

No. S 57

BUILDING CONTROL ORDER, 2014
(S 69/2014)

BUILDING CONTROL (AMENDMENT) REGULATIONS, 2018

ARRANGEMENT OF REGULATIONS

Regulation

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(S 69/2014)

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In exercise of the power conferred by section 74 of the Building Control Order, 2014, the Minister of Development, with the approval of His Majesty the Sultan and Yang Di-Pertuan, hereby makes the following Regulations —

Citation

1. These Regulations may be cited as the Building Control (Amendment) Regulations, 2018.

Amendment of regulation 25 of S 70/2014

2. Regulation 25 of the Building Control Regulations, 2014, in these Regulations referred to as the principal Regulations, is amended in sub-regulation (1) —

(a) by deleting paragraph *(a)*;

(b) by deleting paragraph *(b)* and by substituting the following new paragraph therefor —

“*(b)* on completion of building works, a certificate stating that the building works and piling works have been carried out under his supervision; and”.

Insertion of new regulation 42A

3. The principal Regulations are amended by inserting the following new regulation immediately after regulation 42 —

“Ready-mixed concrete

42A. (1) No person shall use or cause to be used any ready-mixed concrete for structural elements in any major building works, unless —

(a) the ready-mixed concrete is obtained from a plant in respect of which valid product conformity certificate has been issued; and

(b) the specification of the ready-mixed concrete is listed in the product conformity certificate.

(2) In this regulation, “product conformity certificate” means a certificate issued by the Authority for the certification of ready-mixed concrete.”.

Amendment of regulation 48

4. Regulation 48 of the principal Regulations is amended, by deleting sub-regulation (2) and substituting the following new sub-regulation therefor —

“(2) A trained air-conditioning unit installer may depart from the specifications and requirements under sub-regulation (1) if he has obtained the prior written approval of the Authority to such departure.”.

Substitution of regulation 52

5. Regulation 52 of the principal Regulations is repealed and the following new regulation substituted therefor —

“Requirements for registration as approved window contractor

52. The Authority may register as an approved window contractor of a company or firm which has at least two trained window installers each of whom is either a director, a partner, the sole proprietor or an employee of the company or firm, as the case may be.”.

Amendment of First Schedule

6. The First Schedule to the principal Regulations is amended —

(a) in paragraph 1 —

(i) in sub-paragraph (f), by deleting the full stop and by substituting a semicolon therefor;

(ii) by adding the following nine new sub-paragraphs —

“(g) any shaft, manhole, trench or tunnel for the purpose of laying sewer, water or other utility pipes, where —

(i) the pipe does not exceed 1,000 millimetres in internal diameter; and

(ii) the building works are not located within the site of other building works that are not specified in this Schedule;

(h) any canal or drain not exceeding 1,500 millimetres in depth;

(i) any box culvert with a span not exceeding 5,000 millimetres and a depth not exceeding 1,500 millimetres;

- (j)* any boundary wall, boundary fence or gate;
- (k)* any awning, windowhood or cantilevered roof constructed of tiles, lightweight material or glass, and having a projection not exceeding 1,200 millimetres;
- (l)* any stall or shed of lightweight material within any premises;
- (m)* the enclosing of any side of a balcony, yard or terrace with windows and glass panels in residential buildings;
- (n)* any single storey building used for agriculture or to house livestock, including a greenhouse or a building used to house fixed plant or machinery for the farm, provided that —
 - (i)* no part of the building is used as a dwelling or for the purposes of packing, exhibiting or retailing; and
 - (ii)* each point of the building is situated not less than 1.5 times its height away from any adjacent building or any route of public access;
- (o)* any pre-fabricated swimming or wading pool placed on the ground, provided that —
 - (i)* the maximum depth of water contained in the pool is not more than 1,000 millimetres; and
 - (ii)* where the pool is located on higher ground, the distance between the pool and any retaining structure or slope is more than 3,000 millimetres and the difference in elevation of the ground levels is less than 1,500 millimetres.”;

(b) by inserting the following three new paragraphs immediately after paragraph 6 —

“6A. Erection at the ground level of any single storey detached booth, covered walkway, kiosk, guardhouse, bin centre, and the like, not exceeding an area of 10 square metres.

6B. Erection of any single storey lean-to extension with roof covering of tiles, or of any lighter material, in any bungalow, semi-detached, terrace or linked house not exceeding an area of 16 square metres.

6C. Erection of any single storey shed or hut not exceeding an area of 10 square metres for housing fuel tanks, mechanical or electrical equipment.”.

Amendment of Second Schedule

7. The Second Schedule to the principal Regulations is amended —

(a) in paragraph 1, by deleting “100 square feet” and by substituting “10 square metres” therefor;

(b) in paragraph 2, by deleting “2,000 square feet or part of the estimated cost” and by substituting “\$2,000 of the estimated alteration cost or part thereof” therefor;

(c) in paragraph 3, by inserting “per year or part thereof” immediately after “\$3.00”.

Amendment of Fifth Schedule

8. The Fifth Schedule to the principal Regulations is amended —

(a) by deleting the heading of paragraph D and by substituting “Accessibility in built environment — Objective.” therefor;

(b) by deleting paragraph 11 and by substituting the following new paragraph therefor —

“11. The objective of paragraphs 12 to 15 is to ensure that persons with disabilities are able to easily gain access to and exit from the whole or part of a building, and that persons with disabilities, children between 90 cm and 120 cm in height, caregivers of infants, and nursing women are able to carry out their activities within the building with reasonable ease.”;

(c) by deleting paragraph 13 and by substituting the following new paragraph therefor —

“13. Sanitary facilities that are appropriate for use by persons with disabilities, and sanitary facilities that are appropriate for use by children between 90 cm and 120 cm in height, shall be adequately provided for use by such persons.”.

BRUNEI DARUSSALAM GOVERNMENT GAZETTE

Made this 25th. day of Zulhijjah, 1439 Hijriah corresponding to the 6th. day of September, 2018.

DATO SERI SETIA AWANG HAJI SUHAIMI
BIN HAJI GAFAR
Minister of Development,
Brunei Darussalam.