

THE WESTERN PROVINCE BUILDING STANDARDS ORDINANCE 1991

[**Consolidation:** This is a consolidation of the principal Ordinance and amendments or intended amendments as at 1 August 1999. Errors in spelling or grammar or omissions of words in the Gazetted Ordinance have been corrected in this Consolidation. This is not an authorised version of the Ordinance.

The principal Ordinance came into effect on 28 June 1991 upon Gazettal under LN 64/91.

The enactments consolidated are:

Western Province Buildings Standards Ordinance 1991

Western Province Buildings Standards Ordinance (Correction of Errors) Order 1995 SI Gazette No. 47/95

The 60 corrections made by this Order have not been separately noted in this consolidation.

Western Province Building Standards (Amendment) Ordinance 1995 - SI Gazette No. 1 27/95

Western Province Building (Amendment Ordinance 1999 passed by the Assembly in March 99 and to be Gazetted.

ARRANGEMENT OF SECTIONS

PART I PRELIMINARY

1. Title and commencement
2. Interpretation.
3. Application

PART II BUILDING PERMITS AND ADMINISTRATION

4. Building permit requirement
5. Application procedure.
6. Processing of application
7. Appeal.
- 8 Amendments
9. Minor building permit
10. Temporary Building Permit
11. Building permit for traditional post and leaf building.
12. Fencing and other types of permits.
13. Stop Notices.
14. Terms and Conditions of Building Permits

PART III

BUILDING STANDARDS AND RULES

15. Compliance with local planning scheme.
16. Building line restrictions.
17. Area to be covered by buildings.
18. Vent proof requirement
19. Ceiling insulation.
20. Restrictions on buildings abutting a street
21. Conformity with area.
22. Access to street.
23. Construction on filled land
24. Foundations.
25. Construction of footings to walls.
26. Damp proof course.
27. Floors.
28. Party walls.
29. Walls.
30. Timber framed buildings.
31. Steel and iron used in buildings.
32. Timber used in buildings.
33. Beams and lintels
34. Bressumers.
35. Floor load bearing capacity.
36. Chimneys.
37. Size of rooms.
- 37A. Access and Egress
38. Windows
39. Ventilation.
40. Guttering.
41. Drainage of Lot.
42. Provision of water closets or latrines.
43. Adjoining buildings - Entry- underpinning and shoring.

PART IV

TRADITIONAL BUILDING CONSTRUCTION

44. Building standards and rules for traditional construction

PART V

MISCELLANEOUS

45. Demolition Orders,
46. Individual and body corporate liability.
47. Powers of an Authorised Officer.

SCHEDULE 1 Application for a Building Permit.

SCHEDULE 2 Building Permit.

SCHEDULE 3 Prescribed Fees

SCHEDULE 4 Stop Notice.

SCHEDULE 5 Forms 1 - 7

PART I PRELIMINARY

1. Title and Commencement - This Ordinance is called the Western Province Building Standards Ordinance 1991 and shall come into effect on the approval of the Minister in accordance with Section 32 of the Provincial Government Act 1981 and publication in the Solomon Islands Gazette.

2. Interpretation - (I) In this Ordinance except where the context requires otherwise:

"Act" means the Town and Country Planning Act 1979 or any Act passed in amendment or substitution therefore;

"Authorised Officer" means the Provincial Engineer, Senior Works Officer, Senior Physical Planning Officer, Senior Public Health Officer or Inspector and any other duly qualified officer in the Provincial Works, Physical Planning or Health divisions appointed by Provincial Executive in writing to be an Authorised Officer to carry out the duties for the purposes of this Ordinance;

"Board" means the Western Province Town and Country Planning Board established under the Act;

"building line" means a line drawn upon a lot or parcel of land or fixed in relation to a street or any part thereof;

"cement concrete" means concrete composed of cement incorporated with clean gravel and suitable stone or other clean and suitable material mixed with a sufficient quantity of clean sharp sand or grit in the proportion by measure of at least one part of cement to six parts of such other material;

"cement mortar" means mortar composed of cement and clean sharp sand or grit or other clean and suitable material mixed in the proportion by measure of not less than one part of cement to five parts of sand grit or other suitable material

"concrete" means

(a) cement concrete; or

(b) concrete composed of good hydraulic lime thoroughly incorporated with clean gravel and suitable stone or other clean and suitable material mixed with a sufficient quantity of clean sharp sand or grit in the proportion by measure of at least one part of lime to five parts of such other material;

"Construct" includes erect, reconstruct, re-erect, add to, alter or convert a building or to cover an open space between walls and buildings;

"cross wall" means a wall used or constructed to be used in part of its height as an inner wall of a building for separation of one part from another part of the building that being wholly in or being constructed or adapted to be wholly in one occupation;

"Design Certificate" means a certificate by a duly qualified Engineer or Architect certifying that the design of a building complies with this Ordinance:

"Domestic building" means a building constructed or used or adapted to be used in whole or in part as a dwelling house or as a shop or office or any combination thereof or any other building not being a public building or a warehouse building:

"Dwelling house" means a building or any part of a building constructed or used or adapted or designed to be used for human habitation as a separate tenancy or by one family only whether detached, semi detached or built continuously or in groups or terraces or a tenancy or flat or a building separated by party walls or by floors from adjoining buildings together with such outbuildings as are reasonably required to be used or enjoyed therewith and not being a public building;

"Executive" means the Western Provincial Executive in conformity with the Provincial Government Act:

"External Wall" means an outer wall or vertical enclosure of a building not being a party wall even though adjoining a wall of another building;

"fence" includes any bank, wall, boarding or paling:

"foundation", applied to a wall having footings, means the solid ground or artificially formed supports on which the footing of a wall rests:

"lime mortar" means mortar composed of good lime of superior quality and clean sharp sand or grit or other clean and suitable material mixed in the proportion by measure of not less than one part of lime to three parts of grit or other suitable material:

"Lot" means a lot of land forming part of a parcel of land as shown on a plan deposited in the office of the Surveyor General under the Land and Titles Act:

"party wall" means:

- (a) a wall forming part of a building and used or constructed to be used in any part of its length or height for the separation of adjoining buildings; or
- (b) a wall forming part of a building and standing in any part of its length to a greater extent than the projection of the footings on one side, on ground of different owners.

"Permit" means a Building Permit issued in accordance with Section 6 hereof and includes as appropriate a permit for fencing or for a temporary or traditional building or for a chimney or other structure or a minor building permit;

"person" means any person, persons, company, public body as herein defined, association, co-operative and any other body of persons;

"premises" means any building or buildings with the land on which the building or buildings are situated;

"Province" means the Western Province as defined in the Provincial Government Act 1981:

[Note; 5.2 amended as from? December 1995 by S.2(2) of the Western Province Building Standards (Amendment) Ordinance 1995 by repealing and substituting the definition of "Province". The definition formerly read: "'Province" means in line with the Western Provincial Government Act".]

"public body" includes the Western Provincial Government, Western Provincial Area Councils, Solomon Islands Government and any statutory body;

"public building" means any building constructed or used or adapted or designed to be used as a church, hospital, place of entertainment, library, lecture room, school, hotel, lodging or test house, institute, sports hall, public place of assembly or any place to which the public have access whether by payment of fee or otherwise;

"public" place means any road, premises, beaches or any open space to which the public are entitled or are permitted to have access;

"Secretary" means the Secretary of the Western Province Town and Country Planning Board and for the purpose of this Ordinance is deemed to include the person who from time to time is authorised to receive applications to the Board for permission to develop under the Act;

"store" means a building designed for the storage of foodstuffs or any other

material;

'street' means any road, avenue, lane, bridge, path, causeway, pavement or sanitary lane;

"Structural Certificate" means a certificate from a duly qualified engineer that a building is structurally adequate and in compliance with this Ordinance;

"Warehouse Building" includes a store, shop, factory, building for manufacturing, brewery or distillery;

"Width" applied to a street means the whole extent of space reserved to be used or laid so as to admit of being used as a public right of ways:

'Worthwhile', substantial' and "making good" means fulfilling in the opinion of an Authorised Officer the purpose intended.

[Note: Ss.2 and 3 amended as from? December 1995 by S.2(1)(a) of the Western Province Building Standards (Amendment) Ordinance 1995 by deleting the definitions from "Construct" to "person" from 5.3(2) and inserting them in the correct alphabetic order in 5.2.]

(2) The Province charges the Provincial Works Physical Planning and Public Health Divisions and the Town and County Planning Board with the Administration of this Ordinance and for the avoidance of doubt any reference in this Ordinance to a plan, specification, building standard or rule or any building construction being "to the satisfaction of the Province" or as the Province may require" or "with the approval of the Province" or with "the permission of the Province" or other similar phrases means as an Authorised Officer or the Board or an independent expert duly qualified and employed by the Province as a consultant may be satisfied, or require. or approve or permit.

3. Application of Ordinance - (I) This Ordinance applies to all areas in Western Province to which Part IV of the Town and Country Planning Act 1979 applies.

(2) The provisions of this Ordinance are separate from and additional to the provisions of the Act.

[Note: S. 3 amended as from? December 1995 by S. 2(1)(b) of the Western, Province Building Standards (Amendment) Ordinance 1995 by deleting the dash after the word 'Act and substituting therefore a p period.]

PART II BUILDING PERMITS AND ADMINISTRATION

4. Building Permit requirement - (I) Any person who after the commencement of this Ordinance except under and in accordance with the terms conditions and limitations of a

Permit issued under this Part

(a) commences any earth works or other works to prepare a site for building: or

(B) commences construction of a building:

is guilty of an offence and is liable to a fine not exceeding five hundred dollars (\$500.00) or to imprisonment for a term not exceeding six months or to both such fine and imprisonment and if the offence is a continuing one to a further fine not exceeding twenty dollars (\$20.00) for each day or part of a day during which the offence continues.

(2) All fines charged in accordance with Section 4(1)(a) and (b) shall be payable to the Provincial General Fund

(3) Any person carrying on any of the activities specified in subsection 4(1) at the time this Ordinance comes into force may be served with a Stop Notice signed by an Authorised Officer to which the provisions of Section 13 hereof apply, if an Authorised Officer has reasonable grounds to believe that the plans and the building under construction do not comply with this Ordinance.

5. Application Procedure - (1) Any person wishing or intending to construct a building must apply for a Permit to the Secretary on the form prescribed in Schedule 1 hereto.

(2) The application must be submitted in duplicate and must be accompanied by three copies of –

(a) a plan of each floor and sections of each story, floor and roof of the building drawn in a clear and intelligible manner to a scale of not less than 1:100. The plans, sections and elevations must show:

(i) the positions, form and dimensions of the foundations, walls, floors, roofs, rooms, chimneys and the several parts of the building including any outside or separate kitchen, servants' quarters, garages or other outbuildings in such details and to such extent to allow the Province to ascertain whether the buildings comply with this Ordinance;

(The next page is *BuiSt11 - Ed1 - 087*)

(ii) the form and dimensions of every toilet, water closet, earth closet, septic tank, cess pool or other sanitation to be constructed in connection with the building;

(iii) the level of the site of the building and the level of the lowest floor of the building and the level of any street adjoining the curtilage of the building in relation to one another and above some known datum.

(iv) the truncation of any corner formed by the intersection of any Street and the setting back or adaptation of the proposed building to comply with this Ordinance.

(b) a block plan of the building drawn in a clear and intelligible manner to a scale of not less than 1: 120 and showing:

(i) the size and position of the building in its relation to the boundaries of the lot to be built upon and in relation to adjoining premises;

(ii) the position and width of any Street adjoining the curtilage of the building;

(iii) the size and position of any yard or open space belonging to the building and forming part of the premises;

(iv) the position of every toilet, water closet, earth closet, septic tanks, cess pool or other sanitation in connection with the building;

(v) the lines of drainage of the building and the size and depth and inclination of each drain and the means to be provided for the ventilation, inspection and cleansing of the drain;

(vi) the position and level of the outfall of the drains and the position of any sewer with which the drainage is intended to be connected or where no sewer is provided the means to be adopted for the disposal of all liquid waste in the building.

(c) such other plans and drawings and documents or information as the Province may require.

(3) The Province may require the applicant to provide:

(a) A Design Certificate and/or

(b) A Structural Certificate and/or

(c) A Certificate from a Fire Officer that a building has adequate means of escape and fire fighting equipment.

(d) An undertaking in writing by the applicant that the building construction will be supervised by a qualified architect or engineer or some other suitable qualified person approved by the Province to ensure that the building will comply with the plans and specifications.

(4) Where the Applicant intends to install any plant or machinery in a building the

applicant must provide sufficient information and plans to satisfy the Province that the foundations, supports shafting and brackets are of sufficient strength to ensure the safety of the building in which the plant and machinery is to be installed and to satisfy the Province that proper guards and safety mechanisms will be installed for the protection of employees and operators.

(5) All plans, drawings and documents forming part of an application must be of good quality and must be signed on every page by the applicant or his duly authorised agent and the architect or drafts-man

6. Processing of an application - (1) The application and the accompanying plans must be considered by no less than two Authorised Officers who in their absolute discretion may:

(a) Refer the application to the Solomon Island Ministry of Works, Transport & Utilities or to any other suitably qualified person for advice or recommendations;

(b) Authorise the issue of a Permit in the form prescribed in Schedule 2 subject to such terms and conditions and limitations as they think fit and subject to the payment of the fee prescribed in Schedule 3 hereto. The Permit and one set of the plans, drawings and specifications must be signed by two Authorised Officers and issued to the applicant. The two sets of plans, drawings and specifications remain attached to the application and become the property of the Province.

(c) Require the applicant to submit further or amended plans or specifications or other information or documents.

Decline to authorise the issue of a Permit on any of the following grounds:

(i) that no approval has been given under the Act and } or that the proposed building would contravene the Local Planning Scheme under the Act;

[Note: S.6(d)(ii) deleted as from? December 1995 by S.? Western Province Building Standards (Amendment) Ordinance 1995. S.6(d)-(ii) read: "(ii) that in the case of a warehouse building or public building coming within the categories of development activity specified in Schedule A to Western Province Environment Ordinance 1991 an environmental impact report has not been submitted]

(iii) the builder of the building does not have a valid Western Province Business Licence for building construction

(iv) that the building plans and specifications do not comply with this Ordinance.

(v) that the system of drainage of the proposed building or of the lot upon which the building is to be constructed is not satisfactory and cannot be made satisfactory;

- (vi) that sanitary arrangements or employee's accommodation is not adequate.
- (vii) that the site upon which the proposed building is to be constructed is not suitable for that proposed building;
- (viii) that the site or plan of any of the proposed buildings outbuildings or rooms or the type of proposed buildings or outbuildings are not suitable having regard to any living room or lavatory on any adjacent lot;
- (ix) that the building plans and specification do not adequately provide for the strength and stability of the building or for the sanitary requirements.
- (x) that the proposed building is otherwise unsuitable or undesirable aesthetically or is to be put to an undesirable use.

7. Appeal - Should the applicant be dissatisfied with the decision of the Authorised Officers pursuant to Section 6 the applicant may within twenty one (21) days of the date of the advice from the Authorised Officers of the decision require that the application be referred to the Board. The decision of the Board is final and no claim for damages or compensation may be made against it or any member of it or against the Province should the Board decline to issue a permit or in respect of the terms, conditions and limitations imposed on a Permit.

8. Amendment Subsequent to Permit Following issue of a Permit any subsequent modification or alteration that is proposed or becomes necessary to make to the approved plans and specifications must be submitted for approval in the same manner as the original application and no such modification or alteration may be made in the construction of the building until it has been agreed and approved and the particulars thereof endorsed on the original Permit and signed plans

9. Minor building Permit - (1) Any person wishing to carry out minor alterations or extension to an existing building, the cost of such minor alterations or extension not exceeding one thousand dollars (\$1,000.00) must apply for a Permit in accordance with Section 5 and must attach proper plans of the proposed alterations or extensions.

(2) The Authorised Officer, have the same powers as those set out in Section 5 and 6 hereof when considering such an application

(3) Once the issue of a Permit is authorised the applicant must pay the fee prescribed in Schedule 3.

(4) A minor building Permit is valid for six (6) months only and should the alterations or extensions not be completed during that time then the Permit automatically lapses and the alterations cannot proceed

(5) Any alterations or extensions exceeding the above cost limit require a building Permit in accordance with this Ordinance.

10. Temporary Building Permit - (1) Any person wishing to erect a temporary building being a building which will remain standing for no longer than twelve (12) months must apply for a Permit in accordance with Section 5 but need only provide such plans and specifications as are appropriate to a temporary building.

(2) The Authorised Officers have the same powers as those set out in Section 5 and 6 hereof when considering such an application but in their absolute discretion they may waive such of the building standards and rules as they think fit.

(3) Once the issue of a Permit is authorised the applicant must pay the fee prescribed in Schedule 3.

(4) A temporary building Permit must specify the date upon which the building must be removed and the site reinstated.

11. Building Permit for a traditional building - (1) Any person wishing to erect a building to be constructed in traditional post and leaf style of construction must apply for a permit in accordance with Section 5 and must attach a proper sketch plan of the proposed building.

(2) The Authorised Officers may decline to issue a Permit or may authorise the issue of a Permit in which case the Permit is subject to the provisions of Part IV hereof or issued on such other terms and conditions as the Permit may specify.

(3) Once the issue of a Permit is authorised the applicant must pay the fee prescribed in Schedule 3.

12. Fencing and other types of Permit - (I) Any person wishing to erect or install

(a) A fence exceeding 1.8 m height;

(b) A chimney shaft;

(c) A boiler, hot water or steam installation:

must apply for a Permit in accordance with Section 5 but need only supply such plans and specifications as are appropriate.

(2) The provisions of Section 5 and 6 as appropriate apply to such an application

(3) No Permit for the erection of a fence will be authorised if the fence exceeds 1.8 m. in height and is to be so constructed that it would block off any means of ventilation or fresh air to any adjoining building or lot.

(4) Once the issue of a Permit is authorised the applicant must pay the fee prescribed in Schedule 3.

13. Stop Notice - (I) Where it appears on reasonable grounds an Authorised Officer

(a) that any rule or building standard set out in this Ordinance is not being complied with or

(b) that any terms, condition or limitation of a Permit has not or is not being complied with or

(c) that any Solomon Islands law or subsidiary legislation or any Provincial Ordinance or subsidiary legislation or any Area or Town Council By-Law or any lawful order of a Court, tribunal, commission or statutory body of competent jurisdiction being contravened an Authorised Officer may, whether or not a prosecution is being or has been or may be made pursuant to Section 4(1) (a) or (b) hereof or under any other legislation serve on the Permit holder or the person supervising the building construction or the building foreman or the owner of the lot on which the building is being constructed, issue a Stop Notice in the form prescribed in Schedule 4 hereof

(2) A Stop Notice requires the building construction to cease immediately until such time (if any) as an Authorised Officer or the Board gives written permission for the building construction to continue. A Stop Notice acts as an immediate suspension of the Permit.

(3) When a Stop Notice has been served because the activities specified in Section 4(1) hereof are being carried out without a Permit then application for a Permit must be made within fourteen (14) days of the date of the Notice and the procedure set out in Sections 5, 6 and 7 hereof apply to that application. The Stop Notice remains in force until such time (if any) as a Permit is issued. Should an application for Permit not be made or should a Permit be declined then an Authorised Officer or the Board may by notice in writing require the person who has carried out the activities to demolish the building and reinstate the site.

(4) When a Stop Notice has been served on a Permit holder or a person named in Section 13(1) the Permit holder or any person authorised by the Permit holder may meet with an Authorised Officer on site or elsewhere to discuss the matters giving rise to the Stop Notice in an effort to resolve them. An Authorised Officer may in writing:

(a) Require a Design or Structural Certificate to be submitted.

(b) Impose new terms and conditions and limitations to a Permit;

(c) Require remedial work or corrective measures to be undertaken within a specified time and without limiting the generality of the foregoing may require

demolition or partial demolition or removal of a building and reinstatement of the site.

(5) An Authorised Officer may in writing lift the Stop Notice and suspension of the Permit upon being satisfied that the Permit holder will comply with the terms and conditions and limitations of the Permit, with the provisions of the Ordinance and/or will carry out promptly the remedial work and/or corrective measures required.

(6) Should a Permit holder be dissatisfied with a decision of an Authorised Officer pursuant to Section 13(4) or wish to challenge the issue of the Stop Notice the Permit holder may within fourteen (14) days make a request in writing to the Secretary that the matter be referred to the Board

(7) The Board has the same powers as an Authorised Officer as specified in Sections 13(4) and 13(5) and may in addition revoke the Building Permit.

(8) No claim for compensation or damages may be made against the Province or the Board or any member of it in respect of a Stop Notice being issued, a Permit being suspended or revoked, new terms conditions or limitations being imposed or remedial work or corrective measures being required or in respect of any other order matter or thing arising out of or in relating to the issue or extension of a Stop Notice.

(9) (a) Any person who fails to comply with a Stop Notice or with any order given pursuant to Section 13(4) or 13(7) or who contravenes or fails to comply with any terms, conditions or limitations of a Permit is guilty of an offence and liable to a fine not exceeding five hundred dollars (\$500.00) or to imprisonment for a term not exceeding six months or to both such fine and imprisonment and if the offence is a continuing one to a further fine not exceeding twenty dollars (\$2600) for every day or part of a day during which the offence continues.

(b) All fines charged in accordance with this subsection shall be payable to the Provincial General Fund.

[Note: S.13 (9) amended as from? December 1995 by 5.4 of the Western Province Building Standards (Amendment) Ordinance 1995. S.13(9) formerly read: Any person who fails to comply with a Stop Notice or with any order veil pursuant to Section 13(4) or 13(p) or who contravenes or fails to comply with any terms, conditions or limitations of a Permit is guilty of an offence and table to a fine not exceeding five hundred dollars (\$500.00) or to imprisonment not exceeding six months or to both such fine and imprisonment and if the offence is a continuing one to a further fine not exceeding twenty dollars (\$20.00) for every day or part of a day during which the offence continues. The finds shall be payable to the fund]

(10) Without prejudice to any prosecution pursuant to Sections 4(1) or 13(9) where any person fails to comply with any written order given pursuant to subsection 13(4) or 13(7) an Authorised Officer may carry out or arrange to be carried out the required remedial

demolition, removal, repair or reinstatement work and the reasonable cost thereof i. a civil debt due to the Province by the person in default and recoverable by the Province in any court of competent jurisdiction.

14. Terms and conditions of Permits - (1) A Permit requires the Permit holder to commence building construction within six (6) calendar months of the date of the Permit and should the Permit holder fail to do so, the Permit automatically lapses. A Permit holder must give notice to the Province of the commencement of building works in the form prescribed in Schedule 5.

(2) If the building construction for which a Permit has been issued is not completed within twelve (12) months of the date of the Permit and such period has not been extended in writing by an Authorised Officer, an Authorised Officer may at any time after the expiry of the twelve months or the extended period give notice in writing to the Permit holder that unless the building construction is completed by the date specified in the Notice the Permit automatically lapses provided however that any person affected by such lapsing of a Permit may make a new application in accordance with Section 5.

(3) A Permit requires a Permit holder to give written notice to the Senior Works Officer or Provincial Engineer on the forms specified in Schedule 5 hereto that the building construction is ready for inspection at each of the following stages of construction:

- (a) on completion of flooring, foundations or column bases as appropriate;
- (b) on completion of floor slab or bearers or floor joists;
- (c) on completion of ring beams or plate height including all diagonal wall bracing;
- (d) on completion of roof trusses prior to internal cladding;
- (e) on completion of drain runs, septic tank, soakage pits and where appropriate mains sewage connections prior to covering;
- (f) on full completion.

In each case the Permit holder must allow a period of three full working days from receipt by an officer named in Section 34(3) of such a Notice to allow an inspection to be carried out before building construction commences.

(4) Notwithstanding Section 14(3), an Authorised Officer may inspect a building in the course of construction at any reasonable time without notice.

(5) No person is permitted to occupy or suffer to be occupied any new building until such building has been certified by an Authorised Officer to be fit for occupation

(6) A Permit entitles the holder to construct the building in accordance with the plans and drawings and specifications attached to the Permit and subject to all the conditions, building standards and rules imposed by this Ordinance or specified in the Permit Provided however that in the case of Permit granted pursuant to Sections 10, 11 and 12 hereof or in the case of

(a) a building constructed and used exclusively as a conservatory or plant house or a detached building used exclusively as a poultry house, garden tool house, cycle shed, summer house or aviary the Province may waive such provisions of this Ordinance as it considers appropriate and necessary.

PART III BUILDING STANDARDS AND RULES

15. Local Planning Scheme - All buildings must comply with the matters set out in the Local Planning Scheme under the Act

16. Building line restrictions - (1) No building other than a fence enclosing a lot or parcel may be erected within the area contained between a building line and the boundary.

(2) Upon application for a Permit the Board may alter the building line where the levels or depth of a lot or other exceptional conditions of a site or the nature of a building make it necessary or expedient to alter the building line in respect of any part of a building.

17. Area to be covered by buildings - (1) Public buildings, warehouse buildings and domestic buildings not used, adapted or designed as dwelling houses must not be constructed so that more than 80% of a lot on which such building will stand is built over.

(2) Buildings used or adapted to be used as dwelling houses must not be constructed so that more than one half (50%) of a lot on which such building will stand is built over provided however that in the case of dwelling houses constructed adapted or designed to be used entirely as hotels, lodging houses or clubs, Section 17(1) applies.

(6) The limits set out in subsections 17(1) and 17(2) may be varied where the Board is satisfied that an area larger than that set out in this Section may be built over without prejudice to the public health

18. Vermin proof requirement- (1) Every building to be constructed as or which includes a store or shop to be used for storing grain, forage or other foodstuffs of any kind, hides, materials or articles likely to attract or harbour rats or truce or other vermin must be designed and constructed to be as vermin proof as possible to the satisfaction of the Board.

19. Ceiling insulation (I) Every building to be constructed as a dwelling house must be designed and constructed so that all rooms, verandas, balconies or any oilier part of such

building as the Board may require are provided with a proper ceiling with adequate air space between it and the roof provided that in the case of verandas roofed with an insulating material approved by the Board the ceiling may be dispensed with at the discretion of the Board

20. Restrictions on buildings abutting a street - (1) No part of or fixture attached to any building abutting a street is permitted to overhang or project onto that street, provided however that the Board may permit on such terms and conditions as it thinks fit the owner or occupier of a building abutting a street to erect or put up a sign, balcony, veranda, sunshade or other structure projecting from any upper story over any street or part thereof

(2) No door, gate, bar, window or other part of a building abutting a street is permitted to open outwards onto a Street if it would obstruct the safe passage of the public along the street.

(3) No building which abuts a street is permitted to be constructed so that any part of it projects above an imaginary line drawn towards it at a vertical angle of fifteen degrees from the opposite side of the street

(4) No building is permitted to be constructed so that it has a frontage on a sanitary lane or open drain without the prior written permission of the Board.

21. Conformity with area - (1) A new building must be positioned on the lot so as to be in general conformity with such adjacent or continuous buildings as the Board may direct and any street or building line declared by the Board.

(2) A new building must not be of a design or plan inferior to the general class and character of the area or street or neighbourhood.

(3) A new building must be constructed to a level suitable to the land upon which it is to be constructed having regard to the levels of any existing or proposed street or the levels of existing buildings.

(4) If the facing material or decoration shown on a plan or in specifications for a new building or used in the course of construction of a new building is of such quality or design as to appear aesthetically unsuitable the Board has power to require the Permit holder to amend, alter or substitute such facing material or decoration so that it is compatible with other facing material or decoration in general use in the area.

22. Access to street - (1) A new building must have unimpeded access to a street.

23. Constructed on filled land (1) No new building is permitted to be constructed on any site which has been filled up by or has been used as a place for the deposit of excremental matter or the carcasses of dead animals or other filthy or offensive matter until such matter has been removed or otherwise dealt with to the satisfaction of the Board which

may require the site to be compacted and/or covered with a layer of concrete or other impermeable material.

(2) Where a building site has fill or made up ground or has unsuitable soil the wall of any building must rest upon a layer of concrete of sufficient dimension to support it and if necessary the Board may order the whole site to be covered with a layer of concrete.

24. Foundations - Any new building must be constructed so that every wall or pier of the building rests upon solid undisturbed rock or upon proper footings or if the thickness of the wall does not exceed 225 mm (exclusive of any cavity in a wall constructed as a hollow- wall) upon a layer of good cement, concrete of sufficient width and thickness laid on the ground or upon a sufficient bressumer or upon some other solid and sufficient substructure as a foundation.

25. Construction of footings to walls - Where the walls or piers of a new building are to rest on footings:

(a) The footings must rest upon solid undisturbed rock or upon good concrete of sufficient width or thickness or upon some other solid and sufficient substructure as a foundation.

(b) The projection at the widest part of the footings of a wall on each side thereof must be at least equal to one half of the thickness of the wall at its base unless an adjoining wall or pier interferes in which case the projection may be omitted.

(c) The diminution of the footings must be regular offsets or in one offset at the top of the footings and the height from the bottom of the footings to the base of the wall must be at least equal to two thirds of the thickness of the wall at its base.

(d) The footings of a pier on every side must be constructed in accordance with the rules and standards applicable to the footings of the wall comprising the pier.

26. Damp proof course Any new public building or domestic building or warehouse building in which it is intended to employ persons in any manufacture, trade or business must construct every wall including any pier forming part of a wall of the building with an effective damp proof course of sheet lead, asphalt or vitrified stoneware or a double course of impervious slates or blue bricks laid to break joint and bedded in cement mortar or of other less durable material impervious to moisture beneath the level of the lowest timbers and where there is a solid floor no higher than the upper surface of the concrete or other similar solid material forming the structure of the floor and in any case at a height no less than 150 mm above the surface of the ground adjoining the wall or pier.

27. Floor - Floors may be made of concrete, stone, good sound burnt brick, wood or other materials approved by the Board provided that in the case of wooden floors on the ground floor of a building the Board may require the concreting of the ground underneath

and the rat proofing or mosquito proofing underneath and the rat proofing or mosquito proofing of any space between the floors and the ground

28. Party walls - (1) A party wall must not have any openings in such part as is in the roof or in any other part except with the prior written consent of the Board

(2) A party wall in a new building must not contain any wooden bressumer, beam, joist, purlin or plate or any bond timber and the roof of the building must not be constructed so that any timber or woodwork extends upon or across any party wall provided however that:

(a) laths and tile or slate battens properly embedded in good cement, in good cement mortar or in good lime mortar or in other equally incombustible material may extend upon or across a party wall;

(b) that the end of any wooden bressumer beam, joist purlin or plate or any bond timber maybe placed in a party wall so it does not extend beyond the central line of the party wall and is either encased in brickwork or other solid and or has every part which is placed in the party wall properly encased in an iron beam box with a solid back.

29. Walk - (1) Every wall must be of sufficient strength and constructed in such manner of such material as the Board may approve

(2) Every wall built of concrete, concrete block, stone, good sound burnt bricks or other similar materials must be properly bonded and solidly put together with mortar and all return walls and partition walls must be properly bonded to the walls adjoining them. Where the top of the wall is exposed to weather it must be properly protected to prevent access of damp or water to the wall.

(3) All external and party walls which are built of good sound hard bricks or of blocks of hard incombustible material laid in concrete or lime mortar must not be of less than the following thickness:

Exceeds in height (metres)	Does not exceed in height (metres)	Exceeds in length (metres)	Does not exceed in length (metres)	Thickness at base (metres)
	2.7		.	150
2.7	6	.	.	225
			18	343
6	9	18		450
9	12	18		570

unless the Board gives prior written approval to a lesser thickness if it is satisfied that such lesser thickness will be sufficiently safe.

(4) The thickness of a cross wall must not be less than two thirds of that required for an external or party wall.

(5) An internal partition wall built in brick which extends through one story only if it carries no load may be built no less than 100mm in thickness in brick or dressed stone. Such a wall is not deemed to be a cross wall- This subsection does not apply to recesses in walls.

(6) The length of a wall is deemed to be its length between cross walls or buttresses. For the purpose of this section a wall is not deemed to be a cross wall unless it be carried up to the top of the topmost storey and unless in each storey the aggregate extent of the vertical faces or elevation of all openings therein taken together must not exceed one half of the whole extent of the vertical face of the wall in such storey except such wall be sufficiently strengthened as provided in subsection 29(7).

(7) If any openings or recesses are left or made in a wall to an extent greater than one half of the superficial area of the wall of any storey or if any openings or recesses are left or made which extend into two or more stories the wall must be strengthened to the satisfaction of the Board by sufficient pilasters, buttresses or counter fronts or otherwise. For the purpose of this subsection a recess includes any part of a wall which is of a thickness less than that prescribed for a wall of that description.

(8) Where concrete blocks are used in the construction of the walls of a building the minimum allowable mix by volume of concrete used for their manufacture must be cement one part, sand four parts, stone eight parts. Hollow blocks must not be used under a concentrated load but solid blocks or a solid pier must be substituted.

(9) The thickness of walls of masonry other than ashlar must be one third greater than the dimensions for brick walls described in subsection 29(3) but in no case less than 225 millimetres.

(10) The height of a storey other than a top storey must be measured from the level of the upper surface of the floor to the level of the upper surface of the floor next above it or in the case of one storied buildings or of the top storey of a building to the underside of the tie of the roof or other covering or storey or if there be no tie then up to the level of half the vertical height of the rafter or other support of the roof.

(11) Where a building is to be constructed of steel framework or reinforced concrete or an addition or alteration is to be made to such a building and where the dead loads and the superimposed loads of, in or upon a building are transmitted to the foundations by a series of steel stanchions or reinforced concrete pillars, beams, arches or other suitable construction, details of type, sizes and specifications of structural steelwork must be approved by the Board All enclosing walls of concrete or other suitable material between such pillars must not be less than 100 mm in thickness provided always that such enclosing walls are designed and constructed to the satisfaction of the Board to resist any

loads and pressures they may have to carry.

30. Timber framed buildings - (1) The provisions of subsections 29(2) to 29(11) inclusive do not apply to a building of one storey the walls of which are constructed of properly framed timber framing and covered externally with some impervious fire proof material and to a height of not less than 300 mm, above the surface of the ground adjoining such wall are:

(a) Constructed of:

(i) good cement concrete at least 150 mm wide or

(ii) good stone, bricks or other hard and suitable material at least 150 mm wide and properly bonded and solidly put together or

(b) Carried upon:

(i) sufficient piers constructed of good cement concrete 225 mm wide or of good stone brick or other hard and suitable material at least 225 mm wide properly bonded and solidly put together or

(ii) metal or timber standards of sufficient strength.

Every such pier, standard or wall must be covered with a sheet metal cap projecting at least 100 mm beyond the face of such pier, standard or wall on every side

(2) The distance of any part of such building from the boundary of any adjoining lot must not be less than 3 meters.

(3) Any such building at and over a height of 300mm from the surface of the ground may have all or any of its external walls covered on the outside partly or wholly with combustible materials if such building is at least 3 meters from any other building and from the boundary of any adjoining lot.

(4) All corrugated iron and wood used in the construction of walls, roofs or fences in connection with any building to which this Section applies which has been previously used for the structure of other buildings must be in good proper and slightly condition.

31. Steel and iron used in buildings - All steel, iron or other metal used in the construction of a building must in respect of strength and other qualities be approved by the Board. The Board may require that all such metals be surrounded and suitably protected against fire by cement or other fire proof material at least 25 mm thick.

32. Timber used in buildings - All timber and woodwork must be properly protected from the attack of white ants and when necessary, ant traps must be used if required by the Board

33. Beams and Lintels - (1) Every beam must be of sufficient strength and have a sufficient bearing at each end arranged so that the load is properly transmitted to the supports.

(2) Wooden lintels must have a depth of at least 20mm, for every 300mm of span of opening with a minimum of 74mm in all spans of 1.2 meters or over relieving arches or concrete lintels must be inserted. This subsection does not apply to a wooden framed building

34. Bressumers - Every bressumer of anew building must be borne by a sufficient template of stone with concrete, terracotta or vitrified stoneware of the full breadth of the bressumer and to have a bearing in the direction of its length of 100mm at least at each end. If and when necessary the bressumers must have such story posts, iron columns stanchions or pins of bricks, stone or other equally suitable material on a solid foundation under the same as may be sufficient to carry the superstructure.

35. Floor load hearing capacity - The floors of any building used for the purpose set out in column below must be constructed of sufficient strength stability to carry safely in addition to the dead load of the floor itself and any oilier part of the structure of such building supported by such floor the corresponding superimposed load in column 2 below provided that a deduction of up to 20% of the specified loads,nay be approved if the Board is satisfied as to the excellence of the design and of the material and workmanship to be employed in construction. This provision does not apply to floors subject to rhythmic vibration.

Column I For floors intended to be used wholly or partially for the purpose of:	Column 2 Superimposed load kg per square metre
Domestic purpose Human habitation Private dwelling house	15
Common lodging house bedrooms Hotel bedrooms Hospital and other wards	20
Offices Other similar purposes	25
Workshops (light loads) Classrooms	30

Column I	Column 2
----------	----------

For floors intended to be used wholly or partially for the purpose of:	Superimposed load kg per square metre
Paces of public worship Lecture room Meeting halls Public Assembly (fixed seats) • <i>Retail shops</i>	40
Theatres Garages Dance Halls	50
Factories medium loads	50
Warehouses	100

Every other floor must be constructed of sufficient strength and stability to the satisfaction of the Board

36. Chimneys - In all cases where smoke or hot air is generated adequate provision must be made for conveying it to 300 mm above the ridge of the building in which the smoke or hot air is generated except that where a proposed chimney or shaft is less than six (6) metres away from an existing building of a greater height the chimney must be carried up to 300 mm above the level of the ridge of such existing building provided however that if the owner of the existing building proposes to increase the height of that building the onus of this section falls on such owner

37. Size of rooms - (1) Every room designed for human habitation must taken over its entire area be of a mean average height of at least 2.4 meters from floor to ceiling or underside of roof and no part thereof other than a part not exceeding in total 15% of the whole in extent must be less than 2.4 meters in height from floor to ceiling or underside of roof.

(2) The wall of any living or sleeping room must not be less than 2.4 meters in height from floor to top of wall plate.

(3) Every room designed for human habitation must have a clear superficial floor area of not less than 9 m² except that a third of other additional bedrooms in a dwelling house may not be less than 8 m²

37A. Access and Egress (1) Every building of one story must have at least two exits, At least one of these exits must provide an easy means of egress in case of any emergency without reducing security to the building. Such emergency exits may take the form of a trap door on an elevated floor or some such arrangement. Windows and other such openings used as emergency exits must have a minimum clear dimension of 560 mm and

an opening of 0.6 square metres. The shutter must be opening to 90 degrees to the wall. The top of the window sill must not be more than 900 mm from the floor inside. The height of the window sill from the ground or floor outside must not exceed 1800 mm.

(2) Every building of two or more storeys must be provided with not less than two exits from each storey.

(3) An exit must not be blocked at the point of discharge and where necessary, suitable barriers must be provided to prevent vehicles from blocking the exit.

[Note: S.37A inserted as front? December 1995 by 5.5 of the Western Province Building Standards (Amendment) Ordinance 1995.1

38. Windows - Every habitable room, hall or enclosed area in a domestic building must have at least one window opening directly into the open air. The total area of such window or if more than one of all the windows clear of the frames must be equal to at least one twelfth of the superficial floor area of such room, hall or other enclosed area with an increase in such window area if any window is placed under a veranda of 1.5% of floor area for each 300mm of width of veranda, over 1.5 meters. At least one half of every window must be able to be opened so that the opening extends in every case to the top of the window.

39. Ventilation (1) Every habitable room and every passage of a domestic building must be properly and efficiently cross ventilated.

(2) Every new public building must be efficiently cross ventilated by means of windows or fan lights or air bricks or tubes distributed around the building in such manner as to secure effective changes of air and arranged so as to communicate directly with the external air provided that where air conditioning is installed this subsection does not apply to those areas so air conditioned

(3) Every new warehouse building must be constructed with proper and efficient lighting with proper adequate and efficient means of cross ventilation

40. Guttering - A building must be constructed with roof gutters so designed and constructed that water does not lie in them.

41. Drainage of Lot - The owner of any lot must make adequate provision to the satisfaction of the Board for the satisfactory carriage and disposal of rain water, surface water, waste water or sewage from the lot or from any building thereon. The Board may require an owner to connect into the main drainage system of an area and upon failure to do so the Province may make such connection and recover the cost of so doing from the owner.

42. Provision of water closets and latrines and storage and/or disposal of refuse and waste (1) Every new building must be provided with sufficient water closets or latrines of

the type and materials as the Board requires and approves situated so that they are conveniently accessible to all persons employed or accommodated in the building

(2) Every water closet or latrine must be placed so that it is well lighted and ventilated.

(3) Every water closet and latrine must be separated by a well lighted and ventilated passage from any kitchen, living room or workroom

(4) The owner of a lot must make adequate provision to the satisfaction of the Board for on site storage of refuse or disposal of refuse or waste

(5) Every septic tank must be situated not less than 3 metres from any building or boundary and must be of suitable and durable material and construction acceptable to the Board. All septic tanks must be easily accessible and nothing must be built or planted over a tank to prevent easy access.

[Note: Section 42(5) amended as from? December 1995 by 5.6 of the Western Province Building Standards (Amendment) Ordinance 1995. 5.42(5) previously read: 'Septic tank - 3 m away made of durable material. All septic tanks must be easily accessible and nothing must be built over it to prevent easy access. Every septic must be situated not less than 3 meters from any building or boundary and must be of suitable material and construction acceptable to the Board.']

43. Adjoining buildings - entry – underpinning and shoring - (1) Where an owner of a lot proposes to construct a building in close proximity to another building not owned by that same owner ('the builder') and it is necessary for the builder to excavate or dig out the ground against the wall of the adjacent building the builder after consulting the owner of that adjacent building must at his or her own cost shore up and underpin such wall to its full thickness and to the full depth of such excavation with proper and sufficient material in a workmanlike substantial manner. The builder and his, her or its servants, agents, contractors and workers may enter on the adjacent premises at any reasonable time to carry out this work provided always that the builder must pay reasonable compensation for disturbance caused (if any) to the owner of the adjacent building or for any damage or injury caused by such entry

(2) Should the builder require to cut away any projection of part of an existing wall of the adjacent building (including but not limited to any footings, chimney breasts, chimney shafts or other projections beyond the vertical face of such existing wall) to enable the builder to construct a wall in close proximity to the existing adjacent building and the said projection or part of it is encroachment of the land of the builder the builder must first give one week's notice in writing to the owner of the adjacent building and may then cut away the necessary projection.

(3) The builder must make good in a workmanlike substantial manner any brick, stone or concrete work so cut away or opened.

(4) The builder must use reasonable care in cutting away and making good.

(5) The cost of the work specified in subsections 43(2), 43(3) and 43(4) must be paid by the owner of the adjacent building. Provided However that if the owner of the adjacent building before the expiration of the one week's notice referred to in subsection 43(2) gives notice in writing to the builder that he or she wishes to carry out such cutting away or making good then he or she is entitled to do so at his or her own cost and may enter on the land of the builder for that purpose but if such work is not completed by the owner of the adjacent land within one month after the date of such notice the builder may proceed to do or complete it.

(6) When under this Section one person claims to recover the cost of work or to recover compensation from another person the claimant must within fourteen (14) days after completion of the work serve upon the other person a written account of the cost including the cost of all preliminary and incidental operations. The account must give detailed particulars of the work done, quantities and cost at current rates and must allow reductions for the value at current prices of such materials the property of such other person as have been won by excavation or by pulling down or cutting into any wall or projection.

PART IV TRADITIONAL BUILDING CONSTRUCTION

44. Building standards and rules for traditional building construction - The following rules apply to buildings constructed in a traditional post and leaf and bush material style for areas designated under the Local Planning Scheme.

(a) The building must not be less than six (6) metres from the boundary of any adjoining lot or any street or other building

(b) Except as provided in paragraph (c) of this section, the floor area of the building must not be less than 32 square metres and no more than 1.5 metres above ground level.

(c) Any building intended for use as a leaf kitchen shall not have floor dimensions larger than 3.6 metres by 2 metres.

[Note: 5.44 amended as from? December 1995 by S. 7 of the Western Province Building Standards (Amendment) Ordinance 1995. In paragraph (b) the words "Except as provided in Paragraph (c) of this section," were inserted and paragraph (c) was

45. Demolition or repair order - (1) Where the Province considers that a building or part of a building has become ruinous or dilapidated or unfit for use or occupation or is from neglect or otherwise in condition prejudicial to the public health or safety or the health or safety of any person occupying or using the building, the Board may by notice in writing served on the owner of the building, or if the owner cannot be found or is not

in Solomon Islands, upon the occupier of the building (if any) or if there is no occupier and the owner cannot be found or is not in Solomon Islands by affixing such notice upon the outside of the building in a prominent place or places order such owner or occupier to either.

(a) within a specified period of time carry out such alterations, or repairs or remedial work as the Board considers necessary; OR

(b) within a specified period of time demolish or remove the building or part of the building and reinstate the land.

(2) Should a notice be issued in accordance with subsection 45(1) the Board may further order that any person occupying the building or using the building immediately vacate the building and that any occupation or use of the building is prohibited until such time as the repair or remedial work or the alterations have been carried out to the satisfaction of the Board.

(3) Any person upon whom a notice has been served pursuant to subsection 45(1) may prior to the expiration of the time specified in the notice apply to the High Court for a summons calling on the Board to show cause why the said notice should not be rescinded or varied and upon the hearing of the said summons the High Court may confirm, rescind or vary the said notice.

(4) (a) Any person who fails to comply with an order given pursuant to subsection 45(1) is guilty of an offence and liable to a fine not exceeding five hundred dollars (\$500.00) or to imprisonment for a term not exceeding six (6) months or to both such fine and imprisonment.

(b) All fines charged in accordance with Section 5(4)(a) shall be payable to the Provincial General Fund

(5) Without prejudice to any prosecution pursuant to subsection 45(4) where the owner or occupier fails to comply with the order given pursuant to subsection 45(1) an Authorised Officer may enter the premises and may early out or arrange to have carried out the required alterations, repair or remedial work or the required demolition, removal or reinstatement and the reasonable cost thereof is a civil debt due to the Province by the person in default and recoverable by the Province in any court of competent jurisdiction.

46. Individual and body corporate liability - (1) Where a body corporate, association, or cooperative commits an offence under this Ordinance with the consent or connivance of or because of neglect by an individual the individual is guilty of the same offence and liable to the same penalties as the body corporate, association, or cooperative if at the time of the offence:

(a) the individual is or was a director, manager, secretary or other senior officer of the body corporate, association or cooperative; or

(b) the individual is or was purporting to or holding out that that individual was such an officer; or

(c) the individual is or was a member of a body corporate, association or cooperative which is managed by its members.

SCHEDULE 1

WESTERN PROVINCE BUILDING STANDARDS ORDINANCE 1991 APPLICATION FOR A BUILDING PERMIT

[Note: Schedule 1 amended by LN127/9S by deleting the figure "\$500.00" and substituting there for the figure \$1,000.00' and by WP Building (Amendment) Ordinance 1999.)

To be submitted to: The Secretary
Western Province Town and Country Planning Board
PO Box 36
Gizo

PART A

Building Location Details:

Lot No: Parcel No:

Name of Land Tide Holder:

1. Applicant Details

1.1 Name of Applicant:

1.2 Postal Address of Applicant:

1.3 Phone Contacts: (Home) (Work)

2. **Type of building work for which Permit is required.**
(delete as appropriate)

2.1 New permanent building

- 2.2 Temporary building
- 2.3 Building in traditional post and leaf thatch style construction
- 2.4 Minor/Major alterations to a building under construction (Permit No:
- 2.5 Minor/Major alterations to an existing building (Note: 'Minor means where cost below \$1000)
- 2.6 Erection of Fencing.
- 2.7 Erection of Chimney
- 2.8 Installation of boiler etc.
- 2.9 Other(s), please specify

3. Type of building (as defined in the Ordinance) (delete as appropriate)

- 3.1 Domestic building
- 3.2 Public building
- 3.3 Warehouse building

4. Purpose or use to which building is to be put:

5. Name and Address of Architect or Draftsman

6. Name and Address of building work supervisor

7. Estimate of time for construction of the Building or completion of the building work:

8. Estimate of cost of the building work: \$

9. Has application for Planning Permission been lodged? Yes/No

10. Has approval been granted? Yes/No

11 If yes give reference number:

PART B
FOR OFFICIAL USE ONLY

This Application Form is submitted to the Secretary of the Western Province Town and Country Planning Board (the Physical Planning Officer).

The Building and Site Plans pertaining to the Application are attached.

Each of the undernoted officers is requested, on receipt of this form, to carefully examine the plans and to comment thereon in the space provided.

After making comments each officer is requested to pass this form and the plans to the next officer for comment

Once all officers listed below have completed this part of the form, the form is to be returned to the Secretary or the Western Province Town and Country Planning Board, for determination by the Board.

REGISTER NO. OF PLAN: DATE OF
REGISTRATION

I. Comments by Physical Planning Officer.

(additional comments/conditions – see attached sheet)

Date:

Physical Planning Officer
Western Province / Noro Town Council

2. Comments by Building Inspector:

(additional comments/ conditions - see attached sheet)

Date:

Building Inspector
Western Province / Noro Town Council

3. Comments by Environmental Health Inspector

(additional comments / conditions - see attached sheet)

-. Date:

Environmental Health Inspector

Western Province/Noro Town Council

4. Decision of Board.

Approved/Not Approved/Plans Withheld

Secretary. WRY & CPB

Date

Note: If approved please proceed to issue of Building Permit, by two authorised

officers, in the form prescribed in Schedule 2 to the Ordinance

SCHEDULE 2

**WESTERN PROVINCE BUILDING ORDINANCE 1991
BUILDING PERMIT**

Permit No

Pursuant to the provisions of the Western Province Building Standards Ordinance 1991 and the prescribed fee having been paid. Permission is hereby granted:

to carry out the following building work:

at _____ on Lot No.
Plan No
in accordance with the attached plans and specifications and in accordance with the said Ordinance including but not limited to the provisions of Section 14 and in accordance with the following special terms, conditions and limitations.:

SIGNED for and on behalf of the Western Provincial Government by:

Authorised officer

Authorised Officer

SCHEDULE 3

**WESTERN PROVINCE BUILDING STANDARDS ORDINANCE 1991
PRESCRIBED FEES**

The fee shall be 05% of the estimated value of the works on completion as agreed by the Board, plus an Application Form fee payable on the application of \$2500.

[Note: Schedule 3 amended as from? December 1995 by S.9 of the Western Province Building Standards (Amendment) Ordinance 1995. Schedule formerly read:

1. Building permit fee for a new building, calculated in accordance with building type or use and floor area as follows:

- (a) Residential 10 per m²
- (b) Commercial 12 per m²
- (c) Industrial 10 per m²
- (d) Application form \$10.00

2. Building permit fee for major alterations to existing building \$0.10 per m².
3. Building permit fee for alterations to a building timber construction \$0.10 per m²
4. Building permit fee for minor alterations to all existing building \$0.10 per m².
5. Building permit fee for temporary building flat rate \$15.00.
6. Building permit fee for a building in traditional post and leaf style construction \$0.10 per m².
7. Building permit fee for fencing flat rate 0.05c.per m².
- S. Building permit fee for chimney flat rate \$15.00.
9. Building permit fee for installation of boiler etc. \$20.00"

SCHEDULE 4

WESTERN PROVINCE BUILDING STANDARDS ORDINANCE 1991 STOP NOTICE

Date:

To: Permit holder and/or owner of the land and or person carrying on the activity

Pursuant to Section 4 or Pursuant to Section 13 of the Western Province Building Standards Ordinance 1991 (delete whichever is not appropriate) it appears you are carrying the activity of:

at:

(a) without a permit issued under Part Ii of the Ordinance or

(b) in contravention of the terms, conditions and limitations of the Permit issued under the ordinance namely:

NOTICE IS HEREBY GIVEN that you must immediately **STOP** the activity specified above until such time, if any, as you receive written notice that you may continue the building work, from the Province.

TAKE NOTICE that within fourteen (14) days of the date of this notice you must, as

appropriate:

apply for a Permit in accordance with Section 5 of the Ordinance or should you wish to dispute this Notice, require in writing that the matter be referred to the Western Province Town and Country Planning Board pursuant to Section 13 of the Ordinance,

the said application or requirement to be delivered to the Secretary, Western Province Town and Country Planning Board, PO Box 36, Gizo prior to the expiry of the fourteen (14) days.

AND TAKE FURTHER NOTICE that if you fail to comply with this Notice you are guilty of an offence and liable to a fine not exceeding five hundred dollars (\$50000) or to imprisonment, not exceeding six (6) months or to both such fine and imprisonment and should you continue the offence to a further fine not exceeding twenty dollars (\$20.00) per day for every day or part of a day during which the offence continues.

SIGNED by an Authorised Officer:

SCHEDULE 5

WESTERN PROVINCE BUILDING STANDARDS ORDINANCE 1991 FORM 1 (Section 14(1))

To: The Senior Works Officer/Engineer
Western Provincial Government
PO Box 36
Gizo

Notice of Commencement of Building Works

Thereby give notice that the building works in respect of Building Permit No:
for:
to be erected at:
on Lot:
Plan No:
will be commenced on:

Signature of owner/permit holder/builder (delete as appropriate)

WESTERN PROVINCE BUILDING STANDARDS ORDINANCE 1991 FORM 2

(Section 14(3)a))

To: The Senior Works Officer/Engineer
Western Provincial Government
PO Box 36
Gizo.

Footings/Foundations/Column bases (delete as appropriate) have been completed in accordance with the Ordinance and Permit No and are now ready for inspection.

Signature of owner/permit holder/builder (delete as appropriate)

Date:

**WESTERN PROVINCE BUILDING STANDARDS
ORDINANCE 1991
P01141 3
(Section 14(3)(b))**

To: The Senior Works Officer/Engineer
Western Provincial Government
PC Box 36
Gizo

floor slabs/bearers/floor joists (delete as appropriate) have been completed in accordance with the Ordinance and Permit No and are now ready for inspection.

Signature of owner/permit holder/builder (delete as appropriate)

Date:

**WESTERN PROVINCE BUILDING STANDARDS
ORDINANCE 1991
FORM 4
(Section 14(3)(c))**

To: The Senior Works Officer Engineer
Western Provincial Government
PO Box 36
Gizo

Ring beams/plate height and wall tracing (delete as appropriate) have been completed in accordance with the Ordinance and Permit No and are now ready for

inspection.

Signature of owner/permit holder/builder (delete as appropriate)

Date:

**WESTERN PROVINCE BUILDING STANDARDS
ORDINANCE 1991
FORM S
(Section 14(3)(d))**

To: The Senior Works Officer/Engineer
Western Provincial Government
PO Box 36
Gizo

Roof trusses prior to internal cladding have been completed in accordance with the Ordinance and Permit

No and are now ready for inspection.

Signature of owner/permit holder/builder (delete as appropriate)

Date

**WESTERN PROVINCE BUILDING STANDARDS ORDINANCE 1991
FORM 6
(Section 14(3)(e))**

TO: The Senior Works Officer/Engineer
Western Provincial Government
PG Box 36
Gizo.

All drain runs, septic tank, soak ways and main drains sewerage connection (delete as appropriate) have been completed in accordance with the Ordinance and Permit No and are now ready for inspection.

Signature of owner/permit holder/builder (delete as appropriate)

Date

**WESTERN PROVINCE BUILDING STANDARDS
ORDINANCE 1991**

FORM 7
(Section 14(3)(f) and 14(5))

TO: The Senior Works Officer/Engineer
Western Provincial Government
PO Box 36
Gizo.

Thereby give notice that the building in respect of Permit No. has been completed and is ready for occupation.

I request that the building be inspected and a certificate of occupation be issued.

Signature of owner/permit holder/builder (delete as appropriate)

Date