

BUILDING REGULATIONS

ARRANGEMENT OF REGULATIONS

REGULATION

1. Short title
2. Interpretation
3. Scope
4. Forms of application
5. Grant or rejection
6. Fees
7. Requirements relating to building operations
8. Mandatory inspections
9. Inspection of work
10. Notice to require pulling down or removal of work
11. Register of applications

- SCHEDULES:**
1. Planning Standards
 2. Turks and Caicos Islands Building Code
 3. Forms
-

BUILDING REGULATIONS – SECTION 67

(Legal Notice 45 of 1990)

Made by the Governor

[15 October 1990] Commencement

- 1.** These Regulations may be cited as the Building Regulations.

Short title

- 2.** (a) In these Regulations—

Interpretation

“Board member” means a member of the Board sitting to consider the application;

“the Ordinance” means the Physical Planning Ordinance;

- (b) For the avoidance of doubt, where building operations are to be carried out which are also a development as defined by the Ordinance, such building operations will be required:

- (i) to comply with the planning requirements of the Ordinance and Regulations made thereunder, as to

planning criteria for which development permission will be required, unless it is permitted development;

- (ii) to comply with the building regulation requirements of the Ordinance and Regulations made thereunder, as to construction criteria, for which a building permit and intermediate and final certificates will be required.

Scope

3. The Regulations apply to all applications for a building permit.

Forms of
application

4. (1) An application to which these Regulations apply shall be submitted to the Director on the application form for permission to develop land set out in Schedule 1 to the Development Permission Regulations.

(2) An application shall be accompanied by the drawings and plans as required by the relevant application form submitted under paragraph (1).

(3) An application and any accompanying drawings and plans shall be—

- (a) submitted in triplicate;
- (b) signed by the applicant or his authorised agent;
- (c) accompanied by the appropriate fee.

(4) The Director shall not accept any application which is not accompanied by the appropriate fee or which does not conform to any other of the requirements of these Regulations. He shall immediately advise the applicant or the agent of the omission or defect and either return the application or hold the application pending correction of the omission or defect.

(5) The Director may correct or advise an applicant to correct any minor defect or informality in an application or its accompanying drawings and plans at the time when the application is submitted or at any time thereafter before the application is placed on the agenda for a meeting.

(6) The plans of any proposed work shall not be regarded as having been deposited with the Director under section 69(1) of the Ordinance until the Director is satisfied that the form of the application is suitable for consideration.

Grant or
rejection

5. After assessing the application, the Director shall issue a grant of building permit or rejection of building plans on the form appropriate thereto, as set out in Schedule 3.

Fees

6. (1) A fee shall be paid in respect of each application for a building permit for building operations not requiring development permission.

(2) The fee to be paid is the fee specified in column 2 of Schedule 4 of the Development Permission Regulations.

7. (1) Building operations shall be carried out so that they comply with the drawings and plans submitted under Regulation 4, and for which a building permit has been issued under Regulation 5, and the specific operations requirements contained in Schedules 1 and 2, both in respect of the building operations and any structure previously built, of which it forms part.

Requirements
relating to
building
operations

(2) The Director of Planning may authorise minor changes to the approved plans provided that such changes are in conformity with the requirements of Schedule 2.

8. (1) As required by these Regulations, mandatory inspections of the progress of building operations shall be made by the building inspector who shall certify that the building operations undertaken comply with these regulations, and when building operations have been completed to the satisfaction of the building inspector and in accordance with approved plans he shall issue a completion certificate.

Mandatory
inspections

(2) The Director in issuing a building permit shall attach to it forms of request for inspection as set out in Schedule 3.

(3) The builder undertaking the building operation shall, in accordance with the requirements laid down in Schedule 2, complete and return the appropriate form which accompanied the building permit requesting the progress on the building operations to be inspected and certified.

9. (1) The builder shall permit the building inspector to inspect any building operations in respect of which the building permit has been issued.

Inspection of
work

(2) Where reasonably required so to do by the building inspector or to establish if building operations comply with these regulations, the builder shall uncover operation, which have been covered prior to inspection.

(3) The building inspector may test drains and sewers.

(4) The Board or a building inspector may take samples of materials to be used in the construction of buildings or in the execution of other building operations.

10. A notice requiring the pulling down or removal of work referred to in section 70 of the Ordinance shall be in the form specified in Schedule 3.

Notice to require
pulling down or
removal of work

11. A register of all applications for grant of a building permit shall be kept by the Director. This shall contain such details as, and may be combined with, the register of applications for a grant of development permission to be kept under Regulation 22 of the Development Permission Regulations.

Register of
applications

SCHEDULE 1**TURKS AND CAICOS ISLANDS****PHYSICAL PLANNING ORDINANCE****PLANNING STANDARDS**

A person wishing to erect a building or structure, or carry out building operations as defined in the Physical Planning Ordinance, shall comply with any planning standards as may from time to time be contained in and published by the Department of Planning as a Development Manual. Such matters as may be provided for therein include:

1. Roads and Parking

1. Width of road reserves, and road design
2. Road classifications
3. Visibility at junctions
4. Parking requirements
5. Street furniture

2. Residential development standards

1. Set backs
2. Site coverage
3. Lot sizes

3. Additional standards relating to non-residential development

(industry, agriculture, fisheries, petrol stations, storage, schools, shops, offices, hotels, public facilities, etc.)

4. Special provisions relating to conservation

1. Beaches and coastline
2. Conservation areas
3. National parks
4. Historic sites, buildings and monuments
5. Environmental protection including the form of impact statements
6. Access
7. Marine or other wildlife, flora and fauna
8. Waste disposal and pollution

5. Subdivision standards

SCHEDULE 2

**TURKS AND CAICOS ISLANDS
PHYSICAL PLANNING ORDINANCE**

BUILDING CODE

A person wishing to erect a building or structure, or carry out building operations as defined in the Physical Planning Ordinance, shall comply with such building standards as may from time to time be contained in and published by the Department of Planning as the Turks and Caicos Islands Building Code.

SCHEDULE 3**TURKS AND CAICOS ISLANDS
PHYSICAL PLANNING ORDINANCE****FORMS**

1. Inspection forms (Regulation 8)
2. Grant of building permit (Section 69)
3. Rejection of building plans (Section 69)
4. Notice to remove or alter work (Section 70)

**TURKS AND CAICOS ISLANDS
PHYSICAL PLANNING ORDINANCE****BUILDING REGULATIONS****INSPECTION FORMS***(Regulation 8)*

Notice No 1	SETTING OUT	File Block & Parcel No
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REQUEST FOR INSPECTION

Date:

Type of Development:

Name of Builder:

Date and Time of Inspection Needed:

Date of Request:

At least 48 hours notice must be given to the Director of Planning at the Department of Planning in Grand Turk or in Providenciales and this notice should be confirmed by telephone at least 24 hours before the inspection is needed.

.....

Unable to inspect work, request granted to continue.

Director:.....

Date:

Notice		File
No	FOUNDATION EXCAVATION AND	Block &
2	REINFORCEMENT PLACING	Parcel No.

REQUEST FOR INSPECTION

Date:

Type of Development:

Name of Builder:

Date and Time of Inspection Needed:

Date of Request:

At least 48 hours notice must be given to the Director of Planning at the Planning Department in Grand Turk or in Providenciales and this notice should be confirmed by telephone at least 24 hours before inspection is needed.

.....

Unable to inspect work, request granted to continue work.

Director: Date:

Notice		File
No	FLOOR SLAB	Block &
3		Parcel No.

REQUEST FOR INSPECTION

Date:

Type of Development:

Name of Builder:

Date and Time of Inspection Needed:

Date of Request:

At least 48 hours notice must be given to the Director of Planning at the Department of Planning in Grand Turk or in Providenciales and this notice should be confirmed by telephone at least 24 hours before the inspection is needed.

.....

Unable to inspect work, request granted to continue work.

Director: Date:

Notice No 4	PLUMBING AND ELECTRICAL ROUGHING IN	File Block & Parcel No.
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REQUEST FOR INSPECTION

Date:

Type of Development:

Name of Builder:

Date and Time of Inspection Needed:

Date of Request:

At least 48 hours notice must be given to the Director of Planning at the Planning Department in Grand Turk or in Providenciales and this notice should be confirmed by telephone at least 24 hours before inspection is needed.

.....
Unable to inspect work, request granted to continue work.

Director:

Date:

Notice No 5	WALLS, COLUMNS & BEAMS	File Block & Parcel No
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REQUEST FOR INSPECTION

Date:

Type of Development:

Name of Builder:

Date and Time of Inspection Needed:

Date of Request:

At least 48 hours notice must be given to the Director of Planning at the Department of Planning in Grand Turk or in Providenciales and this notice should be confirmed by telephone at least 24 hours before the inspection is needed.

.....
Unable to inspect work, request granted to continue work.

Director:

Date:

Notice No 6	ROOF STRUCTURE	File Block & Parcel No.
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REQUEST FOR INSPECTION

Date:

Type of Development:

Name of Builder:

Date and Time of Inspection Needed:

Date of Request:

At least 48 hours notice must be given to the Director of Planning at the Planning Department in Grand Turk or in Providenciales and this notice should be confirmed by telephone at least 24 hours before inspection is needed.

.....

Unable to inspect work, request granted to continue work.

Director:

Date:.....

Notice No 7	COMPLETION	File Block & Parcel No.
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REQUEST FOR INSPECTION

Date:

Type of Development:

Name of Builder:

Date and Time of Inspection Needed:

Date of Request:

At least 48 hours notice must be given to the Director of Planning at the Department of Planning in Grand Turk or in Providenciales and this notice should be confirmed by telephone at least 24 hours before the inspection is needed.

.....

Unable to inspect work, request granted to continue work.

Director:

Date:

Notice

No
8**SPECIAL INSPECTION**

File

Block &
Parcel No.**REQUEST FOR INSPECTION**

Date:

Type of Development:

Name of Builder:

Date and Time of Inspection Needed:

Date of Request:

At least 48 hours notice must be given to the Director of Planning at the Planning Department in Grand Turk or in Providenciales and this notice should be confirmed by telephone at least 24 hours before inspection is needed.

.....

Unable to inspect work, request granted to continue work.

Director:

Date:

FORM DOP 37

**TURKS AND CAICOS ISLANDS
PHYSICAL PLANNING ORDINANCE
BUILDING REGULATIONS**

GRANT OF BUILDING PERMIT

(Section 69)

Application No: Block & Parcel No:

To:

In pursuance of powers conferred under the above mentioned Ordinance, the Board/Director hereby GRANTS, in accordance with the terms and conditions authorised by the Ordinance a BUILDING PERMIT in respect of the following development:

more particularly described in your application for a grant of detailed development permission and/or a building permit dated and in the plans and drawings attached thereto, subject to compliance with the relevant statutory provisions and with the following conditions:

The reason(s) for the imposition of the condition(s) is/are:

Dated: Subject:

DIRECTOR OF PLANNING

FORM DOP 38

TURKS AND CAICOS ISLANDS
PHYSICAL PLANNING ORDINANCE
BUILDING REGULATIONS

REJECTION OF BUILDING PLANS

(*Section 69*)

To:..... Application No:.....
..... Parcel No:.....
.....

In pursuance of powers conferred under the above mentioned Ordinance, the Board **REJECTS** the plans of the following building:

as described in your application dated.....
The plans have been rejected on account of the following defects or non-conformity:

Dated: Signed:

DIRECTOR OF PLANNING

NOTES:

1. Any question arising as to the propriety of this rejection may be referred to the Magistrate for determination.
2. You may submit an amended or revised application to the Board. Any such application will be a new application and the appropriate fee will have to be paid at the time the application is submitted.
3. You are advised to discuss any revised or amended proposal for development with the Department of Planning before resubmitting an application for a grant of a building permit.
4. All communication relating to this decision should be addressed to:

The Director of Planning
Department of Planning
Grand Turk.

FORM DOP 39

**TURKS AND CAICOS ISLANDS
PHYSICAL PLANNING ORDINANCE
BUILDING REGULATIONS**

NOTICE TO REMOVE OR ALTER WORK

(Section 70)

To:..... Application No:.....
..... Parcel No:.....
.....

In pursuance of powers conferred under the above mentioned Ordinance, the Board hereby requires you to pull down or remove the following work, which is not in conformity with the Ordinance or Building Regulations, within 28 days of service of this notice:

.....
.....
.....

Instead you may, if you wish, comply with the following requirements to bring the work in conformity with the Ordinance or Building Regulations:

.....
.....
.....

Dated: Signed:
DIRECTOR OF PLANNING

NOTES:

1. You may appeal to the Magistrate against this notice to remove or alter work.
2. You may apply to the Magistrate to allow a longer period to remove or alter work.
- 3.. If you fail to remove or alter work as required by this notice, the Board, or persons authorised by the Board, may remove or alter the work and recover from you the expenses in doing so.
4. Any communication concerning this notice should be sent to:

The Director of Planning
Department of Planning
Grand Turk.
