

## THE PARISH COUNCILS BUILDING ACT

BY-LAWS  
(under section 2)

## The Parish Councils Building (Hanover) By-Laws, 1952

G.N. 685/52  
L.N. 26/92*\*Similar By-Laws made in respect of:**St. Ann*

---

G.E. dated  
10.7.1950  
G.N. 1149/61  
500/64  
See also—  
G.N. 1074/51  
L.N. 28/92*St. Mary*

---

G.E. dated  
10.7.1950  
L.N. 21/92*Westmoreland*

---

G.E. dated  
13.7.1950  
See also—  
G.N. 289/53  
L.N. 17/92*St. Catherine*

---

G.E. dated  
13.7.1950  
G.N. 933/53  
781/57  
561/63  
37/68  
L.N. 27/92  
See also—  
G.N. 714/67  
L.N. 146A/99*St. Thomas*

---

G.E. dated  
27.7.1950  
G.N. 546/54  
L.N. 18/92*Manchester*

---

G.E. dated  
27.7.1950  
See also—  
G.N. 99/54  
100/54*Negril*

---

L.N. 22/92  
G.N. 123/85*Green Island*

---

G.N. 124/85

*\*N.B.—Changes in the defined limits of towns to which these By-Laws apply will not be recorded herein. These changes are made under the provisions of both this Act and the Parish Councils Act. Reference may be made to the Revised Guide to the Subsidiary Legislation.*

## PARISH COUNCILS BUILDING

BY-LAWS  
(under section 2), *contd.*

G.E. dated  
15.8.1950  
L.N. 20/92

-- *Portland*

G.N. 839/51  
800/57  
397/66  
See also—  
G.N. 25/64  
L.N. 19/92

— *St. Elizabeth*

G.N. 837/51  
L.N. 3/61  
G.N. 386/70  
L.N. 23/92

— *Trelawny*

G.N. 838/51  
1135/56  
800/57  
350/67  
L.N. 25/92  
See also —  
G.N. 396/52  
397/52  
29/53  
56/59

— *St. James*

G.N. 840/51  
L.N. 60/77  
L.N. 24/92

— *Clarendon*

## THE PARISH COUNCILS BUILDING ACT

BY-LAWS  
(under section 2)

## THE PARISH COUNCILS BUILDING (HANOVER) BY-LAWS, 1952

*(Made by the Parish Council on the 14th day of February, 1952  
and approved by the Governor in Executive Council on the  
27th day of May, 1952)*

G.N. 685/52  
Amdt.:  
L.N. 26/92

1. These By-Laws may be cited as the Parish Councils Building (Hanover) By-Laws, 1952, and shall apply within the limits specified in the First Schedule.

First  
Schedule.

2. In these By-Laws unless the context otherwise requires—

“Council” means the Parish Council for the parish of Hanover;

“Medical Officer (Health)” means the Medical Officer (Health) for the parish of Hanover;

“Superintendent” means the Superintendent of Roads and Works for the parish of Hanover.

3. No person shall erect or re-erect any building or remove, alter or extend any building or any part thereof unless the plan of such building, alteration or extension has been approved by the Council.

4.—(1) Every person who proposes to erect or re-erect any building or any part thereof or to remove, alter or extend any building or any part thereof shall give notice in writing to the Council and such notice shall be accompanied by a full set of plans, in duplicate, indicating the type of building, location, method of construction, system of drainage and water supply. Every notice shall be accompanied by—

- (a) a site plan (in duplicate) drawn to a scale of not less than 40 feet to an inch showing the site and any access or proposed access between the site and any existing or proposed roadway, the frontage line of any building whether standing or in ruins adjacent to each boundary thereof and the full width of the existing or proposed roads, streets or lanes immediately in

front and at the sides or back thereof and any existing trees, lamp standards, telegraph poles or any other fixtures within the road width;

- (b) a plan drawn to a scale of not less than 8 feet to an inch showing the several floors of such building, lines of drainage, the front and other elevations and sections thereof sufficient to indicate the construction of every part of the building, and such other particulars as the Council may in any particular case require.

(2) The Council shall approve or disapprove such plans within sixty days and shall—

- (a) in case of approval, issue a building permit authorizing the proposed erection, re-erection, removal, alteration or extension, as the case may be; and
- (b) in case of disapproval, inform the person submitting such plans in writing of such disapproval and the reason or reasons therefor, and, where amendments to any plans submitted are required, shall specify such amendments in writing.

(3) If work is not commenced within six months of the date of issue of the building permit such building permit shall be deemed to have lapsed and shall be null and void.

(4) The Council may, in any particular case, obtain the advice of the Chief Technical Director as to the design and structural safety of any proposed building and in any such case the Council shall be obliged to act upon the advice of the Chief Technical Director.

5.—(1) Any person aggrieved by the refusal of the Council to issue a building permit to such person shall have a right of appeal to the Chief Technical Director, whose decision shall be final.

(2) Every person desiring to appeal shall, within fourteen days of the refusal of the Council to issue a building permit to him, give notice in writing to the Chief Technical Director, setting out the grounds of his appeal, and shall lodge with such notice the copy of the plans originally submitted by him to the Council and shall serve on the Council a copy of the notice, together with a copy of the plans.

(3) The Chief Technical Director shall, if he considers it desirable, require the parties to attend at such place and time as he shall specify in a notice in writing, and shall upon the date and time so specified proceed to hear if necessary and to determine the appeal.

(4) The Chief Technical Director shall, within seven days of the determination of an appeal, notify the parties in writing, of the result of such appeal.

6.—(1) A notice describing the use to which a proposed building is to be put shall be posted up in a conspicuous part of the proposed building site as from the date of the lodgment with the Council of an application for a building permit.

(2) Any person wishing to object to the erection of any such building for the purpose specified in such notice may, within fourteen days of the posting up of such notice, deliver to the Council a notice in writing (hereinafter referred to as a “notice of objection”) stating the grounds of his objection and a copy of such notice shall be served by the Council on the person intending to erect the building.

(3) Upon receipt of any such notice of objection the Council shall, within seven days, cause the applicant and the party objecting to the erection of such building to be notified of a date upon which the Council will meet to hear and to determine the issue. The decision of the Council shall be final.

7. Not less than two days before commencing work on the erection, re-erection, removal, alteration or extension of any building, pursuant to a building permit issued under the provisions of these By-Laws, the builder or other person in charge of such work shall give to the Superintendent notice in writing stating—

- (i) the place where the work is to be done; and
- (ii) his name and address.

8. No person shall erect any building or construct the foundations of any building upon any site which—

- (i) has been filled up with any material impregnated with foul matter; or
- (ii) is impregnated with any animal or vegetable matter;
- (iii) upon which any such matter may have been deposited, until such matter has been removed from such site and every hole caused by such removal has been filled with hard stone, brick, dry organic matter, concrete, or such other material as the Superintendent may approve.

9. Every new building or extension of any existing building to be used as a dwelling-house shall have the level of the lowest floor, if con-

structed in timber, raised from the ground at least 1 foot and supported on masonry, concrete or hardwood footings with adequate through ventilation beneath the floor. If the floor is to be of monolithic construction the floor level shall be a minimum of 6 inches above the highest point of the surrounding ground.

**10.** No person shall place the underside of the lowest part of any framed floor of any building at such a level as will render it liable to flooding or construct any building so that it cannot be efficiently and properly drained to the satisfaction of the Superintendent.

**11.—(1)** Subject to the provisions of paragraphs (2) and (3) no building shall be erected nearer than 10 feet from the limit of any road reservation.

(2) Where any building is to be erected on lands adjacent to a parochial road and is to be used otherwise than for residential purposes the Council may approve the erection of such building nearer to the limit of the road reservation than the distance specified in paragraph (1).

(3) (a) An encroachment within a parochial road reservation may be allowed by the Council in respect of any cantilevered projection over the pavement subject to the prescribed encroachment fees.

(b) Any lateral projection of such cantilever shall not exceed the width of the pavement over which such cantilever projects and the underside of such projection shall be not less than 9 feet from the highest point of the pavement.

**12.—(1)** The floor area of any single room dwelling-house shall not be less than 120 square feet.

(2) Subject to the provisions of paragraph (3) no living or sleeping room in any dwelling-house containing more than one room shall have a floor area of less than 96 square feet.

(3) A living or sleeping room in a dwelling-house containing more than one room which is not completely enclosed, and which opens into another room, may have a floor area of not less than 72 square feet if the aggregate floor area of both rooms amounts to not less than 168 square feet.

(4) For the purposes of this by-law—

- (a) a room shall be deemed to be completely enclosed if the walls extend from floor to ceiling;
- (b) the expression “living and sleeping accommodation” shall not apply to any room the floor area of which is less than 72 square feet.

**13.** Every building intended for human habitation—

- (i) being of one storey shall be not less than an average of 8 feet 6 inches in height from floor to ceiling or to underside of roof provided no roof rafters or other such structural members shall be less than 6 feet 6 inches from the floor;
- (ii) being of two storeys or more shall be so constructed that the average height from the floor of the lowest storey to the underside of the floor of the storey immediately above shall not be less than 8 feet 6 inches, and the average height from the floor of each of the upper storeys to the underside of the floor of the storey immediately above, or the ceiling, or the underside of the roof, as the case may be, shall not be less than 8 feet, and no roof rafters or other such structural members shall be less than 6 feet 6 inches from the upper side of the floor immediately beneath.

**14.** Every building intended for residential purposes shall be provided with such kitchen and sanitary arrangements as the Superintendent may approve.

**15.** Where a building is, in the opinion of the Council, intended to be used as a tenement building, it shall have—

- (a) a verandah not less than 6 feet wide with a floor area of not less than one-quarter the total floor area of the building;
- (b) a separate kitchen and a water-closet and/or latrine seat and shower in respect to every four rooms of such building.

**16.** Every room intended for human habitation shall be provided with at least one window opening directly into the external air and of an area not less than one-eighth the floor area of the room.

**17.** Every room intended for human habitation shall be provided with ventilation opening directly to the external air and the effective area of such ventilation shall not be less than one-twelfth the floor area of the room.

18. Buildings intended to be used partly for residential and partly for other purposes shall in respect of that portion which in the opinion of the Council is intended for residential purposes comply with the provisions of by-laws 12 to 17.

19. Any building or part of a building converted to a use other than that for which it was originally built, approved or permitted shall comply with the provisions of these By-Laws relating to buildings of the class or character to which it is converted.

- 20.—(1) (a) Every dwelling shall have an open space extending not less than 20 feet from the front wall of such building to any adjoining building.
- (b) Every dwelling shall have an open space extending not less than 15 feet from the back wall of such building.
- (c) No separate building shall be less than 4 feet from any other structure on the site.

(2) A dwelling shall not be nearer the site boundaries of its plot than 4 feet which distance shall be increased to 6 feet where the height of the building exceeds 24 feet from ground to eaves.

(3) In the case of semi-detached or rows of connected dwellings the group of dwellings shall be regarded as one building.

(4) The prescribed open space around a building shall be free of any erection above ground except a fence or wall not exceeding 7 feet in height or a step or other like projection or any outhouse or sanitary convenience in the rear of the building provided that the erection shall not interfere with the light, ventilation or amenity of such building.

21. Where a building or any part thereof is intended to be used for residential purposes the total superficial area of such building coverage shall not exceed one-half of the area of the site.

22. Where semi-detached or connected rows of houses are built the individual dwellings shall be separated by a wall constructed in solid and incombustible materials. It shall be carried up to at least the underside of the roof covering and shall contain no openings between the adjacent dwellings. No timber beam, plate or purlin gaining support from such wall shall be allowed to penetrate more than one-third the thickness of the wall.



**23.** Every building intended for human habitation shall be constructed with materials of a solid and durable nature in the manner specified in the Second Schedule.

Second  
Schedule.

**24.** All steel-framed, brick, stone, cement, concrete walls or reinforced concrete buildings shall be constructed in accordance with such specification as may be approved by the Council.

**25.—**(1) Before any excavation for the foundation of a building is started all debris, tree stumps and tree roots shall be removed from the site to be occupied by such building and for a distance not less than 10 feet wide around such site or to the boundaries of the premises, whichever is nearer. Every termite nest that may be found within such area shall be exterminated to the satisfaction of the Superintendent.

(2) Every wooden unit coming into direct contact with concrete or masonry shall be of native hardwood or other lumber impregnated with coal tar or creosote or such other preservative as the Superintendent may approve. When any such wood is framed after treatment and the surface of such wood is exposed by cutting, such exposed surface shall be thoroughly coated with at least two coats of hot coal tar, creosote or such other preservative as the Superintendent may approve.

(3) Where any wood floor is laid over a concrete or masonry slab the upper surface of the slab shall be covered with a layer of asphalt or such other material as the Superintendent may approve not less than half of an inch thick.

(4) No wooden post shall extend through or be placed directly on a concrete or masonry floor but shall be supported either on a raised concrete or masonry footing in no case less than two inches above the finished floor or on a corrosion resisting metal plate of at least 1/32 of an inch in thickness and not smaller in area than the base of such post.

(5) No salvaged lumber shall be used for constructing any building unless it is established to the satisfaction of the Superintendent that such lumber is sound and not infested by termites.

**26.—**(1) Every drain or private sewer shall be constructed in accordance with the provisions contained in the Third Schedule.

Third  
Schedule.

(2) (a) No water-closet or urinal in a dwelling shall open into a habitable room unless such room is used solely for sleeping purposes or such water-closet or urinal is separated from the room by a ventilated lobby.

(b) Every compartment in which a water-closet and/or urinal is installed shall—

(i) have an external wall with a window of an effective area of not less than 2 square feet opening directly into the external air; or

(ii) be mechanically ventilated and lighted to the satisfaction of the Council.

(c) Every water-closet and every urinal shall be constructed to the satisfaction of the Superintendent and Medical Officer (Health) in accordance with the provisions contained in the Fourth Schedule.

Fourth  
Schedule.

27. (a) Every building accommodating an earth closet and/or pit latrine shall have access thereto only from the outside and shall be completely isolated from all other structures on the premises.

(b) Every such building shall be lit and ventilated to the satisfaction of the Superintendent and Medical Officer (Health). The floor shall be of non-absorbent material laid to a fall and every point upon the surface of the floor shall be not less than 3 inches above the surface of the ground immediately above such point. All closets shall be at least 40 feet away from any well or ground water tank below or partly below ground level.

Fifth  
Schedule.

28. The site and construction of cesspools shall be in accordance with the provisions of the Fifth Schedule.

29. Where a connection to a street sewer cannot be obtained sewage may be drained into an absorption pit or a combination of a septic tank and an absorption pit of such design as the Superintendent and Medical Officer (Health) may approve and shall be constructed in accordance with the provisions of the Sixth Schedule.

Sixth  
Schedule.

30.—(1) Subject to sub-paragraphs (2) and (3), every applicant for a building permit or approval of any building works or plans as required by these By-Laws shall, at the time of application, pay to the Secretary of the Parish Council the fees specified in Part I of the Seventh Schedule.

Seventh  
Schedule.

(2) Where an applicant for a building permit is an approved charitable organization, the Council may grant to such applicant a concession on the fees to be paid.

(3) Where an application for a building permit or for the approval of any other building works or plans is refused by the Council, the Council shall refund to the applicant an amount not exceeding fifty *per centum* of the fees paid in respect of such application.

31. Where there is an appeal under by-law 5, the applicant shall pay to the Secretary of the Council, at the time when he gives notice of his intention to appeal, the fees specified in Part II of the Seventh Schedule.

Seventh  
Schedule.

32.—(1) The Superintendent of Roads and Works shall, after consultation with the Town and Country Planning Authority or any other appropriate agency, recommend to the Council a schedule of building costs which shall specify the estimated cost per square foot of erecting different classes and types of buildings in various areas of the parish.

(2) The Council shall, after considering the recommendations of the Superintendent, by resolution establish a schedule of building costs.

(3) The fees to be paid in respect of a building permit shall be calculated—

- (a) by computing the total floor area of the proposed building by reference to the length and width (inclusive of the outer faces of the walls) of each floor level of the proposed building as delineated in the plans submitted with the application; and
- (b) by applying the measurement to the estimated cost per square foot specified in the schedule of building costs for that class and type of building in that area; and
- (c) applying the relevant formula specified in Part I of the Seventh Schedule.

33. Where it is intended to convert a building from one category of use to another, a notice of intention to apply for a change of use of the building shall be posted in the same manner as required in by-law 6, whether or not such change of use requires alteration or reconstruction of the building.

34. Any application for a building permit in respect of an addition or other alteration to the building shall be accompanied by the fees specified in Part I of the Seventh Schedule, whether the building existed before or came into existence after the twenty-seventh day of January, 1992.

## FIRST SCHEDULE

(By-law 1)

These By-Laws shall apply to the entire parish of Hanover.

## SECOND SCHEDULE

(By-law 23)

## TIMBER FRAMED BUILDINGS

1.—(1) Every sill, bearer and girder of a building shall be supported on walls constructed of brick, concrete, stone, steel or timber and in the case of bricks, concrete or stone shall be embedded with a layer of cement mortar not less than three-eighths of an inch thick (mixed in proportion of not less than one of cement to three of sand) laid on top of such walls and extending to the full width of such wall.

(2) When the height of any wall or free standing pillar supporting any sill of a building does not exceed 3 feet the thickness of such wall or free standing pillar shall—

- (a) in the case of a brick wall or free standing pillar, be not less than 9 inches;
- (b) in the case of a stone wall or free standing pillar, be not less than 14 inches;
- (c) in the case of plain concrete (1:4:8 mix), be not less than 6 inches;
- (d) in the case of hardwood footings, be not less than 8 inches.

2.—(1) The foundation of every wall, pillar and column of a one storey building shall be of concrete (1:4:8 mix), or stone with lime mortar (1:3 mix) and shall be not less than 8 inches thick and of such a width as will allow of a projection of not less than 2 inches on either side of such wall, column or pillar, as the Superintendent may direct.

(2) In the case of any building exceeding one storey, the foundations shall be constructed in such manner as the Superintendent may approve.

3. The timber framing of any exterior wall of any building shall not be less than 3" in thickness and shall be of hardwood, douglas fir, pitch pine or such other timber as the Superintendent may approve.

4. Every interior sill which forms a bearing wall carrying the framing of roof trusses or the roof framing or both shall be not less than 3" framing and shall be of native hardwood lumber, douglas fir, pitch pine scantling or such other timber as the Superintendent may approve.

5. Every corner upright shall be not less than 3" x 3" and shall be of native hardwood, pitch pine, douglas fir, or such other timber as the Superintendent may approve.

6. Every intermediate upright shall be of not less than 2" x 3" scantling and such uprights shall be placed at a distance of not more than 3' apart, measured from the centre of one upright to the centre of the next.

7. In any timber framed building every wall plate shall be not less than 2 inches in depth.

8. The framing of walls at the corners of every room and at every intersection shall be braced with scantlings not less than 2" x 3" inclined at an angle not exceeding 60° and such scantlings shall not be halved to intersecting uprights,

provided that where a door or other opening occurs at a corner or intersection the span next to such corner or intersection shall be braced as aforesaid.

9.—(1) Every joint between a vertical and a horizontal member of the framework of any wall of a building shall be securely held together with mortise and tenon joints which shall be pinned and checked into and secured to the uprights in such manner as the Superintendent may approve.

(2) Every upper sill and every wall plate at a corner or intersection shall be tied with four wrought iron knees not less than 6" x 6" x 1½" x ¼" at each corner or intersection and each limb of such knee shall be secured by two bolts not less than one-eighth of an inch in diameter with washers on both faces and of a length sufficient to pass through the thickness of the framing members:

Provided that, instead of such wrought iron knees, wrought iron strap bolts with a shank diameter of not less than one-eighth of an inch with flats, secured as aforesaid, may be used.

(3) Every sill shall be secured to the foundation walls or pillars, as the case may be, by holding down bolts, straps, strap bolts or knees placed at a distance of not more than 6 feet apart, so, however, that no bolt shall be nearer than 8 inches to any corner or intersection.

(4) Where a bearing wall or pillar is of brick or stone a pocket shall be left for the grouting of every holding down bolt. Every such holding down bolt shall be set not less than 6 inches into such wall or pillar, and every such bolt shall be provided with a washer the surface of which shall not be less than 2½ square inches and the thickness of which shall be not less than one-eighth of an inch.

10.—(1) The panels of a timber framed building may be filled in with any of the following materials subject to the conditions set out hereunder—

- (a) *Concrete Nogging*: The mixture shall be in the proportion of not less than 1:4:8, i.e. 1 part of cement, 4 parts of sand and 8 parts of broken stones or bricks. The panels shall be reinforced with black iron wire of a diameter not less than number 12 gauge properly stapled to the framing to form meshes, not greater than 18 inches square. Boxing or shuttering shall be fixed closely to prevent escape of the matrix and such boxing or shuttering shall not be removed before such concrete has taken a permanent set.
- (b) *Marl Concrete*: The mixture shall be in the proportion of not less than 1:12, i.e. 1 part of cement and 12 parts of marl and such marl shall consist of not more than 4 parts of fine marl and 8 parts of marl head. The construction of the walls shall be done in accordance with the provisions of paragraph (1) (a).
- (c) *Brick-Nogging*: Bricks shall be laid either in 1-4 cement mortar or 1-2 lime mortar with 10% cement added. Both sides of such walls shall be covered—
  - (i) with black iron wire of No. 12 gauge properly stapled to the framing to form 12" meshes; or
  - (ii) with such other device designed to prevent the panels from falling or being displaced by vibration of the building as may be approved by the Superintendent.
- (d) *Spanish Walling or Stone Nogging*: The panels of the walls of a one storey building with framing not more than 11 feet in height may be constructed of Spanish walling or stone nogging, in either of which cases, intermediate uprights shall not be placed at a distance of more than 2 feet 6 inches apart, measured from the centre of one upright to the centre of the next. Wooden strips not less than 1" x ½" shall be nailed in the centre of the thickness of each member of the framing in each panel to form a key for the nogging. Boxing or shuttering shall be provided on one side of such wall and shall not be removed before

the expiration of 24 hours after the depositing of the mixture. Every stone shall be well laid in mortar and the panels shall be covered with wire mesh or No. 12 gauge black iron wire.

- (e) *Wattle and Plaster*: The materials used for wattleing may consist of well seasoned bamboo, wild coffee or such other materials as may be approved by the Superintendent. Three vertical strips shall be provided to each panel and the wattleing shall be closely placed around the strips. The wattleing shall be fixed in a secure manner to the strips.

- (f) Such other types of material as the Superintendent may approve:

Provided, however, that the types of material specified in paragraph (1) (f) shall not be permitted in any business area.

(2) Where the wall of a building is plastered such plaster shall consist of two coats of 1-4 cement mortar or 1-2 lime mortar with 10% cement added.

11.—(1) The exterior walls of a timber framed building outside the business area of a town may be covered with clinker boarding, shingles, plaster or such other weatherproof material as the Superintendent may approve.

(2) Clinker boarding shall be—

- (a) securely nailed to the framing and every horizontal joint in such clinker boarding shall be tongued and grooved or shiplapped; or  
(b) laid in the same way as shingles and lapped not less than half an inch.

(3) Shingles shall be securely nailed to laths and spaced so that on completion horizontal courses shall not exceed 6 inches.

(4) (a) Plaster shall be of Portland cement and sand mixed in a proportion of not less than 1 part of cement to 4 parts of sand or of 1:2 lime mortar, or of such other mixture as the Superintendent may approve and shall be of a finished thickness of not less than 1 inch.

(b) Where expanded metal is used as a base for plaster such metal shall consist of—

- (i) expanded metal sheets weighing not less than 3.4 lb per sq. yd. and not less than 26 gauge;  
(ii) hybrid or such other standard material as the Superintendent may approve.

12. An interior wall may be covered with partition boards made of native lumber, fibre boards, three-ply boards, manufactured board, superior to metal or such other material as may be approved by the Superintendent.

13.—(1) Flooring joists shall be placed at a distance of not more than 18 inches apart, measured from the centre of one joist to the centre of the next. Every joist shall have full bearing on sills and/or bearers and shall be securely spiked on each side thereof by two wire nails not less than 3 inches long.

(2) The size of any such joist made from native lumber shall be determined by reference to the scale of sizes specified in the Timber Table at the end of this Schedule.

(3) The size of any such joist made from imported lumber such as pitch pine or douglas fir shall be determined by calculation in order to allow a factor of safety of not less than four.

14.—(1) Where any joist used in a clear span of 15 feet of a dimension less than 4 inches in width and 8 inches in depth such joist shall be laterally braced

by a system of herring bone struts of a minimum section of 3" x 1½" and shall be inserted not more than 5' centre in all cases and any such joist may, instead of being shimmed to the required level, be notched ½ inch over sills or plates.

(2) No upright shall be spliced.

(3) All round logs, posts or sticks used in framing shall be of well seasoned hardwood stripped of all bark and of a diameter not less than 3 inches.

(4) Every foundation wall or pillar at a corner or intersection shall have a return or projection of not less than 12 inches in the clear to provide sufficient bearing for sills and bearers.

#### ROOF AND ROOF FRAMING

15.—(1) Every roof shall be so framed and tied into the framework and supporting walls as to form an integral part of the whole building.

(2) Every roof frame of a building shall have all joints well fitted and shall have all tension members well tightened before any load is placed on the trusses.

(3) Rafters shall not be placed at a distance of more than 30 inches apart, measured from the centre of one rafter to the centre of the next, and each rafter shall be bird-mouthed to the wall or partition plates for at least ⅓ of an inch and shall be spiked to such plates with 4" nails.

(4) Every roof frame and truss shall be thoroughly and effectively angle braced.

16.—(1) A roof may be designed with main trusses not more than 10 feet centres, and provided with purlins or common rafters, or both, and the end of each truss shall be directly supported by studs or columns.

(2) Every main truss shall be securely tied to a plate or upright, with strap bolts having flats not less than 1½" x ¼" and shanks not less than ⅓ of an inch in diameter, and every such flat shall be secured to an upright with bolts or coach screws not less than ⅓ of an inch in diameter.

17.—(1) The covering of a roof shall be one or other of the materials specified in the first column of the following Roof Table and the pitch of the roof to take such covering shall be not less than the pitch specified in the second and third columns of such Roof Table.

ROOF TABLE				Rises in 10' 0"	Angle
Covering					
Asphalt and Concrete ...	...	...	...	1½"	
Lead (allow for drips) ...	...	...	...	1½"	
Corrugated Asbestos ...	...	...	...	3' 0"	17°
Corrugated Iron ...	...	...	...	3' 0"	17°
Metallic Tiles ...	...	...	...	3' 0"	17°
Slates (large) ...	...	...	...	4' 0"	22°
Slates (ordinary) ...	...	...	...	5' 0"	26½°
Slates (small) ...	...	...	...	6' 8"	34°
Pantiles or Marceilles tiles ...	...	...	...	5' 9"	30°
Plain tiles ...	...	...	...	6' 0"	35°
Glazing ...	...	...	...	5' 0"	26½°
Shingles (except verandah roofs) ...	...	...	...	5' 9"	33°
Shingles (on verandah roofs approx.) ...	...	...	...	2' 10"	15°

(2) Every patent roofing shall be laid in accordance with the manufacturer's specifications and any other covering in such manner as the Superintendent may approve.

18. Where the overhang of a roof at the eaves shall exceed 24 inches measured in the horizontal plane from the finished exterior surface of a wall it shall be supported and braced to the satisfaction of the Superintendent.

19.—(1) The spacing of every lath of a shingled roof shall be set to the following pitches (i.e. centre to centre of laths)—

18"—20" shingles exposure to weather  $5\frac{1}{2}"$  laths  $5\frac{1}{2}"$  centres.  
22"—24" shingles exposure to weather  $7\frac{1}{2}"$  laths  $7\frac{1}{2}"$  centres.

(2) A lath shall be provided at the apex on either side, and every course of shingles at the eaves and ridges shall be double.

20. Materials of the size shown in the following table shall be used for a roof with a pitch not exceeding  $30^\circ$ —

2 x 3	rafters with collar ties up to 9' 0"	spans
2 x 4	" " " " 9' to 12'0"	"
2 x 5	" " " " 12' to 14'0"	"
2 x 6	" " " " 14' to 18'0"	"
2 x 8	" " " " 18' to 20'	"

#### TRUSSED ROOFS

##### *King Post Roofs for Spans 20-30 Feet*

21. No truss shall be more than 12' centre to centre.

##### *Queen Posts Roofs for Spans 31-60 Feet*

22.—(1) No truss shall be more than 12' centre to centre.

(2) A composite truss may be used for a span exceeding 35 feet.

23. Every plan and cross section of a roof truss for a span of over 31 feet shall be accompanied by an enlarged detail drawing of the truss showing—

- (a) all U straps;
- (b) threeway straps;
- (c) sizes of straps and bolts;
- (d) the method of anchoring every truss to a wall, pier, column or buttress.

24. Every roof having a ceiling shall be provided with a trap door or trap doors not less than 18 inches square to allow free access to all parts of the roof.

25.—(1) Every roof having a slope of less than 6 inches in 10 feet shall be deemed a flat roof for the purposes of these By-Laws and every such roof shall be constructed—

- (a) of a reinforced concrete slab and beam covered with a bituminous composition of such quality as the Superintendent may approve; or
- (b) of flat clay tiles on a bed of coke breeze concrete; or
- (c) of wood framed with  $1\frac{1}{4}"$  groove and tongue sarking and covered with—
  - (i) corrugated iron being not less than 30 gauge with an overlap of not less than 9" and a side lap of not less than 3 corrugations; or
  - (ii) copper sheeting with double lapped 18 gauge joints; or
  - (iii) 6lb lead sheeting with 2" wood rolls at each side joint and each joint double lapped at the end.

(2) Where any roof is constructed of reinforced concrete the filling over the concrete shall consist of breeze concrete mixed in a proportion of 1 part of cement to 2 parts of sand to eight parts of well burned coke breeze and the thickness of such filling shall be not less than 2" at every drain and such filling shall be exposed to the weather for at least five days.

(3) Where any flat roof is covered with flat clay tiles such tiles shall be soaked in water for at least half an hour before being laid. The mortar in which the clay tiles are laid shall be of a consistency of not less than 1 part of lime to 2 parts of sand to one-eighth of the aggregate weight of such lime and sand, of cement. The tiles shall be laid in strips not less than a foot in width and so



as to leave a joint not less than three-eighths of an inch between such tiles. Any surplus mortar above the level of such tiles shall be removed and a thin layer of dry cement shall be sprinkled over the joint in order to harden it; such layer of cement being sufficiently thin to allow of free expansion and contraction so that the joint will not break.

(4) There shall be a rain water outlet of not less than 4 inches in diameter in respect of every 430 square feet of any flat roof.

26. All gutters in timber framed roofs shall be framed with 1½" hardwood gutter beds covered with sheet lead (7 lb) or copper sheeting (18 gauge) or galvanized iron sheeting not less than 28 gauge.

27. The span of the roof of a lean-to shed shall not exceed thirty times the depth of the supporting rafters unless such lean-to roof be strengthened by being supported laterally by beams and/or girders.

28. Within the business area of a town the roof of every building shall be covered with clay or cement tiles, iron roofing, asbestos shingles, slates or such other fire resisting material as the Superintendent may approve.

29.—(1) Where any roof is covered with tiles every such tile shall be secured to the laths or sarking by means of nails or wire of not less than 16 gauge.

(2) Where any roof is covered with sheets of any material where such sheets exceed 12 square feet in superficial area such sheets may be laid on sarking or laths or purlins and shall be secured by means of screws and washers or hook bolts. Screw holes shall be started with a gimlet and all screws shall be tightly secured by means of a screw driver.

TIMBER TABLE

No. of Specimen	Name	Weight per cub. ft. Pounds	Compressive Stress Tons per sq. inch	Tensile strength in bending tons per sq. inch	Shearing Stress tons per sq. inch	Modules for Elasticity from bending tests tons per sq. inch
53	Mountain Mahoe .. ..	33.46	1.973	3.240	0.536	263.1
65	Blue Mountain Yacca .. ..	38.59	2.494	4.308	0.486	455.8
66	St. Ann's Yacca .. ..	44.67	2.524	5.252	0.346	596.4
67	St. Ann's Yacca .. ..	46.95	2.555	5.133	0.337	547.8
	MEANS .. ..	45.81	2.539	5.192	0.351	572.1
49	Spanish Elm .. ..	47.69	2.163	2.730	0.428	553.0
63	Seaside Mahoe .. ..	48.31	2.212	4.450	..	370.3
58	Hog Gum .. ..	50.21	2.913	5.141	0.462	728.6
50	Calabash .. ..	54.69	1.420	2.617	0.358	230.1
68	Yellow Sanders .. ..	57.29	4.025	4.509	0.368	720.9
35	Satin Wood .. ..	55.99	4.346	3.081	0.585	777.8
36	Satin Wood .. ..	61.15	4.287	6.627	0.305	775.0
	MEANS .. ..	58.7	4.316	4.854	0.445	777.4
54	Mammee Sapota .. ..	59.16	3.589	6.956	0.555	763.3
47	Bastard Cabbage .. ..	60.41	2.991	5.443	0.450	639.1
60	Prickley Yellow .. ..	60.56	1.777	2.706	0.418	499.4
39	Cashaw .. ..	61.26	3.760	6.437	0.851	874.0
55	Mammee .. ..	61.29	3.232	7.435	0.362	857.2
57	Mountain Guava .. ..	65.04	3.837	8.292	0.386	820.0
61	Wannika .. ..	65.34	2.773	2.932	0.485	695.3
62	Seaside Grapes .. ..	65.34	2.517	4.135	0.428	637.4
56	Prune .. ..	66.23	3.433	6.859	0.739	919.6
48	Yoke Wood .. ..	70.48	2.097	3.040	0.317	285.4
64	Hog Meat .. ..	73.82	3.653	5.697	0.470	638.1
52	Red or Cherry Bullett .. ..	71.26	3.566	6.122	0.503	108.6
51	Naseberry Bullett .. ..	74.27	4.308	9.163	0.503	108.6
44	Rosewood .. ..	74.45	5.713	6.726	0.351	986.0
42	Lignumvitae .. ..	74.86	4.328	3.048	0.246	508.5
33	Lignumvitae .. ..	76.47	3.413	4.888	0.447	498.6
	MEANS .. ..	76.66	3.871	3.968	0.846	503.6

## THIRD SCHEDULE

(By-law 26)

## DRAIN CONSTRUCTION

1. Every drain (other than a subsoil drain or a drain for the disposal solely of trade effluent) constructed in connection with a building shall comply with such of the following requirements as are applicable—

- (a) it shall be constructed of good sound pipes of suitable material: Provided that this requirement shall be deemed to be satisfied if new glazed ware pipes, new cast iron pipes, drain tiles or new concrete pipes conforming to British Standard Specification are used;
- (b) it shall be supported and protected against injury, laid to a fall and provided with water-tight joints;
- (c) it shall be capable of withstanding a reasonable hydraulic test, smoke or air test under pressure, or such other test as the Superintendent and Medical Officer (Health) may prescribe;
- (d) it shall be of adequate size, and if intended for the conveyance of foul water shall have an internal diameter of not less than four inches;
- (e) where it passes through a building it shall to that extent be constructed of cast iron or such other material as the Superintendent and Medical Officer (Health) may approve;
- (f) where it is laid on or in the ground—
  - (i) if it is constructed of material other than cast iron or other metal of equal strength, it shall so far as it lies within a distance of 50 feet from the building, be laid on a bed of concrete unless the nature of the soil renders this unnecessary;
  - (ii) if it is constructed of corrodible material, it shall be protected inside and outside against corrosion by any means acceptable to the Superintendent;
- (g) no part of the drain shall be laid under any building where any other mode of construction is practicable; and where a drain is laid parallel to a building it shall be not less than 4 feet from the outer surface of the building;
- (h) where a part of the drain is laid under a building, that part shall—
  - (i) be laid in a straight line for the whole extent beneath the building or, if this is impracticable in a series of straight lines;
  - (ii) if laid in the ground and constructed of material other than cast iron or other metal of not less strength, be completely surrounded with concrete not less than 6 inches thick and of a proportion of not less than 1:4:8;
  - (iii) be provided with adequate means of access for its whole length and, if not laid on one straight line, be provided with an inspection chamber at each change of direction;
- (i) every inlet to the drain, other than an inlet provided for the ventilation of the drain, shall be trapped.

2. The inclination of a drain shall be not less than 1 foot fall in 50 feet for 4" pipes, 1 foot fall in 80 feet for 6" pipes, and 1 foot fall in 120 feet for 9" pipes.

## FOURTH SCHEDULE

(By-law 26 (c) )

## SANITARY SPECIFICATIONS

1. The soil pipe from a water-closet or the waste pipe from a slop sink other than any part of any such pipe carried up as a ventilation pipe, shall be—

- (a) formed of suitable material, and this requirement shall be deemed to be satisfied if new cast iron pipes, or new lead pipes conforming to British Standard Specification are used;

- (b) of an internal diameter not less than that of any pipe connecting it with the water-closet or slop sink, and in any case not less than 4 inches.
2. A ventilating pipe to a drain, or the part of a soil pipe from a water-closet or of a waste pipe from a slop sink which is carried up as a ventilating pipe, shall—
- (a) be formed of suitable material, and this requirement shall be deemed to be satisfied if new cast iron pipes or new lead pipes conforming to British Standard Specification are used;
  - (b) be not less than 4 inches in internal diameter;
  - (c) be carried upwards to such a height and in such a manner as effectually to prevent the escape of foul air from such drain, water-closet or sink into any building;
  - (d) be covered at its open end, as a protection against obstruction with a wire cage of copper or galvanized iron or other not less suitable cover admitting the free passage of air.
3. A ventilating pipe to a drain, a soil pipe from a water-closet or a waste pipe from a slop sink, shall be capable of withstanding after erection a smoke or air test under pressure, and shall not—
- (a) have a trap at its point of junction with the drain, or (except where necessary as part of the apparatus of any water-closet or slop sink) in any other part of the pipe;
  - (b) have any bend or angle, except where unavoidable in which case the bend or angle shall be as obtuse as possible and shall not reduce the internal diameter of the pipe;
  - (c) except in so far as it passes through any cornice or similar external feature, or being a ventilating pipe is carried immediately beneath the covering of the roof be enclosed by any part of the building, unless it is formed of material suitable for the construction of soil pipes in accordance with the provisions of this Schedule.
4. Every bath, lavatory, basin or sink (not being a slop sink or bidet) shall discharge into the waste pipe system through a trap fixed as closely as possible to the outlet of the fitting.
5. A waste pipe from a bath, or lavatory, basin or sink (not being a slop sink or bidet) and a pipe for carrying off dirty water shall discharge into a trapped gully basin with a grating above the level of the water in the trap and in such manner as not to cause any dampness in any wall or foundation of a building.
6. A water closet constructed in connection with a building shall comply with the following requirements—
- (a) the pan, basin or other receptacle (hereinafter in this Schedule called "the pan") shall be of non-absorbent material so constructed and fitted as to receive and contain sufficient water and to allow any filth to fall free of the sides directly into the water;
  - (b) the flushing apparatus shall be such as to secure the prompt and effectual flushing and cleaning of the pan;
  - (c) no part of the water-closet apparatus, other than the flushing apparatus, shall be directly connected with a supply or distributing pipe;
  - (d) no container or similar fitting shall be fixed under the pan;
  - (e) no water-closet with a 'D' trap shall be used;
  - (f) where a water-closet outlet discharges into a soil pipe which also receives the discharge from another water-closet, slop, sink, urinal or bidet the trap of each such fitting shall be connected to an anti-siphonage pipe which shall—

- (i) have an internal diameter of not less than 2 inches;
  - (ii) be connected with the arm of the soil pipe at a point not less than 3 nor more than 12 inches from the highest part of the trap, on that side of the water-seal which is nearer to the soil pipe;
  - (iii) have either an open end as high as the top of the soil pipe or be carried into a soil pipe at a point not less than 3 feet above the highest connection to the soil pipe;
- (g) for the purposes of this by-law "water-closet" includes any room which is partitioned or divided into two small or more cubicles, each containing a pan, if the partitions or divisions are so constructed as to allow the free circulation of air throughout the room.
7. A urinal connected with a building which has a supply of water laid on shall comply with the following requirements—
- (a) the urinal shall be provided with a basin, stall, trough, or other receptacle or receptacles of non-absorbent material;
  - (b) the outlet from the receptacle or receptacles shall be provided with a standard type grating and trap;
  - (c) the urinal shall be provided with suitable apparatus for effectually flushing and cleansing the receptacles provided;
  - (d) no part of the urinal apparatus, other than the flushing apparatus shall be directly connected with a water supply pipe system;
  - (e) if the urinal can be entered from within the building, and is constructed to discharge into a soil pipe which also receives the discharge from another urinal or from a water-closet, slop, sink or bidet the trap of the urinal shall be ventilated by a pipe which shall—
    - (i) be of an internal diameter not less than 2 inches;
    - (ii) be connected with the waste pipe from the urinal at a point not less than 3 nor more than 12 inches from the highest part of the trap, on that side of the water-seal which is nearer to the soil pipe; and
    - (iii) have either an open end as high as the top of the soil pipe or be carried into a soil pipe at a point not less than 3 feet above the highest connection to the soil pipe.

## FIFTH SCHEDULE

(By-law 28)

## CESSPOOL CONSTRUCTION

1. A cesspool constructed in connection with a building (other than a tank intended for the reception or disposal of trade effluent) shall comply with the following requirements—

- (a) it shall be not less than—
  - (i) 50 feet from any dwelling-house, or public building, or any building in which any person is employed in any manufacture, trade or business;
  - (ii) 100 feet from any well, spring or stream of water, used or likely to be used by man for drinking or domestic purposes, or for the manufacture or preparation of articles of food or drink for human consumption, or for the cleansing of vessels with a view to the preparation or sale of such articles, and, in all other respects, shall be in such a position as not to render any such water liable to pollution;
- (b) it shall be so constructed and situated that there shall be a ready means of access for cleansing it and for removing its contents without carrying them through any dwelling-house, public building, or any building in which any person is employed in any manufacture, trade or business;

- (c) it shall be so constructed as not to discharge any foul matter or foul water into a sewer or water-course;
- (d) it shall be so constructed as to be impervious to liquid either from the outside or the inside, and if constructed of brickwork shall be rendered inside with cement and sand in suitable proportions or properly asphalted, and if constructed in a soil liable to be water logged shall be backed with not less than 9 inches of well-puddled clay;
- (e) a cesspool shall be arched or otherwise properly covered and shall be ventilated to the approval of the Superintendent and Medical Officer (Health);
- (f) a tank, if covered, shall be either ventilated or provided with mechanical means for drawing off gases to the approval of the Superintendent and Medical Officer (Health).

### SIXTH SCHEDULE

(By-law 29)

#### ABSORPTION PITS

1. Every absorption pit shall be excavated until sand or gravel is reached or to such depth as may be approved by the Superintendent and Medical Officer (Health).

2. Every absorption pit shall be of a diameter of not less than 8 feet at the top and 5 feet at the bottom and unless excavated in stable soils the sides shall be battered and stone-packed in such manner as the Superintendent and Medical Officer (Health) may approve.

3.—(1) A concrete belt course of not less than 6 inches in thickness of 1:4:8 concrete mixture shall be constructed on the top of the stone packing.

(2) When any pit exceeds 10 feet in depth a similar belt course shall be provided at every 10 feet of vertical height.

4.—(1) Every pit shall be covered with a concrete slab not less than 5 inches thick reinforced so as to support a live load of 100lb per square foot unless accessible to wheeled traffic in which case 200lb per square foot shall be the live load and every such slab shall be constructed with a manhole cover for inspection.

(2) The upper surface of such slab shall not be less than 12 inches below the level of the ground.

5. No slab shall be cast until the belt course and reinforcement have been inspected and approved by the Superintendent and Medical Officer (Health).

6. Every absorption pit shall be constructed at such a distance from any building as the Superintendent and Medical Officer (Health) may approve, and no structure shall be erected over any portion of an absorption pit.

7. A grease trap shall be provided at every gully basin receiving kitchen or other greasy waste in order to prevent the discharge of grease into an absorption pit.

8.—(1) A pit latrine shall, where construction of any such latrine is permitted by the Council, be constructed in such manner and with such materials as the Superintendent and Medical Officer (Health) may approve.

(2) Every pit latrine shall be so constructed and screened as to render such latrine fly-proof.

9. Every pipe laid underground and leading to an absorption pit shall be not less than 4" diameter.

## SEVENTH SCHEDULE

(By-Law 30)

## PART I

In this Schedule—

"commercial structures" means buildings other than residential structures intended to accommodate any type of business operation or activity;  
 "residential structures" means buildings intended to provide residential accommodation for households.

## FEES

## 1. BUILDING PERMITS FOR THE CONSTRUCTION OF NEW STRUCTURES

- |   |   |
|---|---|
| (a) For residential structures ... ..                       | One-half on one per cent ( $\frac{1}{2}$ of 1%) of the estimated cost of the structure to be erected.             |
| (b) For commercial structures ... ..                        | One per cent (1%) of the estimated cost of the structure to be erected.   |
| (c) Where the building to be constructed—                   | The Council may waive the fee or impose a special fee equivalent to one-half ( $\frac{1}{2}$ ) of the normal fee. |
| (i) does not exceed 500 square feet in area; or             |   |
| (ii) is intended to accommodate farm animals or operations. |   |

## 2. RE-VALIDATION OF BUILDING PERMIT

- |  |                                |
|--|--------------------------------|
| (a) Where the application is made within two years of the original permit—                         |                                |
| (i) for residential construction ...   | \$100.00                       |
| (ii) for commercial construction ...   | \$400.00                       |
| (b) Where the application is made more than two years after the expiration of the original permit. | Fees as for a new application. |

## 3. AMENDMENT OF PLANS

For each application to amend an approved plan—

- |                                      |          |
|--------------------------------------|----------|
| (a) For residential construction ... | \$100.00 |
| (b) For commercial construction ...  | \$200.00 |

Where a site visit becomes necessary for processing the plan or verification of compliance with the amendment.	\$80.00 for each such visit.
--	------------------------------

## 4. ADDITIONS AND ALTERATIONS TO EXISTING BUILDINGS

- |   |   |
|---|---|
| (a) Where the addition exceeds the total floor area of the existing building or 1,000 square feet, whichever is less. | Fees as for a new construction.                                       |
| (b) For alteration or addition other than those specified at (a).   | One-half ( $\frac{1}{2}$ ) of the fee payable for a new construction. |

SEVENTH SCHEDULE, *contd.*PART I, *contd.*

## 5. REPAIRS TO EXISTING BUILDINGS

One quarter ( $\frac{1}{4}$ ) of the fee payable for a permit to construct a new building of a similar size, class and type.

## 6. TEMPORARY STRUCTURES

One-half ( $\frac{1}{2}$ ) of the fee payable for a permit to construct a permanent building of a similar size and class.

## 7. ABSORPTION PITS

For inspection	...	...	\$100.00 for each unit.
----------------	-----	-----	-------------------------

## 8. BILLBOARDS AND ADVERTISING SIGNS

To erect—

(a) Billboards	...	...	\$600.00
(b) Advertising Signs	...	...	\$100.00

## 9. OUTLINE APPROVAL

Outline approval of a proposed development.

One-quarter ( $\frac{1}{4}$ ) of the fees for a building permit for the proposed development.

## 10. CERTIFICATION OF STRATA PLAN COMPLIANCE

For certification of strata plan compliance in respect of applications for strata title.

One-quarter ( $\frac{1}{4}$ ) of the fees payable for a building permit to erect a building of similar size, class and type.

## 11. APPLICATION FOR CHANGE OF USE

(a) Where alteration or reconstruction of buildings or structures is required.

A fee as would be payable for a building permit to erect a new building of similar size, class and type.

(b) Where no alteration or reconstruction is required.

One-quarter ( $\frac{1}{4}$ ) of the fee payable to erect a building of similar size, class and type.

## PART II

## APPEALS AGAINST DECISIONS OF THE LOCAL BUILDING AUTHORITY

Notice of intention to appeal	...	...	\$500.00
Notice of intention to oppose appeal	...	...	\$100.00