

THE TERRITORY FOR THE SEAT OF GOVERNMENT.

Regulations under the Building and Services Ordinance 1924.

I, GEORGE FOSTER PEARCE, the Minister of State for Home and Territories, in pursuance of the powers conferred upon me by the *Building and Services Ordinance 1924*, hereby make the following Regulations, to come into operation forthwith.

Dated this 16th day of October, 1924.

G. F. PEARCE,
Minister of State for Home and Territories.

CANBERRA BUILDING REGULATIONS.

PART I.—PRELIMINARY.

1. These Regulations may be cited as the Canberra Building Regulations. Short title.
2. These Regulations are divided into Parts as follows:— Parts.
 - Part I.—Preliminary.
 - Part II.—General provisions.
 - Part III.—Dwelling houses and hospitals.
 - Part IV.—Residential flat buildings.
 - Part V.—Commercial buildings.
 - Part VI.—Hostels and lodging houses.
 - Part VII.—Enforcement.
3. These Regulations shall apply to the erection of all buildings and other structures in the City Area and to all additions to, or alterations of, existing buildings or structures. Application of Regulations.
4. In these Regulations, unless the contrary intention appears— Definitions.
 - “Approved” means approved by the proper authority;
 - “Architect” means any person who holds an architect’s licence issued by the proper authority;
 - “Basement” means a story, or portion of a story, partly below the ground level, the ceiling of which is not less than 5 feet above the ground (irrespective of any excavation made to comply with these Regulations);
 - “Builder” means any person who holds a builder’s licence issued by the proper authority;
 - “Cellar” means a story or portion of a story below or partly below the ground level, the ceiling of which is below the ground level or less than 5 feet above the ground;
 - “Cement mortar” means a mortar composed of one part of cement to three or less than three parts of sand;
 - “Commercial building” means a building constructed for use wholly or in part for commercial purposes;

“Concrete” means a concrete composed of one part of Portland cement to six or less parts of approved aggregate;

“Dwelling house” means a building constructed for use wholly or in part for human habitation, but does not include a hostel, lodging house, or residential flat building, or any portion of a commercial building constructed for use for commercial purposes;

“Flat” means a room or suite of rooms designed for use as a separate domicile;

“Habitable room” means any living room and includes any room in which it is intended that persons shall sleep, eat, or cook food;

“Residential flat building” means a building containing two or more flats, but does not include a row of two or more dwellings attached to each other such as are commonly known as semi-detached or terrace buildings;

“the City Area” means the area from time to time specified by the Minister under section three of the *City Leases Ordinance 1924*;

“the proper authority” means the person or persons for the time being appointed as such by the Minister.

PART II.—GENERAL PROVISIONS.

Issue of architects' licences.

5.—(1.) Subject to the provisions of these Regulations, the proper authority may issue to any person an Architect's Licence authorizing the holder to practise as an architect in the Territory.

(2.) Every Architect's Licence shall expire on the thirty-first day of December in the year in which it is issued, but may be renewed for a further period of one year on payment of the prescribed fee.

(3.) Every Architect's Licence shall be subject to cancellation or suspension at the discretion of the proper authority.

Conditions to be complied with before issue of licence.

6. Before issuing any Architect's Licence, the proper authority shall require the applicant—

(a) to produce such evidence as the proper authority considers necessary as to his qualifications and character;

(b) to sign a declaration, in a register to be kept for the purpose, that he will conform to, and comply with, the conditions of his licence and the provisions of these Regulations; and

(c) to pay the prescribed fee.

Builder's licences.

7.—(1.) Builders' Licences may be issued by the proper authority subject to the same conditions, so far as applicable, as are prescribed in relation to Architect's Licences.

(2.) A Builder's Licence shall authorize the holder to carry on the business of a building contractor in the Territory.

Fees.

8. The fees to be paid in connexion with Architect's Licences and Builders' Licences shall be as follows:—

For issue of each licence	10s. 6d.
For annual renewal	2s. 6d.

Architects to have licences.

9. No person shall undertake or execute any work as an architect in connexion with the erection of any building or other structure in the City Area unless he is the holder of an Architect's Licence issued in accordance with the provisions of these Regulations.

Building contractors to have licences.

10. No person shall undertake or execute any work as a building contractor in connexion with the erection of any building or other structure in the City Area unless he is the holder of a Builder's Licence issued in accordance with the provisions of these Regulations.

11.—(1.) No builder shall commence any building unless he has obtained a written permit from the proper authority to erect the building. Applications for permission to erect buildings.

(2.) Application for permission to erect a building shall be made in writing by the builder, and forwarded to the proper authority.

(3.) The application shall be accompanied by the prescribed fee, and by two copies of the drawings and specification, prepared and signed by an architect, one copy of which shall be retained by the proper authority and the other copy returned to the builder.

(4.) Where it is proposed to use reinforced concrete, the calculations for the reinforced concrete shall be forwarded with the application.

(5.) The drawings and specification shall show and state in detail the site, design, and purpose of the proposed building, the construction and materials proposed to be employed, the exterior colour scheme, and particulars of fences, out-buildings, or other structures to be erected.

(6.) If the plans and specification are approved, the proper authority shall issue a written permit for the erection of the building.

(7.) The proper authority may, if it thinks fit, attach special conditions to any permit, and may require alterations to be made in the exterior design and colour scheme of any projected building.*

(8.) The proper authority may refuse to grant a permit for the erection of any building unless provision is made, to the satisfaction of the proper authority, for sewerage, water supply, and electric light.

12. The construction of out-buildings, where permitted under these Regulations, shall conform generally to the conditions prescribed for other buildings. Out-buildings.

13.—(1.) The erection of permanent front fences shall not be permitted except in special cases where permitted by the proper authority, but wire fences of an approved type may be allowed for the temporary protection of gardens or hedges. Fences.

(2.) Dwarf walls or other similar method of treatment for building frontages may be used if approved by the proper authority.

14.—(1.) The fees to be forwarded with applications for permits shall be as follows:— Fees.

	£	s.	d.
Where the building with its appurtenances has a total floor area not exceeding 400 square feet	0	5	0
For each additional 400 square feet up to 3,600 square feet	0	5	0
For all buildings having a floor area exceeding 3,600 square feet	2	10	0

(2.) If—

- (a) permission to erect the proposed building is refused, or
- (b) a permit is granted, but the building is not proceeded with, and within twelve months the permit is surrendered to the proper authority and application made for a refund of portion of the fees paid,

a sum not exceeding three-fourths of the fee paid may be returned to the builder, but in no case shall the amount retained be less than Five shillings.

15. For the purposes of these Regulations each building in a pair of semi-detached buildings shall be deemed to be a separate building. Semi-detached buildings.

16.—(1.) No person shall, without the consent of the proper authority, erect a building upon any site which has been filled with any material impregnated with faecal or with animal or vegetable matter or upon which such material has been deposited. Unhealthy sites.

(2.) The proper authority may refuse to permit the erection of any building upon the site until all such material has been removed and the depressions filled in with clean soil.

17.—(1.) The proper authority may, if it thinks fit, refuse to permit the erection of any building on a site until the subsoil of the site has been effectively drained and the site rendered dry, sound and well-drained. Drainage, &c., of sites.

* The object of this regulation is to preserve the general exterior architectural expression and colour which may be desired for any particular site or locality, but not necessarily to require the adoption of expensive materials or ornamental detail. In this connexion architects are recommended to consult the proper authority before preparing drawings for building projects.

(2.) If the proper authority so directs, the whole or part of the surface of the site shall be covered with a layer of cement concrete or tarred metal rammed solid to a depth of at least 4 inches before building operations are commenced.

(3.) In the case of a site which is wholly or partly below the level of the road, the proper authority may refuse to permit the erection of any building on the site unless it is filled in to such extent as the proper authority requires.

Bearing capacity

18. No building shall be erected in such a manner that the pressure on the ground exceeds that specified in the following scale:—

Nature of Ground.	Pressure in tons per square foot.
Sound rock (other than shale)	20
Sound shale rock	8
Natural compact gravel	6
Hard clay or ordinary compact shale	4
Confined clay or confined soil or mixed clay and soil	2
Soft clay or wet and loose soil	1

Position of buildings on sites.

19. Every building shall be sited on its allotment in the position required by the proper authority, and the position of any outbuildings shall be as determined by the proper authority.*

Height of buildings.

20.—(1.) A building shall not exceed two stories in height.

(2.) For the purpose of this regulation any roof space containing a room or rooms and any basement or cellar shall not be counted as a story.

Materials and construction.

21.—(1.) The proper authority may refuse to permit the erection of any building having external walls of any material other than brick, stone, concrete or the like.

(2.) Material which, in the opinion of the proper authority, is faulty or unsuitable shall not be used in any building.

(3.) Every part of the building shall be erected in good and workmanlike manner.

Fire-resisting materials to be used.

22. All buildings shall be of fire-resisting construction, that is to say, the walls, floors, flat roofs, ceilings, partitions and stairs shall be of incombustible material:

Provided that wood may be used for flooring and nailing strips or joists on top of fire-resisting floors, and for framing of pitched roofs on top of fire-resisting ceilings, and for heads and handrails of staircases, and doors, door frames, window frames and sashes, fittings, furnishings and the like:

Provided further that floors, and the framing of flat roofs, pitched roofs, ceilings, partitions and stairs may be constructed of wood in dwelling houses and residential flat buildings:

Provided also that the use of wooden framed walls for dwelling houses may be permitted in such localities as are from time to time specified by the Minister by notice in the *Gazette*.

Awnings and verandahs over footpaths.

23. All awnings or verandahs proposed to be erected over any public footpath shall be of an approved cantilever type.

Footings for walls.

24.—(1.) Every wall of a building shall rest upon proper concrete footings or upon a sufficient beam.

(2.) The projection of the bottom of the footing on each side of the wall shall be equal to at least one-half the thickness of the wall at its base unless the wall is upon the boundary of the land, in which case the projection may be omitted upon the side on the boundary.

(3.) The height from the bottom of such footings to the base of the wall shall be equal to at least two-thirds of the thickness of the wall at its base.

Damp courses etc.

25.—(1.) Damp-proof courses of lead, a mixture of hot tar, sand, and bitumen or natural asphalt shall be provided and built in all foundation walls, and in all parapets, gables and chimney stacks above the roof line, in such manner that—

(a) moisture from the earth shall be prevented from reaching above the lowest floors;

* Architects are advised to consult the proper authority before preparing drawings for any building project.

(b) where floors are below outside ground level moisture shall be prevented from reaching the inner face of external walls:

(c) moisture penetrating the outer portion of cavity walls shall be prevented from reaching the inner face of those walls; and

(d) moisture penetrating parapet, gable and chimney stack walls above the roof line shall be prevented from reaching the inner face of all external walls below the level of the topmost ceiling.

(2.) In cavity walls the cavity shall extend not less than $6\frac{1}{2}$ inches below the damp course.

(3.) If tar, sand and bitumen damp course be used, the lowest horizontal damp course shall be laid in two courses with at least one course of brickwork between, and the walls below the level of the damp course, if of brickwork or stonework, shall be built in cement mortar.

26. (1.) External walls to buildings, not being basement or cellar walls, shall be not less than 9 inches in thickness if in brickwork or 6 inches if in concrete or reinforced concrete, and external walls to basements and cellars shall be not less than $13\frac{1}{2}$ inches in thickness: External walls.

Provided that the walls of sheds, outhouses, washhouses and the like not exceeding 10 feet in height, may, if the proper authority so permits, be $4\frac{1}{2}$ inches in thickness if in brickwork, or 3 inches if in concrete or reinforced concrete.

(2.) Where there are cavity walls, they shall be built having the two sections securely tied together by wire ties or other effective method, and the combined thickness of the inner and outer part shall be deemed to be the thickness of the wall.

(3.) The total dead load on any section of any wall shall not exceed 15 tons per superficial foot where the brickwork is in cement mortar, nor 5 tons per superficial foot where the brickwork is not in cement mortar.

(4.) When the length of any wall exceeds 40 feet between piers or cross walls, the ground story walls shall be not less than $13\frac{1}{2}$ inches thick.

(5.) When the length of any wall exceeds 60 feet between piers or cross walls, it shall be not less than $13\frac{1}{2}$ inches thick in any part.

(6.) If any story exceeds in height sixteen times the thickness prescribed in sub-regulations (1.), (4.), and (5.) of this regulation, the thickness of each external wall shall be increased to one-sixteenth of the height of the story.

27.—(1.) The internal division walls shall be not less than $4\frac{1}{2}$ inches in thickness in the ground and upper stories and not less than 9 inches in thickness in the basement or cellar. Internal walls

(2.) The internal partition walls, if built of terra cotta, coke and cement concrete, or other similarly light and non-combustible material, shall be not less than 2 inches thick:

Provided that any such walls more than 3 inches thick shall not be built upon a floor unless otherwise sufficiently supported.

(3.) Any walls $4\frac{1}{2}$ inches or less in thickness shall be built in cement mortar.

(4.) For the purposes of this regulation "internal division wall" means a wall which carries any load in addition to its own dead weight, and "internal partition wall" means a wall which does not carry any load other than its own dead weight.

28. Recesses may be formed in external walls provided that— Recesses.

(a) the wall at the back of the recess is not less than 9 inches thick;

(b) the aggregate extent of the recesses does not exceed one-half the superficial area of the wall in which they occur;

(c) the combined length of the recesses does not exceed three-fourths of the length of the wall in which they occur;

(d) any such recess is not more than 10 feet in length; and

(e) the side of any recess is at least $13\frac{1}{2}$ inches from the face of any return wall and 18 inches from the side of any other recess.

29. Chases may be formed in walls provided that the backs are reinforced in such manner as the proper authority directs. Chases.

- Party walls.** 30.—(1.) All party walls to separate any two complete buildings shall be not less than 9 inches in thickness unless composed of reinforced concrete.
- (2.) Party walls composed of reinforced concrete shall be not less than 6 inches in thickness.
- (3.) All party walls shall extend at least up to the underside of the roof covering and above the roof if required by the proper authority.
- Party fence walls.** 31.—(1.) Party fence walls, if of brick, stone, concrete, or the like, up to 6 feet in height shall not be less than $4\frac{1}{2}$ inches in thickness and shall be strengthened by $4\frac{1}{2}$ -inch piers, properly spaced, the aggregate width of which shall be not less than ten per centum of the length of the walls.
- (2.) Party fence walls above 6 feet in height shall not be less than $4\frac{1}{2}$ inches in thickness for the top 6 feet and shall be increased by $4\frac{1}{2}$ inches in thickness for every additional 6 feet in height or fraction thereof, with piers as provided in the last preceding sub-regulation.
- (3.) Footings for party fence walls shall be not less than twice the thickness of the wall at its base.
- (4.) Except by special permission of the proper authority, no party fence wall shall be more than 10 feet in height.
- Size of rooms.** 32. Every habitable room shall have a cubic space of not less than 1,000 cubic feet measured below 10 feet in height, and in each dwelling house and in each flat there shall be at least one habitable room the cubic space of which shall be not less than 1,440 cubic feet measured below 10 feet in height.
- Height of rooms** 33.—(1.) Every habitable room which is wholly or partly in the roof of a building shall be for at least two-thirds of the area of the floor not less than 9 feet in height and shall not in any part be less than 5 feet in height.
- (2.) All other habitable rooms shall be not less than 9 feet in height:
- Provided that bays, ingle nooks and recesses for furniture added to rooms may be less than 9 feet in height, but the ceiling of the bays, ingle nooks and recesses shall be not less than 6 ft. 8 in. in height.
- Rooms for places of assembly.** 34. A building in which there is a room, designed for the assembling of persons for any purpose, having a floor area of 500 or more superficial feet, shall be designed and constructed in compliance with the following provisions:—
- (a) The room shall be provided with at least two exits;
 - (b) If the room be on any floor above the ground floor it shall be provided, in addition to the two exits, with two staircases leading from the ground floor, or one such staircase and a fire escape;
 - (c) The exits and staircases and the passages connecting them shall be of a total width calculated in the proportion of 20 inches for every 600 superficial feet of floor area, but no passage, stair or exit shall be less than 3 ft. 6 in. in width nor more than 10 feet in width;
 - (d) The stairs shall be uniform throughout with risers not more than 7 inches high and treads not less than 10 inches wide exclusive of nosings;
 - (e) Each flight of steps shall contain not less than three nor more than fifteen risers;
 - (f) Landings shall be half-space or quarter-space and there shall be no winding stairs;
 - (g) There shall be sufficient handrails, securely fixed, and staircases over 6 feet in width shall have a centre hand-rail;
 - (h) The stairs and landings shall be of such strength as to be capable of carrying with absolute safety the largest number of people who may be expected to use them at one time;
 - (i) All doors used as exit doors from the room shall be hung in two folds, fitted with "panic" bolts and made to open outwards towards the thoroughfare or way;
 - (j) All doors between the room and the open air shall be hung so as not to obstruct, when open, any gangway, passage, staircase or landing;

- (k) A door shall not open immediately upon a flight of steps, but a landing of at least equal depth to the width of the door shall be provided between the steps and the doorway.

35.—(1.) Every room of a building shall be so constructed that for every 1,000 cubic feet or part thereof of air space in the room, there shall be 24 square inches at the least of unobstructed ventilation to the outer air by means of air bricks at or near the level of the ceiling. Lighting and ventilation.

(2.) Every habitable room, or room or alcove in which food is likely to be stored or prepared, and every bath room, enclosed laundry and privy closet, shall have at least one vertical window opening directly to the outside air. One half at least of the window shall be constructed to open to its full extent, and so that the opening may extend to the top of the window.

(3.) Notwithstanding anything contained in this regulation, any other system of ventilation may be substituted for windows in a pantry if the proper authority is satisfied that that system is equally efficient.

(4.) In every bedroom having only one window, there shall be provided cross ventilation by means of at least 24 square inches of unobstructed opening in some wall of the room other than that in which the window is situated.

(5.) The window or windows of any room (other than a bathroom or privy closet) shall have a superficial area (clear of the sash frame) of not less than one-tenth of the floor area of the room.

(6.) The window of any bathroom shall not be less than $3\frac{1}{2}$ square feet and the window of any privy closet not less than 2 square feet.

(7.) Any window the top of which is more than 12 feet above either the ground or any external flat surface of sufficient bearing capacity shall be so constructed that it can be cleaned from the interior of the building.

36.—(1.) No water closet or urinal shall be placed in any bathroom unless the permission of the proper authority has first been obtained. Water-closets, &c.

(2.) The minimum width of a water closet compartment shall be 2 ft. 9 in., and the minimum floor area 14 superficial feet.

37.—(1.) The lower story of every building shall be built at such a level that it may be practicable to construct a drain sufficient for its effectual drainage. Drainage.

(2.) The ground floor of any building at or near the street alignment shall not be at a lower level than that of the crown of the adjoining roadway, and no ground floor of any building shall be at a lower level than 15 inches above the surface of the ground at the highest point within 10 feet of the building.

(3.) Every building shall be provided with drains sufficient to carry away from the building all surface or rain water, and also sewers for carrying away all sewage.

(4.) Where it is practicable to lay drains and sewers otherwise, they shall not be laid beneath a building.

(5.) Filling shall not be placed on any site in such a way as to cause storm water to accumulate on any adjacent land.

38.—(1.) Except as provided in this section, the erection of hoardings shall not be permitted. Hoardings, &c.

(2.) The proper authority may permit the use by the builder of any limited area of any footpath, roadway or other public space for a specified period for the general purposes of the erection of a building.

(3.) Such area shall be enclosed, if so required by the proper authority, with a good and sufficient hoarding for the safety of the public, and the hoarding shall be well and sufficiently lighted from sunset to sunrise and shall not be used for the display of advertisements.

39.—(1.) No advertising device, notice or sign of any kind shall be fixed to or displayed upon any building or any portion thereof without the permission of the proper authority. Advertising signs.

(2.) The erection of "skysigns" on any building shall not be permitted.

40.—(1.) For the purpose of this regulation "building owner" means the lessee or sub-lessee of any land who proposes to erect thereon a building the plans and specifications of which have been approved by the proper authority. Adjoining buildings—Entry, underpinning and shoring.

(2.) Where a building owner proposes to erect a building in close proximity to any other building, and it is necessary for him to excavate the ground against or near a wall of the other building in any manner likely to affect the stability of the building or of any portion thereof, the building owner shall at his own cost, before commencing the excavation, securely shore up the wall together with all beams, floors, ceilings, roofs, or other parts of the other building carried by the wall.

(3.) The building owner shall at his own cost, when necessary, underpin the wall to its full thickness and to the full depth of the excavation with sufficient proper material in a workmanlike substantial manner, and shall cut out, repair, rebuild or otherwise make good any damage caused by reason of the underpinning to the wall, beams, floors, ceilings, roof or other parts of the other building.

(4.) For the purpose of complying with this regulation, a building owner, his servants, agents or workmen may at reasonable hours enter upon the premises of the owner of the adjoining building.

(5.) The building owner shall pay compensation for any disturbance of business or for any damage or injury caused by the entry or the underpinning.

(6.) Notwithstanding anything contained in this regulation, where plans and specification have been submitted for any building, and it appears to the proper authority that an adjoining building is likely to be built in such a way that the lowest floor of the adjoining building will be at a lower level than that for which plans and specification have been submitted, the proper authority may require any wall to be built to such a depth that the adjoining building may be built without underpinning any such wall, but this sub-regulation shall not relieve any building owner from liability under sub-regulations (2.) and (5.) of this regulation.

(7.) No projection or part of any building shall be built in such a way that it encroaches upon the land of the adjoining owner.

Application
of part.

41. The provisions of this Part shall apply to all buildings, but where any inconsistency occurs between the provisions of this Part and those of Part III., IV., V., or VI., the provisions of this Part shall be deemed to be modified to such extent as is necessary to avoid inconsistency.

PART III.—DWELLING HOUSES AND HOSPITALS.

Number of
dwellings to be
erected on site.

42. The conditions of lease of each site for residential purposes must be observed so far as concerns the number of dwellings to be erected upon the site.

Permit for
outbuildings.

43. The proper authority may issue a permit to build any building to be used as an outhouse, stable, garage, caretaker's quarters, or the like, in addition to a dwelling house on any residential site, provided that the outhouse, stable, garage, caretaker's quarters or the like is intended to be used solely in connexion with the dwelling house.

Semi-detached
houses.

44. On specified allotments the proper authority may permit the erection of semi-detached dwelling houses when these may be in possible association with commercial premises.

Dwelling not
to occupy
more than
two-thirds
of allotment.

45. No dwelling house, or pair of semi-detached dwelling houses, together with the appurtenances thereof, to be erected on any allotment shall occupy more than two-thirds of the allotment, and the minimum of unoccupied area shall not be less than 1,000 superficial feet.

Combined
shops and
dwellings.

46. The proper authority may permit the erection of a building intended to be used as a shop and dwelling combined on any site in an area set apart as a shopping area.

Walls to be
6 feet from
boundary.

47. The external side wall of any detached or semi-detached dwelling shall be at least 6 feet from the side line of the allotment.

Bathrooms.

48.—(1.) Every dwelling house shall be provided with a completely enclosed bathroom, containing a bath with water laid thereto.

(2.) The floor surfaces of bathrooms shall be of impervious material properly graded and drained.

(3.) A bathroom shall have at least 30 superficial feet of floor area.

Laundries.

49.—(1.) Every dwelling house shall be provided with a laundry with wash-tubs and copper or other means of washing clothes with the water laid thereto.

(2.) The floor surface of laundries shall be of impervious material properly graded and drained.

(3.) Notwithstanding anything contained in this regulation, the proper authority may in special circumstances exempt any dwelling house from the provisions of this regulation.

50. Every dwelling house to accommodate more than 25 persons shall comply with regulations 52, 59, 60, 61, and 62 of these Regulations.

Large dwellings, boarding schools, convents, &c.

51.—(1.) Every building designed to be used as a hospital shall have at least two means of exit as remote as practicable from each other, and the corridors and stairs (if any) leading to such exits shall be of ample width for the easy removal of patients.

Hospitals.

(2.) The minimum width of any door or doors between a ward and the two exits or any stairs between a ward and the two exits shall be 3 ft. 6 in., and the minimum width of any passage between a ward and the two exits shall be 4 feet.

(3.) The building shall be so planned that occupied beds may be wheeled or carried from the wards to the two exits.

PART IV.—RESIDENTIAL FLAT BUILDINGS.

52. A residential flat building shall not occupy more than two-thirds of the allotment of land on which it stands, and shall not be erected within 6 feet of the boundary between the allotment on which it stands and any adjoining allotment.

Building not to occupy more than two-thirds of allotment.

53.—(1.) Each flat in a residential flat building shall contain a bathroom, a water closet, and a kitchen or alcove where food may be prepared, in which a kitchen sink with running water shall be fixed.

Accommodation to be provided in flats.

Provided that in a residential flat building where a room is provided for meals to be taken by all the tenants, or a kitchen provided for the preparation of food for all the tenants, a separate kitchen need not be provided for each flat if the approval of the proper authority is obtained before the erection of the building.

(2.) In a flat containing not more than four habitable rooms the water closet may be fixed in the bathroom, but in a flat containing five or more habitable rooms, the water closet shall be fixed in a separate compartment.

(3.) The minimum width of a bathroom shall be 5 feet and the minimum floor area 30 superficial feet where the water closet is in a separate compartment, but the size shall be increased by not less than 1 ft. 6 in. in length or width where the water closet is fixed in a bathroom.

(4.) The floor surfaces of bathrooms, water closets and laundries shall be of impervious material graded to a suitable outlet.

(5.) The height of a bathroom or of a water closet shall be not less than 8 feet from floor to ceiling for at least one half the area of the floor:

Provided that if the flushing cistern is placed above the ceiling or if there is no overhead flushing cistern the height may be reduced to 7 ft. 6 in.

54.—(1.) A cellar shall not be designed for occupation as a flat.

Cellar and basement.

(2.) A basement shall not be designed for occupation as a flat unless there is an excavated or natural area at least 3 feet wide around the external walls in which there are doors or windows; and unless the bottom of the excavation is at least 6 inches lower than the level of the floor of the basement.

55. In every flat containing more than one bedroom, bedrooms shall be separately accessible, and one bathroom and one water closet, if in a separate compartment, shall be accessible without passing through a bedroom.

Privacy.

56.—(1.) The dividing walls and the floors between flats shall be so constructed as to minimize the conducting of sound.

Thickness of walls.

(2.) Internal walls dividing separate flats or dividing flats from common halls shall be not less than 9 inches in thickness.

(3.) Internal walls dividing separate flats, if built of terra cotta or other suitable non-combustible material carried up from beams for each story shall be of double thickness with a cavity between of not less than 2 inches.

Common halls
and stairways.

57.—(1.) A common hall serving flats containing together not more than eight habitable rooms shall not be less than 4 feet wide and shall be increased 6 inches in width for every additional eight habitable rooms or fraction thereof served.

(2.) A stairway serving flats containing together not more than twenty habitable rooms shall be not less than 3 ft. 6 in. wide; stairways serving flats containing together more than twenty habitable rooms shall be not less than 4 feet wide.

(3.) All two-story buildings designed to contain more than twenty habitable rooms must be provided with two or more staircases, but where more than one staircase is provided the width of each staircase may be 20 per cent. less than that required by the last preceding sub-regulation.

(4.) Every common hall shall have windows and ventilation to the outer air, in the proportion provided for rooms in Part II. of these Regulations, or an equally effective glazed and ventilated skylight. The skylight shall be formed of wired glass or protected by a screen outside of galvanized wire netting of not less than 12 gauge with mesh not more than 1 inch, fixed at least 6 inches above the skylight and projecting beyond every free edge of the skylight not less than 6 inches.

Garbage.

58. The owner of every residential flat building shall provide within each flat or conveniently accessible from each flat—

(a) means satisfactory to the proper authority for the destruction of garbage, or

(b) satisfactory means of conveying garbage to a common receptacle, or

(c) a separate and suitable receptacle for holding garbage until it is removed, and a place for the receptacle in the open air or in a closed-off closet or space so that the garbage shall be free from offence, and provision for the removal of the receptacle other than through the main or front entrance of the building.

Yards.

59.—(1.) Every residential flat building shall have a yard at the rear, extending across the entire width of the allotment, open to the sky at every point, and unobstructed, except that a fire escape, bridge or platform not exceeding 4 feet in width may extend over the yard from the building to a neighbouring building or to the ground.

(2.) A building of one story only in height may be erected on the same site as, and as an appurtenance to, a residential flat building, but shall not encroach upon the area not occupied by buildings to an extent greater than 10 per cent. of that area:

Provided that the area not occupied by buildings shall not in any case be reduced below one-third of the area of the allotment.

Areas for light
and air.

60.—(1.) Every area for light and air shall be open to the sky, and unobstructed from at least 3 feet above the floor of the lowest flat having windows or doors facing the area.

(2.) The minimum width and extent of every area for light and air which is surrounded by walls shall be:—

	Width.	Extent.
For a one-story building ..	5 feet ..	40 superficial feet.
For a two-story building ..	6 feet ..	60 superficial feet.

(3.) Every area for light and air having one open side shall be of the following minimum widths and areas:—

	Minimum Width.	Minimum Area.
For a one-story building ..	5 feet ..	20 superficial feet.
For a two-story building ..	6 feet ..	36 superficial feet.

(4.) A light area may be used for pipes, chutes, and the like, provided that the prescribed minimum area of shaft and the window openings are left unobstructed.

(5.) The walls of a light area shall not be less than 9 inches in thickness, and the faces of the walls shall be white or light coloured.

Drainage and
access to
light areas.

61.—(1.) All light areas shall be paved with an impervious material, graded to carry water quickly to the inlet of a drain connected with the drainage system.

(2.) Adequate means of access shall be provided to all light areas.

Fire
extinguishers.

62. Every residential flat building shall be provided, if so required by the proper authority, with approved appliances for the extinction of fire.

PART V.—COMMERCIAL BUILDINGS.

63.—A commercial building which is not designed to be used as a dwelling in any part may (subject to compliance with the provisions of Part II. of these Regulations as to lighting and ventilation) occupy the whole of the allotment on which it stands.

Commercial building may occupy whole allotment.

64. Internal courts shall have a width of a least one-third the height of the enclosing walls and in length shall be three-fourths of the width of the allotment:

Internal courts.

Provided that the internal courts shall not be less than 10 feet in width, and the walls thereof shall be white or light coloured.

65. No part of any floor shall be more than 30 feet from an unobstructed window facing a public place or 25 feet from a window fronting an internal court:

Lighting.

Provided that in the case of a window or windows facing a space of at least 300 feet in a horizontal direction, from which unobstructed light is secure for all time, the distance may be more than 30 feet, but shall not be more than 60 feet.

66. The proper authority may permit variations from the conditions of lighting prescribed where materials used or manufacturing processes or the purposes of the building make variations advisable.

Variations from lighting conditions.

67. The proper authority may require that there shall be displayed upon the wall of any room a permanent legible notice stating the bearing capacity of the floor.

Bearing capacity of floor.

PART VI.—HOSTELS AND LODGING HOUSES.

68. The provisions of Part IV. of these Regulations in regard to open spaces, position on site, lighting, ventilation, size of bathrooms and water closets shall apply to lodging houses and hostels.

Open spaces, lighting, &c.

69.—(1.) In every hostel and lodging house at least one bathroom shall be provided for every eight bedrooms.

Bathrooms, &c.

(2.) Sufficient separate bathrooms shall be provided for each sex when the number of bedrooms exceeds eight.

(3.) Separate water closets shall be provided for each sex when the number of bedrooms exceeds eight, and there shall be at least one closet to every fifteen persons, exclusive of those provided for staff.

PART VII.—ENFORCEMENT.

70.—(1.) The proper authority may order the opening or cutting into or pulling down of work in any case where the proper authority has reason to believe or suspect that anything has been done in contravention of these Regulations.

Pulling down work, &c.

(2.) If it is found that anything has been done in contravention of these Regulations, the builder shall be required to comply with the Regulations, and shall bear the full cost of pulling down, opening or cutting into, the work, and of executing the work in compliance with these Regulations.

(3.) If it is found that there has been no contravention of these Regulations, the cost of pulling down, opening or cutting into, the work, and the cost of reinstatement shall be borne by the proper authority.

(4.) This Regulation shall not affect the liability of any person in regard to the institution of proceedings for any offence against these Regulations.

71.—(1.) Any person who erects any building without first obtaining a permit from the proper authority shall be liable on conviction to a penalty not exceeding Fifty pounds, and, in addition, to a daily penalty not exceeding Five pounds for any continuation of the offence after the receipt of a notification from the proper authority.

Penalties for offences.

(2.) Any person who fails to comply with any provision of these Regulations shall be guilty of an offence, and, where no other penalty is provided, shall be liable on conviction to a penalty not exceeding Five pounds for the first offence, and Ten pounds for any subsequent offence, and, in addition, to a daily penalty not exceeding Ten shillings per day for any continuation of the offence after the receipt of a notification from the proper authority.