembly additive process: includes reconstruction and/or alteration and/or addition to building or structure.
Court	An open or occupied space enclosed at any level on two or more sides by the walls of a building or in the case of a rear court enclosed on three sides by the boundaries of the site.
Cubic content of a storey	The volume of enclosed space measured a storey from the internal faces of enclosing walls and from finished floor level to ceiling level or where there is no ceiling to the average of the underside of the roof construction.
Cubic content of a building	The total of the cubic content of the storeys comprising that building
Curtain wall	Any prefabricated assembly of various components to enclose a building usually supported externally from the structural frame, and passing all storeys.
Dangerous building	Any building which constitutes a danger to public safety or to the safety of the occupants or adjacent buildings
Dead load	The weight of all walls, floors, roofs, partitions and other permanent construction.
Developer	See owner
Development	As defined in the Land Development (Interim Control)

Dining room	Any building or part thereof, in which food is dispensed or served.
Director	The Executive Secretary of the Development Control Authority as defined in the Land Development (Interim Control) Act.
Dormitory	A room in which sleeping accommodation is provided for more than four persons.
Duplex building	A building providing two separate apartments with or without common entrance and/or exit facilities.
Dwelling	A building occupied exclusively for residential purposes; for the purposes of this Code, "dwelling" also includes any verandah or porch attached permanently to the building.
Egress	See Means of Egress.
Elevator	A lift or hoist; a device for carrying persons or goods up or down.
Engineer	A person technically qualified to design and supervise the construction of building and civil engineering structures, electrical, mechanical and sanitary installations and systems, and who is registered to practise engineering in St. Lucia.
Enclosed	Bounded by walls or floors or roof or ceilings provided that, where a building is not fully enclosed by walls, the external face of the external frame shall be deemed to be the line of enclosure for the purpose of this Code.
Equipment	Fixtures, fittings, appliances or apparatus of any sort within or associated with a building whose installation is covered by the requirements of this Code.
Erection	In relation to buildings includes extension, alteration, re-erection.
Escalator	A moving inclined stairway for persons or goods.
Exit Court	A yard or court providing egress to a further place.
Existing building	Any building constructed or in the course of construction prior to the effective date of this Code.
Fire Assembly	The assembly of a fire door, fire window, or fire damper, including all required hardware, anchorage, frames and sills.
Fire Assembly, automatic closing	A fire assembly which may remain in an open position and which will close automatically if subjected to either of the following:

- (a) An increase in temperature
- (b) Products of combustion. Unless otherwise specified, the closing device shall be one that is rated at a maximum temperature of 165 degrees F.

Fire Assembly, self-closing	A fire assembly which is kept in a normally closed position and is equipped with an approved device to ensure closing and latching after having been opened for use.
Fire division	A portion of a building so separated from the rest by fire-walls that it may be erected to the maximum height and area allowed for the governing Occupancy and the Type of Construction, independently of adjoining Occupancies or Types of Construction.
Fire door	A door and its assembly so constructed and placed as to give protection against the passage of fire.
Fire escape	A single or series of steel framed balconies attached to the exterior walls at windows or doors and connected to each other and to the ground by flights of steel stairs.
Fire resisting	Ability to resist fire and prevent its spread as regulated in this Code. Fire resistant.
Fire retardant treated wood	Wood that has been treated to retard spread of flame.
Flameproof	The property of a material, usually decorative fabric, whether treated or not treated, to not burst into flames or support combustion when subjected to flames for a period of 30 seconds.
Floor area, gross	Gross floor area shall be the floor area within the perimeter of the outside walls of the building with no deduction for corridors, stairs, closets, thickness of wall, columns, or other features.
Floor area, net	Net floor area shall be the actual occupied area, not including accessory unoccupied areas or thickness of walls.
Formation level	Finished ground level, see Grade.
Foyer	An area or space within a building located between a lobby and main entrance and the main floor.
Gallery	That portion of the seating capacity of a theatre or assembly room having a seating capacity of more than ten persons and located above a balcony.

Garage	A building, shed or enclosure, or part thereof, in which a motor vehicle containing flammable liquid in its fuel tank is housed or stored or repaired.
Grade	<p>(a) The average elevation of the ground, paved or unpaved, adjoining a building or structure, at the centre of each exterior wall line.</p> <p>(b) When used in connection with lumber, means a division of sawn lumber into quality classes with respect to its physical and mechanical properties, as defined by the association under whose rules the lumber is controlled.</p> <p>(c) When used in connection with structural or reinforcing steel, means the quality and strength of the material as defined by the relevant ASTM or other recognised international standard.</p>
Gross Floor Area	The total area of floors of all storeys of the building including common halls, stairways, porches, overhanging balconies, and the thickness of walls.
Ground floor	The lowest storey or part of a storey of a building of which more than 50% of the floor area is above the average of associated finished ground levels at external walls and no part of the floor area is more than 2 feet below such associated ground levels.
Habitable room	A room in a residential unit used for living, eating, sleeping or cooking, but excluding baths, storage spaces or corridors.
Height - building	The vertical distance from grade to the highest finished roof surface of a flat roof or to the average level to a gable or hip roof.
Height - storey	The vertical distance from top to top of two successive floors or floor and roof.
Height - structure	The height of a structure erected on the ground shall be the vertical distance from grade to the highest point thereof, and for roof structures shall be the vertical distance from the mean level of the roof to the highest point of such structure. In general the height of a structure shall be its overall height.
Height of a wall	The vertical dimension measured from top of foundation or beam, to top of highest course, with or without tie beam.
Hazardous operation	A hazardous operation shall be classified as one which is liable to give rise to fire and burning with extreme rapidity, or from which poisonous fumes or explosions are likely in the event of fire or leakage.

Horizontal exit	A means of passage from one building into another building occupied by the same tenant, or from one section of a building to another section of the same building occupied by the same tenant through a separation wall having a minimum fire resistance of 2 hours.
Hotel	Any building or group of buildings (including all structures appurtenant thereto or within the curtilage thereof) used or intended to be used for the accommodation of guests for gain or reward
Imposed Load	All loads other than dead loads
Incombustible	<p>A material which in the form in which it is used meets the following requirements:</p> <ul style="list-style-type: none"> (a) Material of which no part will ignite or burn when submitted to fire. (b) Material having a structural base of incombustible material as defined in para. (a) above, with a surfacing not more than 1/8 inch thick having a flame spread rating not greater than 50 when tested in accordance with the appropriate standards. (c) Incombustible does not apply to surface finish materials or to materials required to be incombustible for reduced clearances to flues, heating appliances or other materials, or (d) No material shall be classed as incombustible which is subject to increase of combustibility or flame spreading rating, beyond the limits herein established, through the effect of age, moisture or other atmospheric condition.
Inspector	A building inspector designated by the Authority under Section 6 of the Land Development (Interim Control) Act.
Joists	Secondary horizontal supporting members in floors, ceilings, or roof construction.
Jurisdiction	The Development Control Authority, or any body appointed by the Government for the administration of this Code.
Lintel	The beam or girder placed over an opening in a wall which supports the construction above.
Live load	Any load imposed or capable of being imposed on a structure other than dead load or wind load.

Lobby	An enclosed vestibule directly accessible from the main entrance.
Load bearing	Any part of a building including foundations bearing a load other than that due to its own weight or to wind pressure.
Lot	A portion or parcel of land shown on the land register or in a deed as a piece or parcel of land or an official subdivision.
Lot line	A line dividing one lot from another or from a street or other public space.
Manhole	Defined in Section 9.
Masonry	Brick, stone, plain concrete, hollow block, solid block or other similar materials or units bonded together with mortar. Reinforced concrete is not classified as masonry.
Means of egress	<p>Continuous path of travel from any point in a building or structure to the open air outside at ground level.</p> <p>(a) Exit is that portion of a means of egress which is separated by walls, floors, doors or other means from the area of the building from which escape is to be made.</p> <p>(b) Note: An interior aisle, corridor, hallway or other means of travel used to reach an exit door is not an exit.</p>
Mezzanine	An intermediate floor placed in any storey or room. When the total area of any such mezzanine floor exceeds 33-1/3 percent of the total floor area in that room or storey in which the mezzanine floor occurs, it shall be considered as constituting and additional storey. The clear height above or below a mezzanine floor shall not be less than 7 feet.
Multiple family	As in a building, meaning more than two families or households living independently of each other and cooking within their living quarters; includes apartments, tenements and flats.
Normal dimension	The dimension or size in which such material, part or unit is usually manufactured or supplied.
Non-combustible	See incombustible.
Non-conforming	Applies to any building or structure which does not comply with the requirements set forth in this Code, or amendments thereto.
Occupant load	The total number of persons that may occupy a building or portion thereof at any one time.

Occupancy	As used in this Code, pertains to and is the purpose for which a building is used or intended to be used. Occupancy is not intended to include tenancy or proprietorship.
Occupied	Shall be construed as though followed by the words "or intended, arranged, or designed to be occupied".
Open plan	Open plan buildings are Group D Occupancy buildings having rooms and corridors delineated by the use of furniture, or low (5 feet) partitions.
Owner	A purchaser, developer, property holder or any other person, firm or corporation having a vested or contingent interest, or in the case of leased premises, the legal holder of the lease contract, or his/her legal representative, assign or successor, or duly authorised agent of any of the aforesaid.
Parapet	That part of a wall entirely above the roof line.
Parking garage	Parking garages for passenger vehicles involving only the parking or storing of automobiles and not including automobile repair or service work or the sale of gasoline or oil.
Partition	A non-loading vertical separation between rooms or spaces. If such separating construction closes less than three-fourths of the area from wall to wall and floor to ceiling, it shall be considered a decorative separation and not a partition.
Path of egress	The course taken by an occupant to effect egress from a public space.
Penthouse	An enclosed one-storey structure extending above the roof of a building not exceeding 25 percent of the roof at the level on which such penthouse or penthouses are located.
Permit	A written authorization by the Authority to proceed with construction, alteration, repair, installation or demolition.
Permit holder	The holder of a permit granted for the construction, alteration, repair, installation or demolition of a development.
Planning Permission	Development permission. Permission granted pursuant to Section 11 of the Land Development (Interim Control) Act.
Platform	A portion of an assembly room which may be raised above the level of the assembly floor and which may be separated from the assembly space by a wall and proscenium opening provided the ceiling above the platform shall not be more than 5 ft. above the proscenium opening.
Prefabricated	Pre-engineered, fabricated prior to installation or erection.

Primary member	A structural member, such as a column, beam, girder or truss, that carries dead, live and/or wind loads to the foundation.
Private stair	A stairway serving one tenant only and not for general use.
Public space	For the purpose of determining allowable floor areas and/or egress from buildings, such open spaces as public parks, rights-of-way, waterways, public beaches and other permanent unobstructed yards or courts having access to a street and a width of not less than set forth herein for required units of exit width may be considered a public space.
Rafters	Secondary inclined supporting members in roof construction.
Required	Required under this Code.
Repair	The making good to or replacement of existing construction in a similar manner to and of similar materials to the original construction.
Room	Any enclosed part of a building not being a lavatory, corridor, hallway, foyer, staircase, escalator, ramp, service area or store
Sanitary facilities	The facilities provided in a lavatory in accordance with the requirements of this Code.
Site	A portion of land registered by title as a unit.
Storey	That portion of a building between the upper surface of a floor and the upper surface of the floor next above it, and if there is no floor above it, that portion between the top of that floor and ceiling above it.
Value	Applied to a building or structure means the estimated cost of construction of such building or structure at the date of valuation.