

LEGAL NOTICE NO. 47

THE NATIONAL CONSTRUCTION AUTHORITY ACT,

(*Cap. 118*)

THE NATIONAL BUILDING CODE, 2024

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THE NATIONAL CONSTRUCTION AUTHORITY ACT,
(Cap. 118)

THE NATIONAL BUILDING CODE, 2024

IN EXERCISE of the powers conferred by section 42 (2) (aa) of the National Construction Authority Act, the Cabinet Secretary for Lands, Public Works, Housing and Urban Development, in consultation with the Board of the National Construction Authority, makes the following Code—

PART I—PRELIMINARIES

1. This Code may be cited as the National Building Code, 2024 and shall come into operation one year after publication. Citation and commencement.

2. In this Code, unless the context otherwise requires— Interpretation.

“access opening” means an entrance leading to a building or structure;

“Act” means the National Construction Authority Act, 2011; No. 41 of 2011.

“additive” means any material added to a liquid or granular material, to produce the desired modification to its properties;

“aggregate” means any inert material which forms the greater part of concrete;

“air changes” means the amount of air flowing into or out of a space by natural or mechanical means and measured against the volume of the space;

“air conditioning” means the process of treating air within a space in such a manner that simultaneously controls the temperature, humidity, purity, distribution and flow of the air in the space;

“air duct” means a pipe, tube, conduit or enclosed space, in any building that is used or intended to be used, for the flow of air from an artificial ventilation system;

“air handling system” means a system which supplies air in a positive and controlled manner to a specific enclosure by means of at least one air-handling unit, ducts, plenums, air distribution devices or automatic controls;

“airshaft” means an open space surrounded by the walls of a building or biddings to enable ventilation by a window;

“anchorage” means an item used to hold a load bearing bar, wire or bolt;

“apparatus” means equipment, a machine, or fitting in which conductors are used, or of which conductors form a part;

“appliance” means a device which is powered by electricity, but does not include a light fitting or an independent motor;

“approving authority” means the County Executive Committee Member responsible for physical and land use planning;

“architect” means a person who is registered as such in accordance with the Architects and Quantity Surveyors Act; Cap. 525.

“artificial ventilation system” means a system in which air is caused to circulate through a room by means of a mechanical apparatus;

“asphalt” means a mixture of bitumen and mineral aggregate;

“atrium” means an open court located within a building or a covered central area of a high-rise building;

“backfill” means an earth refill of a trench or an excavation around a building or bridge abutment;

“back vent” means a ventilating pipe which is connected to a branch discharge pipe, or to which unvented fixture discharge pipes are connected to a vent stack or to a stack vent;

“baffle plate” means a plate which prevents the flow of a fluid in the direction in which it would normally flow, and directs the flow into the desired path;

“balcony” means a stage, platform, oriel window which projects outwards from or recesses into, the wall of a building and is supported by brackets or cantilevered;

“balustrade” means a protective barrier which is formed by a series of light vertical members which are surmounted by a handrail;

“balustrade wall” means a wall which performs the functions of a balustrade;

“basement” means a storey of a building which is partially or completely below the ground level;

“base course” means the lowest or first course of a wall, or the first layer of material laid down, in the construction of a pavement or road;

“batten” means a small section, usually made of timber, to which sheet materials, slates or tiles, are fixed to an exterior wall, floor or roof;

“beam” means a structural member which is designed to carry a load between or beyond points of support, and is usually narrow in relation to its length and horizontal;

“block” means a masonry unit which is used in construction works and which has a length of at least 300mm or a width of at least 130mm;

“bond” means an arrangement of masonry units or adhesion between materials;

“boundary” in relation to a building or compartment, means the demarcation of a construction site;

“boundary wall” means a wall, fence, enclosure or screen, which is constructed along the boundary or building line, and which distinguishes the construction site from an adjoining construction site;

“bracing” means a system of structural members which when acting in compression or tension, supports and strengthens a frame to resist horizontal forces;

“bracket” means a support which projects horizontally from a vertical surface;

“branch discharge pipe” means a horizontal discharge pipe which conveys discharge from at least one sanitary appliance;

“branch drain” means the communicating drain which is installed between a gully, soil pipe or sanitary fitting, and the main drain;

“branch vent” means a horizontal discharge pipe which connects at least two trap vents, to a vent stack or to a stack vent;

“brick” means a rectangular block which is usually made of fired or sundried clay;

“bridge abutment” means the end support of a bridge which connects a structure to the ground;

“building” means construction works which are used as shelter for an occupant or items contained therein;

“building component” means a drawing which indicates the basic sizes, system of reference and performance drawings;

“building element” means a major functional part of a building;

“building line”—

- (a) means a line prescribed by the approving authority on either side of a road beyond which no building abutting the side shall traverse; or
- (b) in relation to a construction site, means a line prescribed in any town planning scheme or any other law designating the boundaries of the area of the construction site beyond which the erection above ground of any building is prohibited;

“building of the warehouse class” means a building designed or used as a warehouse, go-down or factory, or for carrying on a wholesale business, but does not include any living accommodation which may form part of or be annexed to the building, and the formation of an access to a construction site;

“building plan” means a drawing of a building done to wit;

“building services” means infrastructure and systems installed in buildings to make them comfortable, functional, efficient and safe and includes electrical, plumbing, mechanical, fire safety, and information and communications technology services;

“building surveyor” means person registered as a building surveyor under the Building Surveyors Act, 2018;

No. 19 of 2018.

“buttress” means—

- (a) an upright projection which supports or resists lateral forces in a building; or

- (b) a pier constructed at right angles to a restraining wall on the side opposite to the restrained material,

which increases the strength and thrust resistance of the wall;

“caisson” means a structure which is used as a foundation under water;

“camber” means a deviation from a straight line which is applied to a convex, edgewise sweep or curve, or to the increase in diameter at the centre of rolled material;

“canal” means an artificial open waterway is used for transportation, water power or irrigation;

“canopy” means—

- (a) a roof like ornamental projection, over a niche, door or window; or
- (b) a covering, an overhanging shade or shelter used especially of the firmament;

“cantilever” means a projecting beam, truss, or slab which is only supported at one end;

“carriageway” means a part of a private road, cul-de-sac or access road which is used for vehicular traffic;

“casement” means a component, whether fixed or as an opening, which consists essentially of a frame the infilling of which consists of glazing, a grille, a solid panel or slats;

“cast-in-situ” means—

- (a) a cast in place; or
- (b) a cast liquid in its permanent location, where it hardens as part of the building;

“catwalk” means a narrow-raised platform or pathway which is used as a passage to otherwise inaccessible areas;

“cavity wall” means a wall constructed of two separate thicknesses with an air space in between and includes a hollow wall;

“ceiling” means a part of a building made of plaster, boards, or other material which cover the underside of a floor or roof and which provides the overhead surface of an enclosed space;

“cement” means a finely ground compound which, when mixed with water hardens and adheres to an aggregate which is in accordance with KS EAS 18 (Cement-Part 1: Composition, specification and conformity criteria for common cements);

“chase” means a groove cut into a wall or floor in which a small pipe, conduit, cable or flashing may be installed;

“chemical closet” means a closet with a fixed pan, the excreta from which passes into a tank where chemicals sterilize and breakdown the excreta;

“chimney” means a vertical, hollow structure of masonry, steel, or concrete, which conveys gaseous products of combustion from a building;

“circuit” means an arrangement of conductors which transmits electric current;

“circuit breaker” means an electro-mechanical device which makes or breaks a circuit under a normal or abnormal condition, and in the event of a short circuit, the circuit can break automatically;

“circulation space” means a space which is solely or predominantly being used as a means of access—

(a) between a room and a protected shaft; or

(b) between a room or a protected shaft, and an exit from the building or compartment;

“cistern” means a tank or open vessel in a water supply system, which stores water at atmospheric pressure;

“cladding” means to furnish, surround, adorn, cover, conceal the exterior of a building;

“cleaning eye” means an access opening at the interior of a discharge pipe or trap which is installed and is can be used for internal cleaning, and which remains permanently accessible after completion of the drainage installation;

“clearance” means the distance between two objects, or between a moving and stationary part of a system;

“clear span” means the distance between opposite sides of a support;

“cofferdam” means a water tight enclosure that is pumped dry and used when constructing under water;

“column” means a structural member of slender form, usually vertical, which transmits the forces, primarily in compression, that are applied to it, to the base of the member;

“combustible” in relation to a material, means a material which cannot withstand the non-combustibility test approved by KS 2804-1 (Fire classification of construction products and building elements - Classification using data from reactions to fire tests);

“combustion” means the burning of gas, liquid or solid, in which the fuel is oxidized, evolving heat and often light;

“commercial building” means any building which is wholly or partly used for conducting business;

“common drain” means the part of a drain which is conveyssewage from the construction site through which the drain runs and sewage which does not emanate from the construction site through which the drain runs;

“common staircase” means a staircase which is used to access to a storey that is let in separate tenancies;

“common waste pipe” means a waste pipe to which more than one pipe is connected in a storey;

“communication pipe” means a pipe to which any water installation is connected;

“compartment” means—

- (a) a part of a building which is separated from all other parts by a compartment wall or floor; and
- (b) where a part of the top storey of a building is within a compartment, the roof space above such part of the top storey;

“component” means a product manufactured as a distinct unit and which performs a specific function;

“composite building” means a building which is constructed or used as a combination of at least two of the following—

- (a) as a domestic building;
- (b) as a commercial building;
- (c) as an institution; or
- (d) as a hotel;

“concrete” means a mixture of cement, sand, and gravel, with water, in varying proportions according to the use for which the mixture is made;

“concrete slab” means a rigid horizontal or nearly horizontal surface with a large area relative to its thickness and which is constructed from concrete;

“conductor” in relation to a core or a cable, means the conducting portion of the cable or core, which consists of a single wire or group of wires, in contact with each other;

“conduit” means a natural or artificial channel which conveys fluids or in which electrical cables are installed;

“connecting sewer” means a pipe which connects a drain to a sewer, installed by the county government;

“conservancy tank” means a covered tank without outflow which is used for the reception and temporary retention of sewage;

“conservatory” means a glazed building in which plants may be cultivated under controlled atmospheric conditions;

“construction site” means the parcel of land on which construction works are undertaken;

“construction works” has the meaning assigned to it in section 2 of the Act;

“contractor” has the meaning assigned to it under in section 2 of the Act;

“coping” means a cap made of stone, brick or concrete that is constructed at the top of a wall and which provides an occupant underneath it protection from harsh weather or is used for decorative purposes;

“cornice” means an ornamental moulding installed along the wall of a room just below the ceiling;

“corridor” means a narrow and enclosed circulation space which enables access to rooms or spaces;

“coupling” means a device for connecting two lengths of a hose;

“crane” means a hoisting machine which is equipped with a power-operated inclined or horizontal boom and lifting tackle, which moves loads vertically or horizontally;

“cross vent” means a ventilating pipe which connects a discharge stack to a vent stack;

“crushing strength” means the compressive strength of concrete ascertained by crushing a concrete cylinder or cube, and which is expressed as the ultimate load per unit of cross-sectional area;

“cul-de-sac” means a dead-end road which has a circular area for turning around;

“culvert” means a covered channel or a large diameter pipe, which enables a watercourse below ground level;

“curtain wall” means a thin wall of glass, which covers the exterior surface of the building, and which is supported by the structural frame of the building;

“darkroom” means a room which is illuminated only by a safe light for processing light sensitive materials;

“dead load” means a non-varying load which is permanently applied to a structure and which is acting at all times;

“deck” means a load bearing concrete slab or sub-floor of a bridge;

“deflection” means the flexural deformation of a structural member;

“demolition” means to destroy, pull down, reduce to ruin by disintegration;

“detached building” means a building not attached to another;

“developed length” in relation to a pipe, means the length between two specified points on the pipe when measured along the centre line of such pipe, and includes any bend, junction or similar fitting to the pipe;

“diagram” means a drawing of a building, either to scale or not, which indicates only a simplified representation of the functions of the

parts of the building, the access, circulation, installations and their mode of operation in the building;

“dimension” means a measure of distance in a given direction or along a given line;

“disability” includes any physical, sensory, mental, psychological or other impairment, condition or illness that has, or is perceived by significant sectors of the community to have, a substantial or long-term effect on an individual’s ability to carry out ordinary day-to-day activities;

“discharge pipe” means a pipe which conveys discharge from a sanitary fixture to a drain, and includes a soil pipe, waste pipe, discharge stack, branch discharge pipe or a fixture discharge pipe;

“discharge stack” means a vertical discharge pipe which conveys discharge from at least two sanitary fixtures and which is connected directly to a drain;

“division” means a portion of a building which is separated from the rest of the building by at least one separating element;

“division wall” means an internal wall which separates one division from another and has a fire resistance of not less than that required by this Code;

“door” includes a shutter, cover or other barrier installed at an opening, in a wall or floor, or in the structure surrounding a protected shaft whether or not the door is installed on only one level;

“door frame” means a solid frame on which a door is installed;

“down pipe” means a pipe, which is usually vertical, and which conveys rainwater from the gutter to the drain or to an intermediate gully;

“drain” means a part of a drainage installation which is constructed or installed outside a building and below ground level, but does not include a discharge pipe and the bend at the foot of a discharge stack;

“drainage installation” means an installation which is situated and intended for the reception, conveyance, storage or treatment of sewage, and includes sanitary fixtures, traps, discharge pipes, drains, ventilating pipes, septic tanks, conservancy tanks, sewage treatment works and mechanical appliances associated therewith;

“drainage system” in relation to a building, means a system of pipes and sewers that are installed in the building and which enable sewerage of a building, and includes any fitting, appliance or equipment connected therewith;

“drawing” means a document which contains graphical forms, sketches, drafts and measurements, which indicates the general intentions of the drawer;

“drencher system” means a system of piping and outlets which, when actuated manually or by the action of fire, releases a continuous curtain of water;

“duct” means an enclosing construction which enables the passage of air, gases, or the installation of cables, and pipes;

“dwelling” means a building or structure which is used, whether regularly or intermittently, for human habitation;

“dwelling house” means a single dwelling unit and includes a garage and any domestic outbuilding that is situated on a construction site;

“dwelling unit” means a building which contains at least one habitable room and adequate sanitary facilities for accommodation;

“dynamic load” means a load which is not static;

“earthed” in relation to a conductor, means being effectively connected to the general mass of the earth;

“earthquake loading” means the forces exerted on a structure by seismic activities;

“earthwork” means the excavation or construction of earth embankments;

“eaves” means the lower edges of a pitched roof or the edge of a flat roof overhanging a wall;

“eccentric load” means a load imposed on a structural member at a point other than at the centroid of a section;

“effluent” means water which has been combined with waste;

“electrical sanitary device” means a device which is connected to an electricity supply, a water supply system and a drainage system;

“electricity point” means the termination point of fixed wiring which is intended to be attached to a lighting fitting or a device, for connecting electricity supply to an appliance;

“elevation” means a vertical view of a building, structural element or building component;

“emergency lighting” means a system of artificial lighting designed to provide adequate illumination and indication of exit routes within a building under emergency conditions;

“emergency route” means the part of an escape route which provides fire protection to the occupants of the building and which leads to an escape door;

“engineer” means a person who is registered and licensed under the Engineers Act, 2011;

No. 43 of 2011.

“entrance hall” means a large circulation space within a building situated immediately at the entrance;

“escalator” means mechanically operated moving stairs;

“escape door” means the door in an escape route which, at ground level, leads directly to a road or public place, or to any approved open space which leads to a road or public place;

“escape route” means the entire path of travel from the furthest point in any room in a building to the nearest escape door and may include an emergency route;

“excavation” means digging, lifting and removing earth or fill;

“exhaust gas” means the spent gas emitted from an internal combustion engine or gas turbine;

“existing building” means a building in respect of which a certificate of statutory completion or a temporary occupation permit has been issued;

“exit” means an opening or passage that enable an occupant to leave a building, and includes a protected passage that is used as a means of escape in the event of a fire;

“exit door” means a door that is a component of an escape route from a room;

“exit sign” means a fixed illuminated sign which indicates an approved exit route;

“expansion joint” means a joint between the parts of a structure which avoids distortion when subjected to temperature change;

“external panel wall” means a part of an external wall which forms an in-filling between structural members;

“external wall” means an outer wall or vertical enclosure of a building which is not a party wall even though the wall or enclosure may adjoin a wall of another building;

“extract fan” means a fan which extracts foul air, fumes or suspended particles, from a working area;

“fanlight” means a window that was originally a fan-shaped window with sash bars radiating like ribs of a fan located over a door;

“feeder route” means the part of an escape route which allows travel in two different directions to the access doors to at least two emergency routes;

“felt” means a fibrous, watertight heavy paper of organic fibres impregnated with asphalt and used as an overlining or underlining for roofs;

“fence” means a guard or stop to limit motion;

“fibre plaster” means gypsum plaster containing hair or wood fibre as a binder;

“fill” means material used for raising the level of the ground;

“finishing” means the final covering and treatment of surfaces and their intersections;

“fire alarm system” means an automatic or manually operated system designed to give a warning of fire;

“fire compartment” means an enclosed space in a building that is separated from all other parts of the building by enclosing construction providing a fire separation that may be required to have a fire-resisting rating;

“fire damper” means an airtight stopper to prevent the inflow of fresh air and the outflow of foul air, whose assembly is in accordance with relevant standards developed under the Standards Act;

Cap. 496.

“fire detection system” means a system designed to automatically detect the presence of smoke or heat;

“fire door” means a door which is designed to provide fire resistance for specific periods of time depending on its grading and includes the frame of the door;

“fire extinguisher” means a portable device used to extinguish a fire by the ejection of a fire-inhibiting substance, such as water, carbon dioxide, gas or chemical foam;

“fire hose reel” means a collapsible flameproof hose reeled on a drum attached to a water outlet to supply water to extinguish a fire;

“fire hydrant” means an installation of pipes, water tanks, pumps, hydrant outlets or hose reels, or a pipe of water from main with nozzle for hoses;

“fire load” means the theoretical amount of heat that may be released during the burning of combustibles in the building under fire conditions and is computed by the formula:

Calorific value of contents in mj/kg x weight of contents in kg per floor area m²;

“fire protected route” means a route protected from fire and smoke;

“fire resistance” in relation to an element of structure, means capability to resist the action of fire for a specified period as prescribed under the Standards Act;

“fire stop” means a form of passive fire protection that—

- (a) is designed to maintain the fireproofing of a wall or floor assembly allowing it to impede the spread of fire and smoke; and
- (b) used to seal around openings and between joints in a fire-resistant wall or floor assembly;

“firefighter’s lift” means a designated lift so designed as to allow fire services personnel safe access to at least all alternate floors of the building;

“fitment” means an article such as a sanitary appliance or kitchen unit that equips spaces for people’s use and is fixed to a building;

“fixture” means an item that is fixed to a building or land, and would cause damage if removed;

“fixture branch” means a horizontal fixture discharge pipe;

“fixture discharge pipe” means a discharge pipe that conveys the discharge from single sanitary fixture;

“fixture unit” means an arbitrary unit of measure for expressing the hydraulic loading on a drainage installation;

“fixture unit rating” means the value in fixture units assigned to a sanitary fixture from a consideration of the duration of its discharge, the interval between discharges and its mean discharge rate;

“flammable” means having a closed-cup flash point lower than 32°C;

“flashing” means a strip of sheet metal placed at the junction of exterior building surfaces to render the joint airtight;

“flash point” means the lowest temperature at which vapours from a volatile liquid will ignite momentarily upon the application of a small flame under specified conditions where the conditions can be either open- or closed-cup;

“flat” means a horizontal stratum of any building or part thereof, whether such stratum is on one or more levels or is partially or wholly below the surface of the ground, which is used or intended to be used as a complete and separate unit for the purpose of habitation or business or for any other purpose;

“flat roof” means a roof having no inclination or having an inclination of not more than 7.5°;

“flexure” in relation to the rigidity of structures, means the resistance to bending;

“flight” means the part of a staircase which is of consecutive steps;

“floor” means a base or structure between the surface of the ground or the surface of any hardware laid upon the ground and the upper surface of the floor;

“floor area” in relation to a building or a storey thereof, means the total area enclosed within its external walls, exclusive of the area occupied by any lift well;

“flooring” means the upper layer of a floor providing a finished surface;

“flue” means a passage which conveys the discharge of a heat generating appliance to the external air;

“flue pipe” means a pipe forming a flue but does not include a pipe as a lining to a chimney;

“footway” means a pedestrian walkway (whether open or covered) at the side of any road or a portion of right of way designated to accommodate pedestrians;

“foul water” means a water-borne human or animal excrement or industrial solids and includes waste water conveyed in underground pipes;

“foundation” means the part of a construction immediately below the footings of a building which is in direct contact with and through which the weight of a building is transmitted to the ground, and includes piling works;

“foundation wall” means a wall between the foundation and the lowest floor above such foundation;

“frame” means a structure principally composed of structural members; or the surrounding construction of members on to which a door leaf or window casement is hinged;

“framework” means the supporting skeleton of a structure; “french drain” means a trench filled with suitable material which is used for the disposal of liquid effluent from a septic tank or waste water;

“fuse” means a device for opening a circuit by means of a conductor designed to melt when excessive current flows;

“gable” means the upper triangular portion of a terminal wall of building under the ridge of a sloped roof;

“gable wall” means a wall of which a gable forms a part;

“gallery” means a wide corridor, generally an upper storey, walled on one side only;

“galvanized mild steel” means steel of medium carbon content coated with zinc;

“gangway” means a principle underground haulage road; or a passageway into or out of an underground mine;

“garage” means—

- (a) a frame erected on side supports so as to span an area and support and hoist machinery and heavy materials;
- (b) premises or part thereof that is used for repairing, painting, washing, storing, housing or parking of motor vehicles; or
- (c) premises where a pump is maintained from which petrol or oil is supplied to motor vehicles;

“girder” means a primary beam which supports secondary beams as opposed to a joist;

“glass fibre” means a glass thread less than 25µm thick, used loosely or in woven form as an acoustic, electrical, or thermal insulating material and as a reinforcing material in laminated plastics;

“glazing bead” means a bead nailed instead of putty to secure a pane;

“glazing” means cutting and fitting panes of glass into frames;

“going” means the horizontal distance between the front of a nosing and the front of the next nosing or landing;

“granolithic” means a rendering of cement and fine granite clippings, used as a covering for concrete floors, on which it is floated in a layer of a thickness of between 25mm to 50mm and is used because of its hard-wearing properties;

“grating” means a support made of closely spaced bars within a small opening to hold up solid matter while allowing liquids to pass through;

“gravel” means naturally occurring deposits of unconsolidated sediment ranging from about 5mm to 75mm;

“grease trap” means a chamber in drainpipe to trap grease in wastewater;

“grille” means an open screen for division of space or within a comparatively large wall or ceiling opening, that is intended for burglar proofing;

“grinder” means a device or machine that grinds and includes a grinding wheel;

“gross floor area” means the total floor area contained within a building, that is measured to the external face of the external walls for each floor level;

“ground” means—

- (a) the solid land underlying an area of water;
- (b) the solid surface of earth;
- (c) the foundation;
- (d) in relation to painting a building, first coat of paint;
 - (i) the first coat of paint; or
 - (ii) to cover with a layer of plaster as basis for painting; or
- (e) an area of land attached to, or surrounding, a building; “ground

level” means a horizontal plane on the surface of the earth;

“ground storey” means a storey the floor level of which is not more than 1 m at any point below the level of the adjacent finished ground level, or, if there are at least two such storeys, the lower or lowest of the storeys;

“gully” means a pipe fitting incorporating a trap into which wastewater is discharged;

“gypsum” means the commonest sulphate mineral crystals that are monolithic, clear, white to grey, yellowish or brownish in colour with well-developed cleavages;

“habitable room” means a dwelling room which has a minimum superficial area of 7m² for a single room occupancy and an internal dimension of at least 2.1m;

“hazardous substance” means any chemical, waste, gas, medicine, drug, plant, animal or microorganism which is likely to be injurious to human health or the environment;

“headroom” means the minimum actual or required unobstructed vertical distance from a given reference point;

“heat island effect” means high temperature in the city centres than its’ surroundings known as the Urban Heat Island effect, which causes discomfort to the urban dwellers;

“highway” means a main public road, particularly one connecting large towns or cities;

“high rise building” means a building of which the floor or the uppermost storey exceeds 30m above the point of staircase discharge at ground floor level;

“hopper” means a funnel shaped receptacle with an opening at the top for loading and a discharge opening at the bottom;

“horizontal” in relation to a discharge pipe or ventilating pipe, means inclined at less than a 45° slope;

“hostel” means a residence for students or for another group of persons;

“hotel” means a building used wholly or in part primarily for the purposes of accommodation on a commercial basis;

“house” includes any part of a building which is occupied or intended to be occupied as a separate dwelling, and includes a flat, a building or tenement wholly or partly constructed, adapted, or intended for human habitation and as a business premises;

“hydraulic cement” means finely ground inorganic material which forms, by addition of water, a binding paste which hardens both under water and in air, and binds together granular material;

“hydraulic lift” means a lift or elevator operated either directly by a long vertical ram working in a cylinder to which a liquid is admitted under pressure, or by a shorter ram through ropes;

“illuminate” in relation to any advertisement, signboard, or sky-sign means to illuminate by design or adoption by an internal or external artificial source of light directly or by reflection;

“imposed load” means the load assumed to be introduced by the intended occupancy or use, and includes distributed load, concentrated impact load and inertia;

“industrial effluent” means a liquid containing matter as a solution, a suspension or organic pollutant, discharged from an industry;

“inspection chamber” means a subterranean chamber not deeper than 750 mm and with a removable cover at ground level, usually located outside a building to provide open access for inspection and maintenance of a drainage or sewerage;

“insulating material” means a material for preventing or reducing the passage of heat, sound or electricity;

“insulation” means the prevention of the flow of an electric current, or the retardation of the flow of heat or the passage of sound;

“invert level” means a relative level of drainage to manhole;

“ironmongery” means a small component usually metal, that is used mainly for the operation or support of doors, windows and joinery fittings;

“jack” means a portable device for lifting heavy loads through a shorter distance, operated by a lever, a screw or hydraulic press; A connecting device into which a plug can be inserted to make circuit connections;

“joinery” means an assembly of worked timber components and panel products other than structural timber or cladding;

“joist” means one of a series of parallel beams, usually horizontal;

“kerb” means the stone, concrete or tile edging which separates a pavement or sidewalk from a road surface;

“landing” means a platform between two consecutive flights of a staircase;

“lantern light” means a sky light with flat, glazed vertical sides, rising from the roof of a building, as distinct from a skylight lying almost flush with the covering of a sloping roof;

“lateral boundary” means a boundary of a construction site other than a boundary between the construction site and any road or public place with a width of more than 6m measured at right angles to such boundary;

“lateral forces” means forces acting on a structure or structural member in a transverse direction;

“lath” means a sheet of material that is used in making a level base, in constructing a light framework or as a base for plaster;

“lavatory” means a room where a toilet, water closet, urinal or any other receptacle for foul water is installed;

“leaded lights” means a window consisting of relatively small pieces of glass often diamond shaped;

“lift” means a mechanical device that transports goods or people vertically from one floor to another within the same building;

“lift car” means a part of the lift designed to receive people or loads to be transported;

“lift well” means a space in which the lift car and counter weight, if any, move that is materially enclosed by the bottom of the pit, vertical walls and the ceiling;

“lining” means a dry covering to any internal building surface;

“linked switch” means a switch, the blades of which are linked mechanically so as to make or break all poles simultaneously or in a definite sequence;

“intel” means a beam supporting loads over an opening;

“live” in relation to a conductor, means an electrical cable that carries an electrical current;

“live wire” means a conductor which has a difference in voltage between the conductor and earth;

“load” means force to which a building is or may be subjected, and includes dead, imposed, wind and seismic loads and forces caused by dimension changes of materials;

“load bearing” in relation to a part of a building (including its foundation) means that part of a building which bears a load other than that due to its own weight and wind pressure on its surface;

“loading bay” means a raised construction work to facilitate the loading and unloading of vehicles at a factory, commercial establishment or warehouse;

“lobby” means a small enclosed circulation space giving access to rooms or spaces;

“loft” means an accessible space not intended for frequent habitation;

“louvres” means an arrangement of overlapping boards, laths or slips of glasses, admitting air and light but excluding rain, on a domed turret-line erection on the hall-roof;

“lux” means a unit of illumination, equal to the illumination on a surface 1m² in area on which there is a luminous flux of 1lm uniformly distributed, or the illumination on a surface all points of which are at a distance of 1m from a uniform point source of 1cd;

“macadam” means an aggregate or crushed rock compacted for use in road construction;

“main drain” means the longest run of drain from a building to a common drain, to a means of sewage disposal situated on the construction site concerned, or to a connecting sewer;

“maisonette” means a dwelling that exceeds one storey attached to other building;

“major road” means a road categorised as such by the approving authority;

“manhole” means a chamber of a depth greater than 750mm and of such dimensions that allows entry of a person into such chamber for the purpose of providing access to a drain;

“masonry” means a construction of stone or similar materials such as concrete blocks or bricks;

“mechanical” means relating to or concerned with machinery or tools;

“mezzanine floor” means an intermediate storey of lower height; usually a gallery between the main floor and the floor above, the floor area of which does not exceed 25% of the floor below it;

“mineral wool” means a natural fibre of mineral origin resembling wool or glass fibre and formed by blowing air or steam through molten rock or slag, used for insulation and fire proofing and as a filter medium;

“minor road” means a road categorised as such by the approving authority;

“mortar” means a pasty substance formed normally by mixing of cement, sand and water in varying proportions that hardens after application and is normally used for the binding of brickwork or masonry;

“moulding” means a continuous contour surface of rectangular or curved profile, used on a plane surface such as a wall to affect a transition or create a decorative effect by the play of shadow or light;

“mullion” means an intermediate vertical member in an opening or frame;

“multi-purpose room” means a one-roomed unit of accommodation typically consisting of combined bedroom and sitting room with cooking facilities;

“multi-dwelling unit” includes an apartment, flat, duplex and tenement;

“natural stone” means a stone which has been quarried and cut but not crushed into chips and reconstituted;

“natural ventilation” means the supply of outside air to a building or removal of inside air from a building by means of windows and other openings;

“noise rating number” means the number as a single index obtained from an octave band analysis of a noise;

“non-combustible” means a substance or material that is classified as non-combustible when tested in accordance with the relevant standards developed under the Standards Act;

“non-load bearing wall” means a wall which supports no load other than its own weight;

“non-structural wall” means a wall which does not form part of a structure but which may be subjected to forces other than its ownweight;

“nosing” means the projection of a tread of a stair beyond the riser below it;

“nuisance” means what constitutes a nuisance in accordance with section 118 of the Public Health Act;

Cap. 242.

“obstruction” means a building or other object which partially or completely intersects any zone of space serving a window but does not include any narrow object such as a pole or railing which does not materially obstruct the entry of light and air to the opening concerned;

“occupancy” means the particular use or the type of use to which a building or portion thereof is normally put or intended to be put;

“occupant load” in relation to a public building means the total number of persons who may use or occupy the public building at any time;

“occupier” means the person in temporary or subordinate possession of a building or any part thereof;

“oil” means a petroleum product that has a flash point that does not exceed 34oC;

“one-pipe system” means a system of piping between sanitary fixtures and a drain in which both waste and soil water discharge down a common discharge stack and in which any trap venting or otherventing that is required may be via a common vent stack;

“opening” means a window or door on an external wall;

“open space” means a part of a construction site that is accessible to the public and includes a green space (park, community garden a or cemetery), foot path, road and open square, public open-air market, public toilet, public sport stadium, boulevard, roundabout, school playground, plaza, vacant lot and property frontage;

“operation” includes any act of construction or demolition of construction works on a construction site;

“outside air” means air which is drawn into the building from the outside which has not been circulated through the building;

“overflow” means a device or structure that conducts excess water or sewage from a conduit or container, and includes the excess liquid which overflows;

“overflow level” means the level at which an overflow is fitted;

“owner” means a person registered as the proprietor of a construction site and holds the legal ownership document over that construction site;

“paint” means a product in liquid, solid, powder or powder coating form that contains at least one pigment, that when applied to a surface forms, an opaque, hardwearing film having protective, decorative, or other specific technical properties;

“pane” means a sheet of glass cut to size for use as a window light;

“panic bolt” means a special form of door bolt which is released by pressure at the middle of the door; often used in fire escape doors;

“parapet” means a low wall, barrier or balustrade at the edge of a roof, balcony, terrace, bridge or embankment or a junction at which an external wall and a flat roof meet;

“parkland” means an open grassy land with scattered groups of trees;

“partition” means an interior wall that has a height of one storey or less, which divides a space into sections, and is generally made of a light construction material that is demountable;

“partition wall” means a non-structural internal wall extending to the ceiling and constructed for the purpose of subdividing a space;

“party wall” means a wall forming part of a building and used or constructed to be used for the separation of adjoining buildings or land belonging to different owners or intended or constructed or adapted to be occupied by different persons;

“passage” means an area in a building serving as a transit from one place to another;

“passive stack” means a ventilation system using ducts from the ceilings of rooms to terminals on the roof, which operate by a combination of the natural stack effect, such as the movement of air due to the difference in temperature between inside and outside, and the effect of wind passing over the roof of the dwelling;

“patent defect” means a defect which is detectable upon reasonable inspection and can be notified to the Contractor either before practical completion or during the defects’ liability period;

“pavement” means an external construction work providing the surfacing and base mainly for use by pedestrians;

“pelmet” means a built-in head to a window for hiding the curtain rail;

“perlite” means a volcanic glass usually with a higher water content than obsidian which can be expanded by heating and may be used as an insulating material and as lightweight aggregate;

“petroleum gas” means gas that has been subjected to pressure to keep it in a liquid state, used as fuel for domestic and industrial use;

“picture rail” means a moulding fixed to an interior wall from which a picture or decoration may be suspended by means of metal hooks which fit over the top of the moulding;

“pier” means a vertical load-bearing member between two openings;

“pile” means a columnar foundation element which is pre-manufactured and inserted into the ground by driving, jacking or another method; or cast-in-place in a shaft formed in the ground by boring, excavating or inserting a shell;

“pipe fitting” means a component fitted to a pipe for such purposes as connecting, controlling, supporting, or changing its direction or bore;

“pipeline” means a line of pipe connected to valves and other control devices, for conducting fluids, gases or finely divided solids;

“pitch line” means a theoretical projection produced if a line is strung across the tip of each nose on the treads of a staircase;

“pitched roof” means a sloping roof, usually has a pitch of at least 10o;

“plain concrete” means concrete in which no reinforcement is included for the structural purposes but in which reinforcement may be provided for the purpose of restraining shrinkage or other movement;

“plan” in relation to any building works, includes drawings, details, diagrams, calculations, structural details, and structural calculations showing or relating to the building works;

“plan area” in relation to a floor, ceiling or roof means the area thereof measured in plan;

“plant” means machinery and heavy equipment installed for operation of a service (for example, heating or ventilating service) and includes the implements, machines and other items employed in construction works;

“plaster” means a pasty material of mortar-like consistency based on lime, hydraulic cement or gypsum (calcium sulphate dihydrate), with or without the addition of aggregates, fibres or other materials, that is usually used for coating internal wall and ceiling surfaces and hardens after application;

“plaster board” means a building board made of a core of gypsum plaster and faced with two sheets of heavy paper;

“plate” means a metal structural element that is united to a tie beam, rafter and a post all in a compact and structurally sound manner;

“platform” means of a lifting gear and which is raised or lowered by lifting appliances, lifting gear, counter weights, ballast, outriggers and other supports, and includes the whole of the mechanical and electrical apparatus required in connection with the operation and safety of the platform;

“plenum system” means an air conditioning system in which the air propelled into the building is maintained at a higher pressure than the atmosphere and is usually admitted to rooms at the point of a wall

that is 2.5m to 3m above floor level, while the ventilated air is extracted at floor level on the same side of the room;

“plinth” means the sum total of the floor areas contained in all the storeys of a building the measurements for which shall be taken from the external faces of the enclosing walls or limits of such building;

“plywood” means a material consisting of at least two plies (layers) of wood with the grain of adjacent plies at right angles to one another;

“population” means the capacity of the population in a building as set out in this Code;

“porcelain” means a high-grade ceramic ware characterised by high strength, a white colour, very low absorption, good translucency and a hard glaze;

“portico” means a roofed space, open or partly enclosed, which forms the entrance to a building;

“potable water” means water which is suitable for human consumption;

“premises” means a building or structure which is subject to formal approval or consent, for construction, alteration, change of use or demolition;

“pre-stressed concrete” means concrete in which effective internal stresses are induced artificially, usually by means of tensioned steel, prior to loading the structure;

“product” means an item manufactured or processed for incorporation in the construction works;

“proscenium” means the stage frame in a theatre, fitted with curtains and a fire proof safety curtain to cut off the stage from the auditorium;

“protected shaft” means a staircase, escalator, chute, duct, or other shaft which enables persons, things or air to pass between different compartments;

“public building” means a building used, constructed or adapted to be used as a shop, office, hospital or used for purposes of public entertainment or public assembly;

“public sewer” means a sewer provided, constructed or maintained by or vested in a public authority;

“pumice” means a vesicular glass-formed froth on the surface of gaseous lavas whose highly porous structure makes it suitable as a lightweight aggregate for concrete;

“purlin” means a beam parallel to the eaves giving support to roof cladding;

“quantity surveyor” means a person who registered as a quantity surveyor in accordance with the Architects and Quantity Surveyors Act;

“rafter” means a sloping timber joist extending from the wall plate to the ridge of the roof, directly or indirectly supporting the roofing;

“railing” means a barrier consisting of a rail supported by balusters;

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“ramp” means an inclined way or floor joining two surfaces at different levels;

“range” means a number of like sanitary fixtures closely spaced and discharging to a common branch discharge pipe which does not receive the discharge from any other sanitary fixture in the range;

“reflux valve” means a non-return type of valve used in pipelines at rising gradients to prevent water which is ascending the gradient from flowing back in the event of a burst lower down;

“refuse chute” means a channel for transporting solid waste materials by chute from the point of disposal in a high-rise building;

“reinforced concrete” means concrete which contains reinforcement, normally of steel, to improve its resistance to tension, the materials of which are approved in accordance with this Code;

“reinforcement” means rods, bars, fabrics, wires or cables embedded in a material for resisting particular stresses;

“remedial works” means construction works that are undertaken to repair, strengthen or replace construction works that are defective or have deficient structural elements;

“rendering” means the application of mortar or plasterwork by means of a float or trowel;

“repair” means the making good of a defective part of a building not amounting to a reconstruction thereof;

“reservoir” means a pond or lake built for the storage of water, usually by the construction of a dam across a river; and includes subsurface accumulation of crude oil or natural gas under adequate trap conditions;

“residential building” means a building or part thereof designed or adapted or used for human habitation such as a detached, semi-detached or terraced house or a residential flat, and includes any outbuilding and other covered structure which is intended for the enjoyment of the occupiers of the building or part thereof or are otherwise appurtenant to a residential building as such;

“residential flat” means a separate dwelling used or constructed or adapted to be used wholly or partially for human habitation for a single family, where the kitchen, lavatory, bathroom or water-closet are contained within or separately from that dwelling, and which is contained in a building comprising of at least two of the dwellings joint vertically;