

5.6. Private Villa.

5.6.1. The Private Villa occupancies shall comply with **Table 3.27.** along with all other sections of this chapter. Where conflicts arise between this section and other sections of this Chapter or code, the requirements of this section shall prevail.

5.6.2. Private Villa is Single family dwelling unit, generally ground with first floor, built and solely owned by individual resident on the individual plot. The Private Villa requirements are not applicable to commercial villas and group of villas. please see **Section 5.7.** for Villas other than private villa.

Table 3.27.: Private Villa

ITEMS	REQUIREMENTS
1. MULTIPLE OCCUPANCY	<ul style="list-style-type: none"> i. No private villa shall have its sole means of egress pass through any nonresidential occupancy of the same building, unless building is sprinklered and egress is not through hazardous content locations. ii. No private villa shall have its sole means of egress pass through any nonresidential occupancy of the same building, unless such egress is separated from non-residential occupancies by 1 hour fire resistance rated corridor and egress is not through hazardous content locations. iii. No private villa shall have its sole means of egress pass through any nonresidential occupancy of the same building, unless non residential occupancy is fully sprinklered as per chapter 9.
2. EXITS	<ul style="list-style-type: none"> i. Every sleeping room and every living area of a private villa shall have primary, means of escape (Which can be a door, stairway or ramp providing a means of unobstructed travel to the outside and a secondary means of escape. If the villa is sprinkler protected, the secondary means of escape shall not be required. ii. However, Civil Defence highly recommends second primary escape in addition to Table 3.27.2.i. A means of egress through roof from where a fixed stair either steel or concrete or spiral stair leading to the ground shall be acceptable as second primary means of escape. iii. Where any floor within villa exceeds 400 m², two primary means of escape remote from each other shall be provided. iv. The secondary means of egress can be any of the following. <ul style="list-style-type: none"> a. Door, Stairway or ramp, remote from primary exit, leading to outside. b. A passage through an adjacent non lockable space, set back area, remote from primary exit and leading to outside. c. A permanent stair reaching to roof and from roof an outside stair, either spiral, steel or standard, leading to level of discharge remote from primary exit. d. An operable window on the exterior wall, measuring not less than 510 mm in width and 610 mm in height, with a clear opening not less than 0.53 m², and having its bottom not more than 6100 mm from finished ground floor. v. Spiral stairs, winders and open stairs shall be permitted in other than access and exit from basements. vi. Basements shall have standard enclosed exit stair leading to discharge level.
3. DOOR	<ul style="list-style-type: none"> i. Every closet door latch shall be such that children can open the door from inside the closet. ii. Every bathroom door shall be designed to allow opening from the outside during an emergency when locked. iii. At all times, the villa is occupied, all locking devices that impede or prohibit egress or that cannot be easily disengaged shall be prohibited.
4. CORRIDOR/ HALLWAY	<ul style="list-style-type: none"> i. Hallway shall be minimum of 915 mm in width and a clear headroom of 2030 mm without obstructions.