

THE STREETS AND BUILDINGS REGULATION LAW.

(CAP. 165 and Law 10 of 1950.)

STREETS AND BUILDINGS REGULATIONS.

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PART I.—PRELIMINARY.

1. These regulations may be cited as the Streets and Buildings Regulations.

2. In these regulations—

“approved” in relation to any material, means approved by the appropriate authority;

“cubical content” in relation to the measurement of a building, means the space contained within the external surface of its walls and roof and the upper surface of the floor of the lowest storey, and, in the case of a pitched roof, to the underside of the uppermost ceiling;

“domestic building” means a dwelling-house, shop, office building or any other building which is neither a public building nor an industrial building;

“drain” means any drain used for the drainage of one building only, or part of one building only;

“fire-resisting material”—

(a) for the purpose of beams, posts and staircases, means oak, plane, teak, walnut or other hard timber not less than one-and-a-half inches thick;

(b) for the purpose of floors, means any suitable timber, provided that the spaces between the joists are filled in with good concrete pugging at least three inches thick or with other solid and incombustible material at least three inches thick and that the under-side of the joists is covered with a sufficient thickness of good plaster or other incombustible material;

(c) for each of the several purposes aforesaid, means any other material or mode of construction which in the opinion of the appropriate authority is not less fire-resisting;

“ground storey” means that storey of a building to which there is an entrance from the outside on or near the level of the adjoining ground or street and when there are two such storeys then the lower of the two;

Provided that no storey of which the floor level is more than four feet below the level of the adjoining ground or street shall be deemed to be a ground storey;

“habitable room” means a room constructed or adapted for use as a living or sleeping room;

“height” in relation to a building, means the vertical distance measured from the crown of the street, or where there is no such street then the natural level of the ground immediately in front of the centre of the face of the building to the level of the top of the external wall or, in the case of a pitch-roofed building, to the level of the eaves;

“industrial building” means a warehouse for the storage of goods, factory, laundry, brewery, distillery, iron foundry and includes any building put, or to be put, to any use permitted in any zone defined by the appropriate authority with the approval of the Governor under section 14 of the Law to be a zone within which special trades or industries may be carried on;

“Law” means the Streets and Buildings Regulation Law, Cap. 165 and Law 10 of 1950, or any Law amending or substituted for the same;

“party wall” means—

(a) a wall forming part of a building and used or constructed to be used for separation of adjoining buildings belonging to different owners, or occupied or constructed or adapted to be occupied by different persons; or

(b) a wall so placed that the boundary of the lands of two different owners lies parallel to and within the thickness of the wall measured at ground level;

“public building” means a building used or constructed or adapted for use, either ordinarily or occasionally, as a church, chapel, mosque or other place of public worship, or as a hospital, public institution, college or school (not being merely a dwelling-house so used), theatre, restaurant or coffee-shop (the main hall of which has a floor area of not less than 1,000 square feet), hotel (having not less than eight bedrooms for guests and being of a cubical content of not less than 50,000 cubic feet) public hall, public concert room, public ballroom, cabaret, public lecture room or public exhibition room, or as a public place of assembly for persons admitted thereto, by tickets or otherwise and whether on payment or not, or used or constructed or adapted to be used, either ordinarily or occasionally, for any other public purpose;

“roadway” in relation to any street or way means the whole space open for traffic whether vehicular traffic and foot traffic or foot traffic only and includes pavements;

“street alignment” means the alignment for a street as determined under the provisions of the Law.

PART II.—PERMITS TO CONSTRUCT A STREET, TO DIVIDE LAND FOR BUILDING PURPOSES OR TO DIVIDE BUILDINGS.

3. Every application for a permit to lay out or construct a street or lay out or divide any land into plots for building purposes or divide any existing building shall be made in duplicate to the appropriate authority; it shall be signed by the owner or his duly authorized agent and shall be made in such form as may be prescribed from time to time by the appropriate authority. Every such application shall be accompanied by the following documents:—

- (a) the certificate of registration of the land affected, or, in the event of the property being mortgaged, a certificate from the Land Registry Office that the land is registered in the name of the applicant and a statement from the mortgagee that he has no objection thereto;
- (b) the relevant Government Survey Plan in duplicate of the area affected on the largest available scale showing in red lines the proposed work together with the dimensions of all plots and the widths of all streets affected thereby; and
- (c) if required by the appropriate authority, drawings showing longitudinal sections and cross sections of any new streets, culverts and ditches.

4. In considering an application for the division of any land, the appropriate authority may require the alteration of the boundaries of any adjoining plot or plots belonging to the same owner and may also require that plots resulting from the division shall be of such size and shape and with such frontage as the appropriate authority may in each case consider necessary or appropriate. Every such plot shall not be less than 5,600 square feet nor with a frontage less than seventy feet:

Provided that the appropriate authority may, in any case in which it considers that it is equitable so to do, dispense with the above requirements as to the size and frontage of plots.

PART III.—BUILDING PERMITS.

5.—(1) Every application for a permit to erect, demolish or reconstruct any building or make any alteration, addition or repair to any building (hereinafter referred to as “a building permit”) shall be made in duplicate to the appropriate authority; it shall be signed by the owner or his duly authorized agent and shall be in such form as may be prescribed from time to time by the appropriate authority.

Every such application shall be accompanied by the following documents:

- (a) the certificate of registration of the property comprising the building site, or, in the event of the property being mortgaged, a certificate from the Land Registry Office that the property is registered in the name of the applicant and a statement from the mortgagee that he has no objection thereto;
- (b) a plan of every floor, such elevations as are necessary to indicate the external appearance of the building and sections of every storey floor and roof of the building, in duplicate, drawn or reproduced in a clear and intelligible manner on suitable and durable materials to a scale of not less than one in one hundred (1 : 100) and showing—
 - (i) the position, form, dimensions, method and materials of construction of the foundations, walls, floors, roofs, chimneys and the several parts of the building;
 - (ii) the form and dimensions of every watercloset, urinal, earth-closet, ashpit, cesspool, septic tank, well and water tank to be constructed in connection with the building;
 - (iii) the level of the lowest floor of the building in relation to the level of any street adjoining the curtilage of the building, the site of the building, the other floors and roof of the building;
 - (iv) any such other information as may be required by the appropriate authority:

Provided that when the cubic content of any building or addition does not exceed one thousand cubic feet, or when the estimated cost of any alteration does not exceed one hundred pounds, the appropriate authority may accept an application for a building permit unaccompanied by plans drawn to scale and in such case sketch plans with figured dimensions shall be submitted;

- (c) a site plan in duplicate of the largest scale Government Survey Plan available showing—
 - (i) the boundaries of the building site;
 - (ii) the position of the proposed building or the alteration or addition to any existing building in relation to those boundaries on the same scale as the Government Survey Plan;
 - (iii) the access to the plot from some existing street;
 - (iv) the position of all tanks, wells, septic tanks, cesspits and soak-aways and the drains connected thereto; and
 - (v) the area of the plot and the area covered by existing buildings and proposed buildings in square feet.
- (2) If with regard to any load-bearing part of the building the appropriate authority is not satisfied as to the stability of the proposed building or any part of it, it may require the following information:—
 - (a) full detail drawings showing the proposed method of construction and sizes of all structural parts of the building;
 - (b) the calculations of strength and stability upon which the details referred to in (a) above are based;
 - (c) a specification of the materials to be used.
- (3) During the progress of any building operations the owner shall—
 - (a) take all necessary steps to secure the free and safe use of the street by the public and to protect the neighbours from any eventual harm or nuisance;

- (b) if the appropriate authority so directs, provide and maintain proper sanitary arrangements for the use of the workmen engaged thereon.
- (4) After the completion of the digging of the foundation trenches the permit holder shall give notice thereof in writing to the appropriate authority for an inspection and he shall not proceed with the erection of the building until such inspection has been made and the appropriate authority has agreed in writing that he may proceed :
- Provided that the inspection shall be made within forty-eight hours from the receipt of the notice.
- (5) The owner shall remove any debris which remains on or about the premises or adjacent land or streets after the building operations have been completed or at such stages as the appropriate authority may direct while the building is in the course of construction.

PART IV.—HEIGHTS AND SPACE ABOUT BUILDINGS.

6.—(1) With regard to building permits, the following requirements shall be observed, that is to say :—

The area of any plot which may be occupied by a new building or by an existing building, together with any new building or addition and extension to an existing building—

- (a) if the building consists of one storey, shall not exceed 50% of the total area of land comprised within the boundaries of the plot ;
- (b) if the building consists of more than one but not more than three storeys, the ground floor shall not exceed 50% and the first and second floor 40% of the total area of land comprised within the boundaries of the plot ;
- (c) if the building consists of more than three storeys, every floor above the second floor shall not exceed 30% of the total area of the land comprised within the boundaries of the plot :

Provided always that—

- (i) out of the percentages hereinbefore mentioned, a percentage of not more than 10% in each case may be occupied by auxiliary buildings not more than 12 feet in height and not less than 5 feet from the main building, for use in connection with the main building ;
- (ii) the area occupied by covered verandahs shall be included in each one of the areas hereinbefore mentioned but the area occupied by external steps, open garden-tanks and open verandahs shall not be included in such area, except that the area occupied by open verandahs on the ground floor which are higher than 4 feet from the ground level, shall not exceed 3% of the total area of land comprised within the boundaries of the plot.
- (2) Notwithstanding anything hereinbefore contained, where the building is to be used as an industrial or as a public building the area of any plot which may be occupied by the building to be erected and by existing buildings, if any, may, with the approval of the appropriate authority, be increased to 60% of the extent of the land lying within the boundaries of the plot, and of the 60% aforesaid not more than 20% may be occupied by auxiliary buildings for the same purpose.

(3) No part of the main building or alteration or addition to any existing main building and no open verandah higher than 4 feet from the ground level shall be less than 10 feet from any boundary of the plot on which it stands, except that in the case of industrial buildings the appropriate authority may sanction such lesser or greater distances as it may in each case consider necessary or appropriate.

(4) Nothing in this regulation shall apply to buildings in any area to which regulation 7 applies.

(5)—(a) Notwithstanding anything in this regulation contained, as regards plots of the undermentioned sizes in all rural municipalities, the following provisions shall apply in lieu of the provisions of this regulation, that is to say :—

- (i) if the area of the plot does not exceed 1,000 square feet in extent, no part of the main building or alteration or addition to any existing main building shall be less than 5 feet from any boundary of the plot on which it stands ;
 - (ii) if the area of the plot exceeds 1,000 square feet in extent but does not exceed 1,500 square feet, no part of the main building or alteration or addition to any existing main building shall be less than 7 feet from any boundary of the plot on which it stands ;
- (b) For the purposes of this paragraph of this regulation—
 “rural municipality” means a municipal corporation other than the municipal corporations of the towns of Nicosia, Limassol, Famagusta, Larnaca, Paphos and Kyrenia.

7.—(1) This regulation shall apply only to buildings erected in such areas, as are defined, for the purpose of this regulation, on survey maps signed by the appropriate authority and the Director of Land Registration and Surveys and deposited at his office. Copies of such survey maps shall be deposited in the office of the appropriate authority concerned and shall be open to the inspection of the public during office hours.

(2) The height of a building shall not exceed six-fourths of the horizontal distance measured between the face of the building and the street alignment on the opposite side of the street on which the building abuts, and, where no such alignment exists, then the maximum height shall be determined by the appropriate authority :

Provided that—

- (a) the height of a building erected on a corner plot and abutting on more than one street shall be regulated by the wider of such streets and the height of the building on the narrower of such streets may, to a distance not exceeding 45 feet from the wider street, be equal to that on the wider street ;
 - (b) towers, domes and other architectural features and adornments may rise higher than the permitted height of the building subject in each case to the special approval of the appropriate authority who may attach to the approval such conditions as it thinks fit ;
 - (c) a building erected on a corner site and having frontages on to two streets or on to one street and an open space not less than 40 feet in width may, in any special case, be exempted by the appropriate authority from the provisions of this regulation, either unconditionally or upon such conditions as the appropriate authority may prescribe.
- (3) In the case of buildings having a depth of more than 25 feet, there shall be provided in the rear an open space as follows :—
- (a) when the building does not exceed 14 feet in height, the space shall be not less than 50 square feet ;
 - (b) when the building exceeds 14 feet in height, for every additional 12 feet or part thereof the space shall be increased by 50 square feet :

Provided always that the width of the space shall, in no case, be less than 4 feet and that in cases of doubt the appropriate authority shall determine which part of any building shall be deemed to be the rear for the purposes of this paragraph.

PART V.—VENTILATION OF BUILDINGS.

8.—(1) A sufficient number of windows or openings shall be constructed in the wall of every storey of a domestic building in such a manner and in such a position that each of the windows or openings affords effectual means of ventilation by direct communication with the external air.

(2) Every habitable room shall be provided with a window or french door which shall open directly into the external air and such window or door shall—

- (a) have a total area of not less than one-tenth of the floor area of the room ; and
- (b) be so constructed that not less than the one-half of each window or door may be opened.

(3) Every habitable room shall be not less than $8\frac{1}{2}$ feet in height measured from the floor to the lowest part of the ceiling :

Provided that, in the case of a sloping ceiling, the height shall not be less than 6 feet at the lowest part and the average height not less than $8\frac{1}{2}$ feet.

9. Where a window of a habitable room opens into a courtyard enclosed on three or more sides the width of the courtyard measured from the face of the window to the opposite wall shall be not less than half the height of the wall, measured from the level of the top of the window to the eaves or top of the parapet of the opposite wall :

Provided that the width of such courtyard shall be not less than 10 feet and further that the superficial area of the courtyard shall be not less than 12 square yards, if enclosed on three sides, or 19 square yards, if enclosed on all sides.

10. Where a courtyard of a building is enclosed on every side and the depth of the courtyard (measured from the eaves or top of the parapet of the lowest of the surrounding walls down to the floor level of the ground storey of the building) exceeds its length or breadth, adequate provision to the satisfaction of the appropriate authority shall be made for the ventilation of the courtyard by passages or other means of communication between the courtyard and the outer air.

11. Every pantry or larder provided in a domestic building for the storage of perishable food shall either be ventilated to the external air by an opening fitted with a fly-proof cover so constructed as to allow an adequate flow of air, or be provided with mechanical means of ventilation.

12. Every room in the lowest storey of a building having a wooden floor, other than a floor constructed of wood bedded directly on to cement concrete, shall have a sufficient space beneath the floor to permit of ventilating the space thereunder by means of air bricks or by such other method as is approved by the appropriate authority.

PART VI.—PROJECTIONS.

13.—(1) Save as provided in this regulation, no part of a building may project beyond the street alignment.

(2) No projection shall be permitted which is at a height of less than 12 feet above the street and no oriel (commonly known as kiosk) shall be constructed where the width of the street is less than 20 feet.

(3) Where a projection is at a permitted height—

- (a) cornices may project not more than 2 feet ;
- (b) lamps, clocks and signs, inclusive of any framework or other construction to which or by means of which they are attached to the building, may project not more than 2 feet ;
- (c) canopies and balconies, where the width of the street—
 - (i) does not exceed 18 feet, may project not more than 2 feet ;
 - (ii) exceeds 18 feet but does not exceed 20 feet, may project not more than $2\frac{1}{2}$ feet ;
 - (iii) exceeds 20 feet, may project not more than 3 feet :

Provided always that no canopy or balcony shall be at a distance smaller than $3\frac{1}{2}$ feet from the boundary of any adjoining plot ;

- (d) oriels (commonly known as kiosks), where the width of the street—
- (i) exceeds 20 feet but does not exceed 25 feet, may project not more than 2 feet ;

- (ii) exceeds 25 feet, may project not more than $2\frac{1}{2}$ feet :

Provided always that—

- (i) the total area occupied by oriels on the elevation of a building shall not exceed the one-fifth of the whole of the surface of such elevation ; and
- (ii) the aggregate length of oriels shall not occupy more than the one-third of the total length of the side of the building on which such oriels are constructed ; and
- (iii) no oriel shall be at a less distance than $3\frac{1}{2}$ feet from the boundary of any adjoining plot.

14.—(1) Sunblinds, including any support, frame or other construction attached thereto and which forms part thereof, shall be placed at such height and shall open to such maximum projection as the appropriate authority may approve.

(2) Every such sunblind shall be constructed to fold, roll or otherwise collapse against the wall of the building.

15.—(1) Any window or part of a window which, when opened outwards, projects over the roadway shall be at a height not less than 12 feet above the level of the roadway measured to the lowest part of such window or part thereof.

(2) Every door or gate opening directly on to a street shall be constructed and fixed so as to open inwards, that is to say, away from the street :

Provided that in the case of exits for public buildings where doors must open outwards, the doors shall be so placed that no part of the door projects beyond the building at any time as the door swings outward.

PART VII.—STAIRWAYS.

16.—(1) A building having more than one storey shall be provided with one or more stairways and each such stairway shall be arranged in a continuous succession of flights connecting the several storeys with the ground storey and leading to an exit or passageway into the external air.

(2) Such stairway or stairways shall be so situated that no part of the floor of any storey is more than eighty feet distant from a stairway.

(3) In all buildings other than dwelling houses, stairs and stairways, the floors of all lobbies, landings, corridors and passageways leading to such stairs or stairways together with the structural supports thereof, shall be made of fire-resisting materials.

PART VIII.—DRAINAGE OF ROOFS.

17.—(1) The roofs of a building shall be so constructed or formed as to permit of effectual drainage of rainwater therefrom by means of a sufficiency of rainwater pipes of adequate size so arranged, jointed and fixed as—

(a) to ensure that the rainwater is conducted away from the building without causing dampness in any part of the walls or foundations of the building or those of an adjacent building ; and

(b) to prevent eaves dripping or the flowing of water from any height on any street.

(2) The appropriate authority may require rainwater pipes to be connected to a drain or sewer or to a covered channel formed beneath any public footpath to connect the rainwater pipe to the street gutter, or in any other manner.

(3) Rainwater pipes shall be affixed to the outside of the external walls of the building or in recesses or chases cut or formed in such external walls or in such other manner as the appropriate authority may approve.

(4) This regulation shall not apply to any building which does not front on a street if proper and sufficient arrangements are made to satisfy the requirements of paragraph 1 (a) of this regulation.

PART IX.—CHIMNEYS AND FLUES.

18.—(1) For the purpose of the following regulations relating to chimneys and flues, “flue” means any duct through which smoke or other products of combustion pass, and “chimney” means the material surrounding the flue.

(2) Every chimney shall be constructed of—

(a) stone or brick properly bonded and constructed not less than $4\frac{1}{4}$ inches thick unless the appropriate authority otherwise directs :

Provided that—

(i) the thickness of the upper side of the flue when its course makes with the horizon an angle of less than 45 degrees shall be at least $8\frac{1}{2}$ inches ; and

(ii) where two or more flues adjoin each other the division between such flues may not be less than $4\frac{1}{4}$ inches ; or

(b) piping of iron, steel or other suitable metal, properly jointed and securely fixed ; or

(c) such other materials as the appropriate authority may approve.

19. Where the face of any material surrounding a flue or fireplace opening is less than 2 inches from any timber or woodwork and the material is less than $8\frac{1}{2}$ inches thick, the face of the material, if of bricks or stone, shall be properly rendered, and, if of other material, shall be such as to afford adequate protection from fire to the timber or woodwork.

20. The inside of a chimney, if constructed of bricks or stone, shall be properly rendered or pargeted as it is carried up, and, if of other materials, shall be otherwise suitably protected, except that, where any part of the chimney is lined with fireclay or stoneware not less than $\frac{3}{4}$ of an inch thick or other not less suitable incombustible material of sufficient thickness, such part of the chimney as is so lined need not be rendered or pargeted or otherwise protected.

21. Where the back or outside of a chimney does not form part of the outer face of an external wall and the material of which it is constructed is less than $8\frac{1}{2}$ inches thick, the back or outside of that part of the chimney which is below the roof, flat or gutter shall be properly rendered or otherwise suitably protected.

22. Where a chimney is constructed in connection with any furnace, kiln, steam boiler or closed fire, used or intended to be used for any purpose of trade, business or manufacture, or is constructed in connection with any cooking range or cooking apparatus of a building used or intended to be used as a hotel, inn or restaurant, the flue of the chimney shall be surrounded with brickwork or other solid and incombustible material of adequate thickness which, in the opinion of the appropriate authority, gives sufficient degree of heat insulation.

23. Where a flue is in a party wall and is not back-to-back with another flue, the material at the back of that part of the flue which is below the roof, flat or gutter shall be not less than $8\frac{1}{2}$ inches thick.

24. A chimney shall be carried up all round in brickwork or other not less suitable material not less than $4\frac{1}{4}$ inches thick to a height not less than 3 feet above the adjoining roof, flat or gutter, measured from the highest point in the line of junction with the roof, flat or gutter.

25. A chimney, or group of chimneys bonded together, shall not be built higher above the highest point in the line of junction with the roof, flat or gutter of the building than a height equal to six times the least width of the chimney, or six times the overall width of the group of chimneys measured horizontally at right angles to its greatest horizontal dimension, as the case may be, unless the chimney or group of chimneys is otherwise made secure.

26. Timber or woodwork shall not be placed in a wall or chimney breast within 9 inches of a flue or fireplace opening.

PART X.—WATER SUPPLY AND SANITATION.

27. A well constructed or sunk in connection with a building, intended to supply water for human consumption shall comply with the following requirements :—

- (a) it shall be—
 - (i) not less than 30 feet from any ashpit ;
 - (ii) not less than 40 feet from any earthcloset or privy ;
 - (iii) not less than 60 feet from any cesspool, soakaway or borehole latrine ;
- (b) the ground adjoining the well shall for a distance of not less than 4 feet in every direction be covered with a watertight paving constructed so as to slope away from the well ;
- (c) the sides of the well shall be rendered impervious for a depth of not less than 6 feet from the level of the adjoining ground ;
- (d) a dug well shall be so constructed as to be readily accessible for cleansing ;
- (e) the top of a dug well shall be surrounded by a curb extending not less than 6 inches above the level of the paving referred to in paragraph (a) of this regulation and so constructed as to prevent any surface water gaining access to the well ;
- (f) the lining tubes of a bored well shall project not less than 6 inches above the level of the paving referred to in paragraph (a) of this regulation and such projection shall be surrounded on the outer side with concrete not less than 6 inches thick for its full height ;
- (g) a well from which water is drawn by a bucket shall be provided with—
 - (i) an efficient hinged wooden or iron cover which will close the well when not in use ; and
 - (ii) a stand for the bucket not less than 6 inches above the level of the paving referred to in paragraph (a) of this regulation ;
- (h) a well from which water is drawn by a pump shall be provided with a cover so fitted as to prevent surface water or other matter from gaining access to the well.

28. A tank or a cistern constructed or fitted in connection with a building and intended for the storage of water for human consumption or domestic purposes shall comply with the following requirements :—

- (a) the tank shall, if so required, be provided with an overflow pipe which shall—
 - (i) be so placed and fitted as to prevent entry of insects ;
 - (ii) not be connected to a drain or sewer ;
 - (iii) have an open end to permit the overflow pipe serving also as a warning pipe ;
- (b) the tank shall be provided with a draw-off pipe, tap or other apparatus which shall be not more than 2 inches from the bottom of the tank ;
- (c) a tank or cistern which is wholly or partly below the level of the adjoining ground shall have its walls, floor and roof constructed of brick, stone or concrete, and if constructed of a material which is not impervious to water shall be properly lined with an impervious material ;
- (d) all pipes and fittings connected to the tank shall be jointed and connected thereto with proper and water-tight joints ;
- (e) every tank, whether above or below ground level, shall be so constructed as to prevent the entry of insects and shall be provided with adequate means of ventilation and access for cleaning and all apertures in the casing of the tank shall be made mosquito-proof.

29. Septic tanks constructed in connection with a building shall comply with the following requirements :—

- (a) the septic tank shall be situated at least $1\frac{1}{2}$ feet from any building and—
 - (i) in such a position that the effluent will not contaminate any well, spring or stream of water ;
 - (ii) in such a position as to afford ready means of access, for the purpose of cleaning and emptying it ;
- (b) the septic tank shall be so constructed as to comply with the requirements of regulation 28 (c) and (d) and be of a design approved by the appropriate authority ;
- (c) the septic tank shall be of a capacity sufficient for its purpose and approved by the appropriate authority ;
- (d) the outlet pipe from the septic tank shall discharge the effluent over or into a filter or percolating pit ; a dosing syphon shall be provided if the appropriate authority so requires ;
- (e) the filter or percolating pit shall be of such size, design and construction as may be approved by the appropriate authority ;
- (f) the effluent issuing from the filter or percolating pit shall be taken to such outfall or be disposed of in such manner as the appropriate authority may require.

30. Cesspits, percolating pits and soakaway pits in connection with a building shall—

- (a) be so situated that they do not in the opinion of the appropriate authority endanger the foundations or wall of any building ;
- (b) be at least 60 feet from a well, spring or stream of water ;
- (c) have no communication with the external air except as allowed by the appropriate authority ;
- (d) be provided with a sufficient ventilator the open end of which shall be fitted with a cover of copper wire gauze and in such a position that the escape of foul air into any building is effectually prevented.

31. A water closet constructed or fitted in connection with a building shall—

- (a) have at least one of its sides abutting on an open space of not less than 50 square feet in superficial area and an opening of not less than two square feet, exclusive of frame, opening directly into the external air :

Provided that, in the case of a water closet constructed or fitted in connection with a public or industrial building, the appropriate authority may dispense with the above requirement if satisfied that effectual ventilation, mechanical or otherwise is provided :

Provided further that where a room contains more than one water closet, such room shall be divided into cubicles each containing a pan and the partitions or divisions shall be so constructed as to allow the free circulation of air throughout the room ;

- (b) be furnished with a soil pan which shall be—
 - (i) 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 ;
 - (ii) be provided with a suitable and efficient trap ;
- (c) be paved with hard, smooth impervious material ;
- (d) be provided with suitable cistern and apparatus or valve for effectually flushing and cleansing the pan.

32.—(1) A urinal compartment shall comply in all respects with the requirements of regulation 31.

(2) The urinal shall consist of a stall made of glazed stoneware, glazed earthenware or enamelled fireclay or such other impervious material as is approved by the appropriate authority.

33. A pit latrine shall comply with the following requirements :—

- (a) its only direct entrance shall be from the external air ;
- (b) it shall be not less than 60 feet from any well, spring or stream of water ;
- (c) it shall be provided with a sufficient opening for lighting and ventilation as near the top as practicable and communicating directly with the external air ;
- (d) the floor shall be of non-absorbent material ;
- (e) it shall be at least 20 feet from any dwelling house or any building in which persons are or may be employed in any manufacture, trade or business :

Provided that in exceptional cases the distances mentioned in paragraphs (b) and (e) may be modified as the appropriate authority may, in each case, decide.

34. With regard to earthclosets—

- (a) the receptacle for faecal matter (hereinafter in this regulation called “the receptacle”) shall be of non-absorbent material so constructed and placed that its contents shall not escape by leakage or otherwise or be exposed to rainfall or to the drainage of any waste water or liquid refuse ;
- (b) the receptacle shall be of a capacity not exceeding two cubic feet ;
- (c) it shall be provided with—
 - (i) a suitable vessel of adequate capacity for dry earth or other suitable deodorising material so constructed and placed as to admit of ready access for depositing therein the necessary supply of the earth or other material ; and
 - (ii) sufficient means for applying the earth or other material to the faecal matter in the receptacle ;
- (d) it shall comply with the requirements of paragraphs (c) and (d) of regulation 33.

35.—(1) For the purpose of this regulation, the term “sanitary convenience” includes a water closet, earthcloset and pit latrine.

(2) Buildings shall be provided with sanitary conveniences as follows :—

- (a) every dwelling house shall have at least one sanitary convenience ;
- (b) a building designed or used for human habitation otherwise than in separate apartments, such as hotels, khans, hostels, hospices, and lodging houses, shall be provided with at least one sanitary convenience for every 900 sq. feet of floor area ;
- (c) industrial buildings shall be provided with at least one water closet in respect of each manufacture, trade or business carried on therein, and where more than 25 persons are employed or likely to be employed in each such manufacture, trade or business, an additional water closet shall be provided for every additional twenty-five persons ; for the purpose of this provision, any fraction of twenty-five shall be reckoned as twenty-five ;
- (d) where persons of both sexes are employed, the sanitary conveniences for each sex shall be so arranged that the interior shall not be visible, even when the door of any such convenience is open, from any place where persons of the other sex have access. If the conveniences for one sex adjoin those for the other sex, the approaches shall be adequately separated.

PART XI.—DRAINS.

36. The lowest storey of a building shall be at such level and so constructed as to allow of its effectual drainage by gravity.

37. Drains in connection with a building shall comply with the following requirements :—

- (a) the pipes shall be sound, salt-glazed earthenware, cast iron or asbestos-cement pipes or of any other material specifically approved by the appropriate authority ;
- (b) the pipes shall be laid at a gradient not less than 1 in 40, and be provided with suitable watertight joints ;
- (c) drains shall not, without the written consent of the appropriate authority, be so laid as to pass beneath a building, and where such consent is given, the drain shall be constructed of cast iron or of other not less suitable material surrounded with cement concrete not less than 4 inches thick and shall be laid in a direct line between the point at which it enters the building and the point at which it leaves the building, and shall be provided with means of access at each of such points ;
- (d) every branch drain shall join the main drain obliquely in the direction of the flow of the main drain ;
- (e) the pipes shall be provided with adequate means of access and shall be of such materials, size and construction as may be required by the appropriate authority ;
- (f) where the drain is laid beneath or passes through a wall it shall be protected from, and relieved of the weight of, the wall by means of a relieving arch or lintel formed in the wall immediately over the drain ;
- (g) every inlet to the drain to be trapped, other than a soil pipe or ventilating pipe, shall be trapped by a suitable and efficient trap of a design to be approved by the appropriate authority ;
- (h) an intercepting trap shall be fixed to every drain where it discharges into a cesspool or septic tank, as near as practicable to such cesspool or septic tank ;
- (i) the drains intended for conveying foul water from a building shall be provided with at least one ventilating pipe, situated as near as practicable to the building and as far as practicable from the point of discharge :

Provided that a soil pipe from a water-closet, or a waste pipe from a slop sink, constructed in accordance with these regulations may serve for the ventilating pipe of the drain, if its situation is in accordance with this regulation ;

- (j) the ventilating pipe shall be carried upwards to such a height and in such a manner as effectually to prevent the escape of foul air from the drains into any building and shall be covered at its open end with wire cage of copper or galvanized iron.
38. Soil pipes, soil ventilating pipes and ventilating pipes fitted in or on a building shall—
- (a) be constructed of drawn lead pipe or heavy grade cast iron pipe or of such other materials and construction as the appropriate authority may approve ;
 - (b) be easily accessible and provided with an adequate number of cleaning eyes in suitable positions ;
 - (c) be situated on an external wall of a building, or be placed in ducts or chases in the walls of a building, and when so placed they shall be grouped and arranged, and the ducts or chases shall be designed and treated to the satisfaction of the appropriate authority ;

- (d) throughout their entire length be circular in cross section and have an internal diameter of not less than 3 inches, or such larger diameter as the appropriate authority may require, if, in its opinion, the circumstances so warrant, and, where the internal diameter of the outlet of the trap of any water closet, slop sink, bidet or urinal connected to any such pipe exceeds 3 inches, the pipe shall have a diameter not less than the diameter of such outlet.

39.—(1) For the purposes of this regulation, the term “sanitary fitting” includes any water closet, slop sink, urinal or bidet.

(2) Where two or more sanitary fittings drain into a single soil pipe or waste pipe, the trap of every such fitting shall be ventilated into the open air by means of a branch ventilating pipe connecting the said trap to a main ventilating pipe, and such main ventilating pipe shall be continued vertically to a height not less than that of the soil pipe or waste pipe with which the said traps are in connection, or it may be connected to the said soil or waste pipe at a point above the level of the uppermost of the said traps.

(3) Branch and main ventilating pipes shall have a diameter of not less than 2 inches throughout and shall comply with the requirements of regulation 38.

(4) The connection of a ventilating pipe to a trap, branch, soil or waste pipe shall be—

- (a) at a point not less than 3 inches nor more than 12 inches from the highest point of the trap;
- (b) on that side of the water seal nearest to the soil pipe or waste pipe;
- (c) in the direction of the flow.

40.—(1) For the purposes of this regulation, the term “sanitary fitting” includes a bath, lavatory basin and sink (not being a slop sink).

(2) A waste pipe connected to a sanitary fitting and a waste ventilating pipe shall be made of drawn lead, copper or iron, or such other material as is approved by the appropriate authority, and shall be securely fixed and laid to an adequate gradient.

(3) The internal diameter of a waste pipe shall be not less than $1\frac{1}{2}$ inches or, where two or more sanitary fittings connect thereto, such larger diameter, if any, as the appropriate authority may require.

(4) Every waste pipe shall be trapped immediately after its connection to the sanitary fitting by a trap providing a depth of water seal of at least $1\frac{1}{2}$ inches.

(5) Where two or more sanitary fittings are fixed in a range, the waste pipe from each fitting may discharge without the interposition of a trap into an open channel made of glazed stoneware or other suitable material formed or fixed in or above the floor immediately below the sanitary fittings, and discharging into a suitable and efficient trap of a design approved by the appropriate authority.

(6) Whenever the appropriate authority so requires, the trap of a sanitary fitting shall be ventilated by means of a ventilating pipe carried up vertically in such a position and to such a height as the appropriate authority may prescribe, and when two or more sanitary fittings fixed on different storeys are connected to such a pipe, such pipe shall be continued vertically to a height not less than that of the waste pipe with which the said sanitary fittings are in connection, or it may be connected to the said waste pipe at a point above the level of the uppermost of the said fittings.

(7) Branch and main ventilating pipes shall have an internal diameter throughout not less than two-thirds of the internal diameter of the branch and main waste pipe.

PART XII.—PUBLIC BUILDINGS.

41. A public building provided with a proscenium opening and a stage on which scenery may be used or a building constructed or adapted to be used for the exhibition of cinematograph films (whether occasionally or ordinarily) shall—

- (a) where forming part of another building or where it adjoins another building, comply with such requirements as the appropriate authority may prescribe ;
- (b) not contain habitable rooms except a room for the guard ;
- (c) not be erected unless at least one-sixth of the total length of the perimeter of the building abuts or fronts on one or more streets and at least another two-sixths of the same on some open space connected with the street as may be approved by the appropriate authority.

42. In every public building, all floors, staircases, balconies, tiers, roofs and all other parts used by the public shall be constructed of fire-resisting materials and shall comply with the following requirements :—

- (a) there shall not be more than two tiers or horizontal divisions above the lowest floors used by the public as an auditorium ;
- (b) the height measured from such lowest floor to the soffit of the tier next above shall be not less than 10 feet ;
- (c) the height measured from the floor of the first tier to the soffit of the second tier, if any, shall be not less than $8\frac{1}{2}$ feet ;
- (d) the height between any part of the floor of the highest tier and the ceiling immediately over it shall be not less than 10 feet.

43. In every public building two separate exits leading directly to a street or open space shall be provided from any tier or floor, and where a tier or floor accommodates more than four hundred persons an additional exit leading directly to a street or open space shall be provided for every two hundred, or part of two hundred, persons in excess of the said four hundred, and such exits shall comply with the following requirements :—

- (a) every such exit shall have a clear width of not less than 56 inches measured between the walls at any point and also between the jambs of any doors therein ;
- (b) the line of travel from any part of any gangway to the nearest exit from the auditorium shall not exceed 50 feet.

44. All doors in a public building, except a building constructed or adapted to be used as a place of public worship, used by the public as a means of exit shall be indicated by the word "EXIT" in clear lettering in English, Greek and Turkish, and such doors shall be further indicated by a red light at all times during which the building is being used by the public, and every such light shall be placed over the doors at a height of not less than 7 feet above the level of the floor.

45. Where vestibules are provided in a public building, the aggregate width of all the doorways and passages communicating from each vestibule and leading therefrom to the street or open space shall be at least one-third greater than the aggregate width of all doorways and passages leading into such vestibule.

46. Where cloakrooms are provided they shall be so situated that their use shall not interfere with the free use of any exit way.

47. In a public building every staircase for the use of the public—

- (a) shall be of the width laid down for corridors and passages in regulation 48, measured between handrails ;
- (b) shall be enclosed by solid walls of fire-resisting material not less than $8\frac{1}{2}$ inches in thickness and, except where continued upwards above the roof as an open staircase, shall be ceiled with reinforced concrete or other materials to the satisfaction of the appropriate authority ;

- (c) shall have treads not less than 11 inches wide and risers not more than 7 inches high and both treads and risers shall be of uniform width and height in each flight of steps ;
- (d) shall be arranged in straight flights without winders, and no flight shall have more than fifteen or less than three steps :
Provided that a staircase not arranged in straight flights may be approved by the appropriate authority either unconditionally or upon such conditions as the appropriate authority may prescribe ;
- (e) shall have not more than two flights of fifteen steps each without a return, and the depth of the landing between flights shall be not less than the width of the staircase ;
- (f) shall have a continuous uninterrupted handrail fixed securely to both sides of all steps and landings, and shall project not more than 3 inches ;
- (g) shall have no recesses or projections, other than the handrail for staircases prescribed in this regulation, or projecting light fitting brackets, in the walls of such staircase at a height less than 7 feet above the tread of any stair or above the floor of any landing ;
- (h) shall be adequately ventilated and lighted by means of windows or sky-lights opening directly into the external air.

48.—(1) Every corridor or passage leading from an exit shall be not less than the clear minimum width laid down for that exit.

(2) Where two or more exits open into a corridor or passage at successive points in its length, proceeding in the direction of exit the width of such corridor or passage shall be increased at each such successive point by the width of the exit opening into it at that point : Provided that no additional width is required in respect of doorways leading into a corridor or passage from cloakrooms, boxes, small bars or lavatories.

49. Inclines may be used instead of steps, and where used shall not have a gradient exceeding one in ten.

50.—(1) Doors in a public building intended to be used by the public as a means of exit shall—

- (a) when measured between the door frames or posts be of a width not less than 56 inches ;
- (b) be hung in two leaves and be made to open outwards towards the street ;
- (c) be so hung that when open, they will not obstruct any gangway, staircase, passage or landing nor open immediately upon a flight of steps ;
- (d) be so arranged as to open within a recess or on to a landing not less than 40 inches in depth between such flight and door ;
- (e) shall have no fastening other than automatic “panic” bolts of a pattern and in a position approved by the appropriate authority.

(2) All doors leading from exit passages, staircases or corridors intended to be used by the public to the other parts of the building shall be hung so as to be closed by the stream of persons passing from the auditorium to the street and shall be fitted with spring hinges.

(3) All doors and gates intended to be used by the public as entrances shall be made to open both ways, and shall, when opened inwards, be so fitted that they may be locked back against the wall in such a manner as to require a key to release them.

51. Every public building, not being a place of public worship, shall be provided with water closets, wash basins and urinals, constructed and arranged for separate use by males and females to the satisfaction of the appropriate authority, and in numbers proportionate to the total seating and standing accommodation for the public, as follows :—

- water closets, one for 200 persons or less ;
- urinal stalls, one for 200 persons or less ;
- wash basins, one for 200 persons or less.

52.—(1) Where a public building is constructed, or adapted to be used, for the exhibition of cinematograph films, separate operating and winding rooms shall be provided and shall be constructed throughout of fire-resisting materials and efficiently ventilated by means of apertures communicating directly with the external air. The operating rooms shall communicate directly with the winding room by means of a door.

(2) The operating and winding rooms shall comply with the following requirements :—

- (a) the floor area of the operating room shall be not less than 65 square feet ;
- (b) there shall be no direct access from either room to the auditorium ;
- (c) the total area of apertures opening into the auditorium shall not exceed 120 square inches ;
- (d) each of such rooms shall be provided with a separate exit door leading either directly into the external air or into a lobby, corridor or passageway opening directly into the external air but not being a means of exit for the public ;
- (e) the said exit doors shall be made of fire-resisting material, and shall be close-fitting and be fitted with a self-closing device.

53. Every part of a public building shall be adequately ventilated in a manner approved by the appropriate authority.

54. In every public building where a proscenium and stage are provided such proscenium and stage shall comply with the following requirements :—

- (a) the stage shall be separated from the auditorium by a wall of fire-resisting materials not less than 13 inches in thickness, and such wall shall be carried up to a height not less than 40 inches above the roof (such height being measured at right angles to the slope of the roof) and shall be carried down below the stage to a solid foundation ;
- (b) a separate exit shall be provided from the stage direct to a street ;
- (c) where the sitting capacity of the building exceeds 600 persons, the proscenium opening shall be provided with a drop curtain in the form of a fire-resisting screen ;
- (d) the roof over the stage shall not be of fire-resisting materials or heavy construction. It shall be provided with a roof vent equal in area to one-tenth the area of the stage ;
- (e) openings in the proscenium wall (exclusive of the proscenium opening) shall be fitted with iron or steel doors overlapping the wall opening by 3 inches and hung in such a manner as to be self closing without a spring.

55.—(1) Dressing rooms shall comply with the following requirements :

- (a) they shall be adequately lighted and ventilated by windows in the external walls, and shall be divided from the stage and all other parts of the building by solid walls of brick, stone or concrete not less in thickness than $8\frac{1}{2}$ inches ;
- (b) they shall have only such means of communication with the stage and the other parts of the building as the appropriate authority may approve ;
- (c) they shall have a separate exit way leading directly to a road and the exit doors thereof shall be fitted with automatic panic bolts only ;
- (d) they shall not be situated at a line lower than one storey below the ground storey.

(2) Separate water closets, wash basins and urinals shall be provided for the use of the artists and orchestra, in such numbers and so constructed and arranged as the appropriate authority shall require.

56.—(1) All workshops, store-rooms, wardrobes, painting rooms and other rooms used in connection with a stage and forming part of such a building shall be divided from the stage, from each other and from other parts of the building by solid walls of brick, stone or concrete not less in thickness than $8\frac{1}{2}$ inches and shall be arranged in positions to the satisfaction of the appropriate authority.

(2) All openings in such walls shall be fitted with fire-resisting doors complying with the requirements of regulation 54 (e) and of such sizes as the appropriate authority may approve.

(3) All such rooms shall be adequately ventilated to the satisfaction of the appropriate authority.

(4) Water closet and lavatory accommodation shall be provided for the work-people in such numbers and positions as may be required by the appropriate authority.

57. All boilers, dynamos and lime light tanks in connection with such buildings shall be situated in ventilated chambers of fire-proof construction separated from each other and other parts of the building by solid walls of brick, stone or concrete not less in thickness than $8\frac{1}{2}$ inches. At least one wall of each such chamber shall be an external wall and all openings between such chambers and other parts of the building shall be fitted with fire-resisting doors complying with the requirements of regulation 54 (e).

58. Fireplaces and stoves shall not be permitted in any part of an auditorium or stage in a public building, and any open fireplace or stove in any other part of such building shall be adequately protected by strong fixed metal guards to the satisfaction of the appropriate authority.

59.—(1) Gangways or passages not less than $3\frac{1}{2}$ feet wide shall be provided in the auditorium leading direct to the exit doors, and no seat shall be more than $10\frac{1}{2}$ feet from such gangway or passage measured in the line of the seating.

(2) The seating area assigned to each person in the auditorium shall not be less than 28 inches deep, and 18 inches wide, where there are no arms, and 20 inches wide, where there are arms to the seats.

(3) There shall be a space of not less than 12 inches in depth between the back of every seat and the front of the next seat behind when measured between perpendiculars.

(4) Where separate chairs are used in an auditorium they shall be battened together in groups of not less than four nor more than twelve chairs so that the centres of the chairs are not less than 20 inches apart in the case of chairs with arms and 18 inches apart in other cases.

60. When application is made for a building permit for the erection of a building or the conversion of an existing building to be used as a public building and the appropriate authority is satisfied that the character and use of the building will be such as to cause or be likely to cause increased vehicular traffic or interference with the traffic along any road in front of, or adjacent to, such building, the appropriate authority, as a condition of the permit, shall require the owner to provide and maintain such means of ingress and egress and such accommodation for the loading or unloading of vehicles, or the picking up and setting down of passengers and persons in connection with the building and such parking space or spaces for vehicles in the immediate vicinity of the building as it shall specify.

61. The appropriate authority may dispense with all or any of the requirements of the regulations in this Part in cases of open air theatres and cinematographs.

PART XIII.—FEES AND MISCELLANEOUS.

Appendix,
Part I.

62.—(1) Subject to the provisions of paragraph (2) of this regulation, the fees set out in Part I of the Appendix hereto shall be payable to the several appropriate authorities for permits granted by such authorities under the provisions of the Law in respect of the several matters set out in such Appendix. Such fees shall be paid in stamps or in cash as the appropriate authority granting the permit may prescribe :

Provided that—

- (i) a minimum fee of 2 shillings shall be paid in respect of any permit granted under the provisions of the Law ;
- (ii) no fees shall be payable, in respect of a permit to erect any place of public worship or a school operating under any Law in force for the time being relating to elementary or secondary education or to demolish or reconstruct or make any alteration, addition or repair to any existing place of public worship or such school ;
- (iii) where the appropriate authority is the Commissioner of the district or a board of which the Commissioner is the Chairman, the fee payable in respect of the several matters as described in Part I of the Appendix hereto shall be a fee not exceeding the fee therein set out, as the authority may prescribe.

(2) In the case of permits in respect of buildings granted by the Councils of the Municipal Corporations of Nicosia and Limassol for the erection or reconstruction of a domestic or a public building, there shall be paid for such permits, in lieu of the fees set out in paragraph 2 (a) of Part I of the Appendix hereto as in paragraph (1) of this regulation provided, the fees set out in the respective columns of Part II of the said Appendix under the appropriate heading.

Appendix,
Part II.

63. The appropriate authority or their authorized representative may, at all times during which operations are being carried out in virtue of a permit issued under the provisions of the Law, inspect the work and the permit holder or person in charge of the operations shall afford to such authority or representative all facilities for the purpose, free from all obstructions.

64. Notwithstanding anything in these regulations contained, where the appropriate authority is the Commissioner of the district or a board of which the Commissioner is the Chairman, such authority may dispense with all or any of the requirements of these regulations or apply them with such modifications, not being more onerous, as to such authority may seem fit having regard to the particular circumstances of any case or the general conditions obtaining in the area.

65. Notwithstanding anything in these regulations contained, where any matter dealt with in these regulations concerns His Majesty's Naval, Military or Air Force Authorities, the appropriate authority may dispense with all or any of the requirements of these regulations or apply them with such modifications, not being more onerous, as to such authority may seem fit having regard to the particular circumstances of any case.

APPENDIX.

(Regulation 62.)

PART I.

FEES.

1. In respect of streets—

For the layout or construction of a street, for every 100 feet of length or fraction thereof, a fee of 5 shillings.

2. In respect of buildings—

(a) for the erection or reconstruction of a domestic or a public building—

- (i) where the cubical content of the building does not exceed 15,000 cubic feet, a fee of 8 shillings for every 1,000 cubic feet or fraction thereof, of the cubical content of the building ;

- (ii) where the cubical content of the building exceeds 15,000 cubic feet but not 30,000 cubic feet, a fee of 12 shillings for every 1,000 cubic feet or fraction thereof, of the cubical content of the building ;
- (iii) where the cubical content of the building exceeds 30,000 cubic feet, a fee of 15 shillings for every 1,000 cubic feet, or fraction thereof, of the cubical content of the building ;
- (b) for additions to a domestic or a public building, a fee of 12 shillings for every 1,000 cubic feet or fraction thereof, of the cubical content of the additions ;
- (c) for the erection or reconstruction of an industrial building or additions thereto or for the alteration or repair to any domestic, industrial or public building or for the construction of a wall, earth bank, fence, paling or other construction enclosing or delimiting land, a fee at the rate of 1% on the estimated cost of the building (including fixtures affixed on the building).

3. In respect of divisions—

For the division of any land into plots for building purposes or for the division of any existing building, for every 1,000 square feet or fraction thereof of land including the land which may be occupied by an existing building, a fee of 5s.

PART II.

FEEs FOR PERMITS IN RESPECT OF DOMESTIC AND PUBLIC BUILDINGS IN NICOSIA AND LIMASSOL (IN LIEU OF THE FEES SET OUT IN PARAGRAPH 2 (a) OF PART I).

Description	Nicosia	Limassol
(i) Where the cubical content of the building does not exceed 15,000 cubic feet, for every 1,000 cubic feet, or fraction thereof, of the cubical content of the building	10s.	8s.
(ii) Where the cubical content of the building exceeds 15,000 cubic feet but not 30,000 cubic feet, for every 1,000 cubic feet, or fraction thereof, of the cubical content of the building	15s.	15s.
(iii) Where the cubical content of the building exceeds 30,000 cubic feet, for every 1,000 cubic feet, or fraction thereof, of the cubical content of the building	20s.	20s.