

**LOCAL GOVERNMENT ORDINANCE 1961****(No. 11 of 1961)****RANAU DISTRICT COUNCIL (BUILDING) BY-LAWS 1962****(G.N.L 47 Of 1962)**

In exercise of the powers conferred upon it by subsection (1) of section 50 and section 52 of the Local Government Ordinance 1961, and all other powers thereunto it enabling, the Ranau District Council has made the following by-laws:

PART A  
PRELIMINARY

**1. Title and application.**

The by-laws may be cited as the Ranau District Council (Building) By-laws 1962 and shall apply to Ranau Township.

**2. Permission to erect building.**

- (1) No person shall erect or commence to erect any building upon any land except subject to the written permission and control of the Council and in accordance with the provisions of these By-laws; and no person shall re-erect, add to or alter any building already being upon such land except in accordance with such directions and subject to such approval and control:

Provided that any building erected by or on behalf of the Government may be exempted by the State Secretary from compliance with any of these By-laws.

- (2) No person shall erect or commence to erect any building in any area within which the Town and Country Planning Ordinance, is for the time being in operation except in accordance with the provisions of any approved scheme under that Ordinance and no departure shall be allowed without special permission from the Central Town and Country Planning Board.
- (3) Any permit granted shall be subject to the provisions of these By-laws and any conditions endorsed on such permit.

**3. Deemed to erect building.**

A person shall be deemed to erect a building who-

- (a) begins work on a new building;
- (b) adds to or alters any existing building in such a manner as to involve new foundations, or new or partly new superstructure on existing foundations;
- (c) converts or adapts any buildings to a purpose other than that for which it was originally approved.

**4. Penalties and demolition.**

- (1) Any person who contravenes the provisions of any By-laws shall on conviction be liable to a fine not exceeding five hundred ringgit and in the case of a continuing offence shall be liable to a fine not exceeding ten ringgit for everyday during which such offence is continued.
- (2) Any person who erects a building in contravention of the provisions of any of these By-laws shall, within seven days of the receipt by him of a written order from the Council requiring him to do so, demolish and remove the building, and upon his failure to comply with such order the Council may demolish and remove the building and recover the cost thereof from him.

## 5. Interpretation.

In these By-laws, unless the context otherwise requires -

“approved” means approved by the Council;

“area” applied to a building means the area of the building at its largest horizontal section including the external wall and such portions of the party-walls as belong to the building and any footway or verandah way which the owner is required by these By-laws to construct or maintain; in the case of a compound house, all separate blocks shall be considered separate buildings;

“base” applied to a wall means the underside of the course immediately above the footings;

“balcony” means any stage, platform, oriel window, verandah or similar structure projecting outwards from the main wall of any building and supported by brackets, cantilevers, pillars, columns or other means;

“block” means any constructional unit not being a brick which is designed for the construction of walls or partitions composed of concrete or other approved material hollow or solid and of such shape, size and quality as the Council may approve;

“brick” means hard sound bricks, true in shape with sharp arises, of uniform quality and texture and (except in the case of cement bricks) well burnt;

“building” means any house, hut, shed or roofed enclosure, whether used for the purpose of human habitation or otherwise, and also any wall, fence, platform, staging, post, gate, pillar, paling, frame, hoarding, slip, dock, wharf, pier, jetty, landing stage, bridge or any other structure connected with the foregoing;

“building line” means a line fixed or to be fixed by the Council on one or both sides of a street, beyond which no building or structure, other than boundary walls, fences, footways or balconies or such temporary structures erected in connection with building operations as may be allowed by the Council, shall be constructed;

“ceiling” means the covering to the underside of any floor joists or rafters above a room; where no such covering exists the ceiling shall be understood to mean the underside of the floor foists or of rafters;

“cement concrete” means a mixture of cement, sand and coarse materials, which latter shall be of broken stone or other approved material, the size to be approved by the Council and unless otherwise specified the mixture shall be of the proportion by volume of one part of cement to three parts of sand and six parts of coarse materials:

Provided always that this general specification shall apply only to mass concrete in foundations, floors, walls and drains and that when reinforced the size of the coarse material and the proportions to be used shall be as

may be prescribed;

“cement” means cement of a quality not inferior to that approved from time to time by the Council as equal to the British Standard Specification laid down at the time;

“cement mortar” means a mortar made of one part of cement to three of sand, all portions are to be by volume;

“cement plaster” unless otherwise specified means a plaster made of not less than one part of cement to two of sand measured by volume;

“Chairman” means the Chairman of the District Council having jurisdiction over the area in which the building is situated and includes any officer or member of such Council authorised either generally or specially by the Council to exercise any of the powers conferred on a Chairman by these By-laws;

“compound” means a fenced-in area around a dwelling-house or houses;

“cross-wall” means any wall of bricks, stone, concrete or other incombustible material, built up regularly with the main walls and carried up to the top of the topmost storey or eaves level;

“depth” of a building means the measured distance at ground level between the front line of a building and the backline of the rear main wall which separates the main building from the open space;

“domestic building” means a building used or constructed or adapted to be used partly for human habitation,

“dwelling-house” means a building used or constructed or adapted for use as a human habitation together with such out buildings as are ordinarily required to be used therewith;

“external wall” means an outer wall of a building not being a party-wall even though adjoining a wall of another building;

“factory” means any building or premises wherein mechanical power is used to move or work any machinery employed in or incidental to the making, altering, repairing or adapting for sale of any article;

“floor” includes any horizontal platform forming the surface of any storey and every joist, board, timber, stone, brick or other substance connected with, or forming part of such platform;

“floorway” includes verandah ways;

“garage” means a building for the storage or refitting of motor vehicles;

“godown” means any building or room exceeding 400 square feet in area used for storage purposes only;

“hardwood timber” means timbers classified officially by the Forestry Department as hardwood or other timber approved by the Council;

“industrial building” means a building used or intended to be used as a factory, workshop or godown;

“latrine” means a latrine the type of which is approved by the Council;

“lime” means lime which is free from sand or admixture with other deleterious materials;

- “lime mortar” unless otherwise specified means a mortar made with not less than one part of lime to two parts of sand by volume;
- “mezzanine floor” means a floor interposed between the main floors of a building and includes any floor or platform of an area greater than 100 square feet;
- “party-wall” means a wall forming part of a building and used or constructed to be used in any part of its height or length for the separation or adjoining buildings;
- “public building” means a building used or constructed to be used as a place of public worship, hospital, workhouse, college, school, theatre, cinema, hotel, public ballroom, public lecture room or public exhibition room, or as a place of public assembly, or used or constructed or adapted to be used for any other public purpose;
- “room” means any subdivision of any storey of a building other than a drying-room, store-room, pantry, lobby or landing which is not used for sleeping purposes;
- “sand” means sand which shall be sound, strong, clean, free from harmful impurities, and approved by the Chairman as suitable for its required purpose;
- “semi-permanent building” means a building which is built in accordance with Part X of these By-laws;
- “shop” means a building used or adapted to be used either wholly or partly for the purpose of carrying on retail trade;
- “street” includes any public road, square, passage, footpath, court or alley verges, traffic islands, public parking areas, and all channels, drains and ditches bordering a street shall be part of such street;
- “storey” means the space between the upper surface of every floor, and the upper surface of the floor next above it, or if there be no such floor then the underside of the tie or collar beam of the roof or other covering when ceiled at such level, or if there be no tie or collar beam then the level of half the vertical height of the underside of the rafters or other support of the roof;
- “temporary building” means a building which complies with the provisions of Part Y of these By-laws;
- “verandah way” means that portion adjacent to the outer wall of a building provided for the foot traffic of the public;
- “width” applied to a street means the width measured at right angles to the direction of the street of the whole extent of space intended to be used or laid out so as to admit of being used as a public way inclusive of any open drains, steps, or projections but exclusive of covered foot ways where the superstructure of a building is over the footway; when applied to a room it means the extent of space between the inner surfaces of the walls; when applied to stair openings and arches the space exclusive of all projections;
- “workshop” means any building or premises, not being a factory whether used as dwelling or not, and whether machinery is used or not, where manual labour is employed by way of trade or for purpose of gain.

PART B  
PLANS OF BUILDING AND SITES

**6. Plans in duplicate.**

- (1) All plans of new buildings and plans of alterations to all buildings (where plans are required by the Council) shall be deposited in duplicate. One copy will be retained by the Council if it approves the plan, the other will be returned after approval:

Provided that the Council may refuse to pass the plans of any building if in its opinion the general elevation or appearance is unsuitable to the locality and position in which erection is proposed or is not in accordance with any building line approved by the Government.

- (2) The Council shall within forty-five days of the submission of the said plans notify the person submitting the same or his authorised architect or other representative if they are not in accordance with the requirements of these By-laws. If the Council does not within such period so notify, the building shown on such plans may be commenced in the same manner as if the approval of the Council has been received:

Provided that in the event of such plans having been withdrawn for alteration during such period of forty-five days by the person submitting the same or his architect or other representative the said period shall be calculated from the date of their final submission.

- (3) If the Council shall within such period of forty-five days notify the person submitting the plans or his architect or other authorised person of any matter in respect of which they are not in accordance with the requirements of these By-laws, then if they are amended as required, the Council shall approve within a period of fourteen days from the time the amended plans are submitted to them and if they shall not signify their approval within such period the building may be commenced in the same manner as if the approval of the Council has been received.
- (4) The approval under this by-law of any plan shall lapse unless the erection of the building is commenced within one year from the date of such approval.

## **7. Colouring of plans.**

All plans except when made by photographic reproduction or other approved method shall be drawn in black ink, but differences of material may be shown in colours. Sectional portion of walls, timber, etc., may be in distinct colours. All old work shall be in neutral tint, grey or black.

## **8. Plans to be signed.**

Plans may be submitted only by persons authorised to do so, and shall bear the signature of the person submitting them and the signature and full address of the owner or his agent.

## **9. Submission of plans by qualified person.**

- (1) Any person holding any of the under mentioned qualifications may submit plans for permanent and semi-permanent buildings-
  - (a) a Fellow, Associate or Licentiate of the Royal Institute of British Architects; or
  - (b) an Architect member being a Fellow, Associate or Licentiate of the Incorporated Association of Architects and Surveyors, London; or

- (c) a holder of a diploma in architecture granted by any University in the United Kingdom or in any British possession; or
  - (d) a person who shall pass such examination or examinations as may from time to time be prescribed by the Minister.\*
- (2) Any person to whom the Director of Public Works has granted a certificate authorising him so to do may submit plans for buildings of such type, size or value as is specified in such certificate. Such certificate may be issued for such period and may be cancelled at any time as the Director thinks fit. A copy of such certificate shall be lodged with the Council.
- (3) Any person may submit plans for permanent and semi-permanent buildings below a value of eight thousand ringgit.

#### **10. Plans of alterations.**

In plans for additions and alterations, the parts to be removed shall be shown in dotted black lines and new work in red or in black, fully coloured. All existing drains, stairs, windows and doors shall be shown, and all openings for light and ventilation.

#### **11. Specification.**

The Council may require all plans to be accompanied by specification of materials proposed to be used.

#### **12. Plans required.**

##### **All plans must show, if required by the Council-**

- (a) plan of each floor, with distance from centre and side of roadway or roadways distinctly figured. Lengths and breadths of buildings and rooms with thickness of walls figured;

Elevation.

- (b) front, back and side elevations with levels of verandah-ways or footpaths and adjoining verandah-ways of footpaths;

Figured dimensions.

- (c) door and window openings, ventilating openings and stairs with the dimensions figured on plans and sections; dimensions and area of air-wells, and back areas; size of piers, and lines of drainage shown clearly and accurately, also position and direction of floor joists and beams;

Area of open space.

- (d) figured dimensions of the clear daylight area of airwells and open space, if any;

Cross and longitudinal sections.

- (e) cross and longitudinal sections showing the heights of storeys figured thereon, the level of verandah-ways in relation to the centre of the road, and the height of the ground floor in relation to the road; staircases, heights of doors, windows and ventilating openings, inclinations of drains and position thereof; sizes of joists, girders, bressummers, roof scantlings, construction of roof; figured dimensions on foundation plan between walls, piers and stanchions;

Particulars of adjoining property.

- (f) elevations showing adjoining houses or parts thereof, together with their floor levels, main cornices, parapets and string courses when required by the Chairman.

### **13. Plans of reinforced concrete and structural steel.**

Plans of all structures in reinforced concrete or structural steel shall be according to the requirements of by-law 58.

### **14. Additional plans.**

When required by the Council further detailed drawings and calculations shall be submitted.

### **15. Sketch plans.**

Sketch plans which shall be exempt from the provisions of all the By-laws in this Part may be accepted for minor erections, alterations and additions, and written permits will be issued for the authority to carry out such work on payment of the appropriate fees under by-law 167.

### **16. Site plan.**

- (1) There shall be included together with the building plans a block or site plan in duplicate showing –
  - (a) the actual site on which the building, addition or alteration is intended to be replaced or made, with the area thereof, the district where the land is situated, the number of the lot title, and the lot number, where such exists, the owner's name in English;
  - (b) the position and description of the nearest existing building if such building is within a distance of one chain from the site of the building which it is intended to erect, re-erect, add to or alter;
  - (c) the nearest open street, with the width of such street if such intended building, addition or alteration is within fifty feet thereof;
  - (d) the lines of any unopened street and its connection with the nearest open street where the site of such intended building addition or alteration abuts on the line of any intended but unopened street;
  - (e) complete lines of drainage and the points of discharge of the proposed drains, with arrows indicating the direction of flows;
  - (f) North point and scale.
- (2) The block or site plan of any building other than a building intended to be used (a) exclusively for housing not more than two motor vehicles, or (b) wholly or principally as a dwelling-house or office shall, if so required by the Council in writing, show the position and description of every building within a distance of two chains from the building in respect of which the block or site plan is submitted.

### **17. Scales.**

- (1) All plans except site plans shall be drawn to a scale of not less than one-eighth of an inch to a foot.

- (2) Site plans shall be drawn to a scale of not than 1" – 1.250".

#### **18. Fees.**

Plans will not be considered until the fees prescribed under by-law 167 have been paid.

#### **19. Model master type plans.**

The Council may draw up or approve model master type plans showing the general lay-out and details of buildings under the categories of permanent, semi-permanent and temporary which the Council is prepared to approve and which it may not require to be submitted under the provisions of by-laws 6 to 12 inclusive.

#### **20. Temporary sheds.**

- (1) Plans shall not be required nor shall fees be charged for temporary sheds erected on the site of a building for which plans have been approved and which are required solely in connection with and for the period of construction.
- (2) Approval to use a new building may be withheld until such temporary sheds have been removed.

### **PART C** OPEN SPACES

#### **21. Open spaces.**

- (1) The area of the open space, exclusive of party or external walls, for every building which any person intends to erect or re-erect for the purpose of being used wholly or in part as a domestic building shall be not less than one-half of the area of the land built upon.

For the purpose of this by-law such portions of the lot as may be covered by eaves considered excessive by the Council, staircases, balconies or other projections shall be deemed to be built over:

Provided that one-fifth of the area of such open space may be occupied by latrines, bathing places and cooking places which do not exceed in height the level of the ground floor storey and which are deemed necessary by the Council for the use of the inhabitants of the building:

Provided further that in respect of any building other than those specified in by-laws 22 and 23 the Council may in appropriate cases decrease the area of the open space or dispense with such requirement as in their absolute discretion they deem fit.

- (2) Where a building abuts on two or more streets or where there are any other exceptional circumstances whatsoever, the Council may permit the area of such open space to be decreased.

#### **22. Detached dwelling-house boundaries.**

For a detached dwelling-house or a pair of semi-detached dwelling-houses there shall be at least ten feet clear between the building and the boundaries of its plot.



**23. Open areas.**

Public buildings, abutting on a back lane shall have an open space inclusive of half of the back lane equal to ten per cent of the built on area and all such buildings shall be provided with such bathrooms and latrines as the Council may consider necessary. The minimum open space required may be provided by means of an air well from ground floor and open to the sky, the superficial area of which shall be equivalent to the area of the open space as previously stated in this by-law.

**24. Boundary walls and fences.**

No open space in the rear of a building may be enclosed by a boundary wall, railing or fence of a height exceeding eight feet from the ground floor level except with the written permission of the Council. In granting permission for such an erection more than eight feet in height the Council shall specify the materials and mode of construction which shall be such as to permit satisfactory ventilation and free passage of light. Where a back lane exists, any such boundary wall, railing or fence shall have a doorway at least two feet six inches wide on the clear communicating with the back lane.

PART D  
HEIGHT, WIDTH AND DEPTH OF BUILDINGS

**25. Height.**

No building which abuts on a street shall exceed in height the width of the street on which it abuts; provided that where a building abuts on two or more streets the height thereof may equal the width of the widest of such streets. For the purpose of this by-law, the height of a building shall be measured from the mean level of the street adjacent to the building to the top of the parapet or the half height of the roof whichever is the higher. For the purpose of the foregoing definitions, account should be taken of parapets but not of chimneys, ornamental towers, turrets or other architectural features:

Provided that the Council shall retain the power to waive the requirements of this by-law in special cases on such conditions as the Council shall determine.

**26. Height of storey.**

No ground floor storey shall be less than twelve feet in height from floor to ceiling, except in the case of dwelling-houses, outbuildings and detached and semi-detached buildings of one storey where a clear height of nine feet shall be sufficient.

**27. Height of upper floor storey.**

No upper floor storey shall be less than ten feet in height from the surface of the floor to the point of intersection of the external walls with the underside of the ceiling and where a building abuts on a street shall be of such height as the Council may direct.

**28. Thickness of wall.**

When it is desired to erect any storey of any domestic building exceeding fifteen feet in height the Council may prescribe to what extent the walls shall be increased in thickness or otherwise strengthened.

**29. Width.**

The Council may require the domestic buildings erected on lots with a frontage of thirty feet or more shall have a frontage of not less than thirty feet.

**30. Depth.**

In the case of any dwelling-house, not being a detached or semi-detached building, and having a depth of not more than forty-four feet, the proportion of depth to frontage shall not exceed two and a half to one except that extensions or additions to such building may be permitted as shall not exclude light or air therefrom.

PART E  
SUPERVISION AND PRECAUTIONS DURING CONSTRUCTION

**31. Foremen.**

Every person erecting a building shall keep upon the site of the works a suitably qualified person who shall be able to take instructions in Malay or English, and who shall afford and facilitate access to all parts of the building by the Chairman.

**32. Copy of plan to be kept on site.**

A copy of the certified plan as approved by the Council shall be kept on the site of such building during its construction and shall be produced whenever required to the inspecting officer during working hours.

**33. Precautions whilst building.**

Proper precautions shall be taken for the protection of the public whilst building operations are being carried on by the placing of a strong hoarding round the building when necessary, with lamps at those corners which abut on a street lighted and kept burning from sunset to sunrise. All building materials shall be kept within such hoarding unless permission shall have been obtained from the Chairman for the deposit of building materials in which case fees shall be payable as provided in by-law 167.

**34. Permit for building materials, etc., in streets.**

No building materials, nor any post, scaffolding or other temporary erection, nor any hole or excavation may be placed or made in any street without a permit from the Council for which a fee shall be charged. Every person to whom such permit is issued shall at his own expense cause such materials, scaffolding, hole or excavation to be efficiently fenced and protected until removed or filled up and until the street has been returned to its original condition. Lights shall be provided as required by by-law 33.

**35. Suspension of repairs and order of demolition, etc..**

- (1) Where any repairs of any nature whatsoever are being carried out to any building and the work reveals a condition of structure of such building which in the opinion of the Council, renders the building unsafe for occupation or otherwise unsatisfactory, it shall be competent for the Council immediately to require the owner or other responsible person to suspend such repairs and to make any order as to the demolition, alteration, or reconstruction of such building as the Council may think fit.

- (2) Any such order shall be wholly carried out within such period as the Council may determine.

**36. Power to stop work on dangerous structure.**

It shall be competent for the Chairman to inspect any building in the course of construction and to see that the details of the approved plan have been strictly adhered to, and if he shall consider that the principles on which the work is being carried out or the materials used will render such building unsafe for human habitation or dangerous to the public, he may order the cessation of work upon the building and its demolition at the expense of the owner.

PART F

APPROVAL FOR COMPLETED BUILDINGS

**37. Approval before occupation.**

- (1) No person who erects any building shall allow the same or any portion thereof to be occupied until such building shall have been previously certified as having been built in compliance with the provisions of these By-laws or with any written directions given by the Council, and no certificate of fitness for occupation shall be given for reinforced concrete or steel framed building or other type of building not specifically mentioned in these By-laws, unless the architect or engineer, if any, employed by the owner shall have previously certified that he has supervised the erection of the same, and that to the best of his knowledge and belief the building is in accordance with the plans and conditions under which such plans and amendments hitherto, if any, were approved. Any change in the architect or engineer employed shall immediately be notified by the owner to the Council.
- (2) The Council shall within twenty-one days of the submission of an application for a certificate of fitness for occupation grant such certificate or notify the person submitting the same of its refusal to grant such certificate and of the reasons therefor.

**38. Buildings not to be altered or used otherwise than in accordance with approved plan.**

Where any building has been erected no person shall except with the written permission of the Council and upon such terms as may be imposed alter or use, or (being the owner thereof) suffer such building to be used otherwise than for the purposes specified or indicated in the application and plans approved in respect thereof; nor to be occupied in such manner as to provide more dwellings than were specified or indicated in such application and plans.

PART G

RECONSTRUCTION, DEMOLITION AND REMOVAL OF  
DANGEROUS AND DILAPIDATED BUILDINGS

**39. Demolition of certain buildings.**

Any person intending to demolish any building exceeding fifteen feet in height shall-

- (a) obtain the permission of the Council before commencing demolition; and
- (b) comply with the instructions of the Council as to-
  - (i) the method of demolition;

(ii) the supervision during demolition; and

(iii) the precautions to be taken for safeguarding the public during the demolition.

**40. Removal of dangerous buildings.**

Dangerous or ruinous buildings will not be allowed and if the owner fails to remove them within fourteen days of being notified by the Council to do so, they may be removed by the Council at the owner's expense.

**41. Removal of fallen materials.**

If any portion of any building fall upon any street the owner of such building shall forthwith remove such fallen materials, or the Council may do so at his expense.

**42. Dilapidated buildings.**

The owner of any building which has been allowed to fall into a state of disrepair which is, or may shortly become unsafe, unsightly, or insanitary or below the general standard of buildings in the locality, may be ordered by the Council to repair, repaint or reconstruct such building and the work under the order shall be completed within such period as the Council may determine.

**43. Appeals.**

Where the Council shall have issued a notice or made an order under by-law 40 or 42 of these By-laws, notice shall be served upon the owner of the building who may appeal against such notice or order within fourteen days of receipt of such notice and during such period no action shall be taken by the Council. Such appeal shall lie to a Judge of the High Court whose decision shall be final:

Provided that where a Magistrate shall be satisfied that the value of the building in respect of which notice is given is less than three thousand ringgit such appeal shall lie to such Magistrate only.

PART H

RAT-PROOFING OF BUILDINGS

**44. Rat-proofing of buildings to be used for combined purposes of residence and the storage or sale of foodstuffs.**

The Council may require that every person who erects a new building which is designed to be used partly for human habitation and partly for storage or sale of foodstuffs shall so erect the same that the part designed for storage or sale of foodstuffs shall be constructed to the satisfaction of the Council as effectually to prevent the passage of rats.

**45. Rat-proofing of buildings used for storing rat-attracting materials.**

(1) Every person who shall erect a building to be used for the purpose of storing seed, grain, flour, sugar or any other rat-attracting materials shall cause a clear space of ten feet to be left between any part of such building and any part of any building on the same or on an adjoining plot unless such buildings form part of a block the party-wall of which has been made ratproof.

- (2) The walls of every such store shall be built of brick, stone, concrete, galvanised corrugated iron, or other approved material.
- (3) Where the walls of such store are built of corrugated iron sheets, the construction of the walls shall be as follows-
  - (a) the lowest of such sheets shall be set six inches below the ground level, with three inches of cement concrete on each side of the sheets and three inches of such concrete below their lower edge;
  - (b) the lower edge of the corrugated iron sheets where resting on a plinth wall shall be grouted in cement mortar to a minimum depth of two inches.
- (4) Where the wall of such store are built of brick, stone, concrete or other similar material the outer wall surface from the ground level, or the top of the plinth where such is provided, up to a height of three feet shall be smooth plastered with cement mortar.
- (5) All doors of every such store shall be so constructed as to be ratproof. Where any store is constructed with walls of galvanised corrugated iron sheets or other similar material there shall be provided smooth plastered plinths in cement mortar which shall extend from sill level to ground level and for two feet beyond each end of the runner or groove along which such door slides. Such plinths shall be surmounted with slabs of reinforced cement concrete having a thickness of four inches and the slabs shall project at least six inches beyond the outer face and ends of the plinths.
- (6) All windows, ventilators and spaces under the eaves of every such store shall be effectively protected against the ingress of rats with metal having a mesh not greater than one-half of an inch.
- (7) The floors of all such stores shall be constructed of cement concrete four inches thick, laid over the whole area of the building and carefully joined to the surrounding walls.
- (8) The Council may approve any alternative method of rat-proofing stores if satisfied that the method is as efficient as is possible in the circumstances.

**46. Verandahs and buildings adjacent to ratproof stores.**

- (1) No verandah either for weighing or other purposes shall be erected or maintained within ten feet of any store used for storage of rat-attracting material:

Provided that this by-law shall not apply to shop houses and to any verandah complying with the following conditions-

- (a) the floor shall be not less than three feet above the level of the ground outside such store;
- (b) the floor shall be of cement concrete and shall project at least six inches beyond the outer face of the front and side walls of the verandah;
- (c) the floor shall be continuous with the plinth of the door of such store, and shall be extended for the full length of the verandah;

- (d) the front and side walls of the verandah shall be smooth plastered with cement.
- (2) No building or permanent fencing of any kind whatsoever shall be erected or maintained within ten feet of any such store.
- (3) Except as provided in by-law 44 or with the consent of the Council no new building of any kind whatsoever shall be erected within a distance of ten feet from any such store or within a distance of thirty feet therefrom if such building has an *attap* roof or *kajang* walls. All such distances shall in every case be measured from the outermost edge of the roof.

PART I  
ELECTRICAL INSTALLATION PLANS

**46A. Approval of electrical plans.**

At least four copies of electrical plans including the schematic drawings shall be submitted to the Council for forwarding to the *Lembaga Letrik Sabah* for approval in any type of buildings mentioned below-

- (a) any dwelling-house with a total floor area of more than 2,500 square feet in one unit; or
- (b) any building higher than two storeys; or
- (c) any residential flat with more than four units; or
- (d) any structure with installation of high voltage discharge for lamps or signs, etc. (exceeding 650 volts); or
- (e) any industrial workshops and factories; or
- (f) any building with central air-conditioning; or
- (g) any place of public entertainment e.g. cinema, community centre, fun fair, show grounds, baths; or
- (i) any building likely to require 3-phase supply; or
- (j) any building, structure or ground requiring electricity supply similar to any of the above items (a) to (i); or
- (k) in any other case in respect of which the *Lembaga Letrik Sabah* has given written notice either directly or through the Council requiring the submission of such plans.

**46B. Submission of plans.**

All plans may be submitted after the preliminary approval for the architectural plans has been given, and all such plans shall be signed and submitted by a qualified electrical engineer registered under the Registration of Engineers Act 1967.

**46C. Certification of plans.**

Every plan submitted for the purpose under this Part of the By-laws shall bear a certificate signed by the electrical concerned, certifying that the proposed installation is in compliance with the requirements and regulations of the

*Lembaga Letrik Sabah*. In the event of any deviation from the said requirements and regulations being found necessary or expedient, the engineer concerned shall state the same in the certificate and also state the reasons why the deviation is proposed.

**46D. Leave for defer of submission of plans.**

The architect submitting the building plans for any building falling into any type of the buildings mentioned in by-law 46A may apply for leave for deferment of submission of electrical plans on the grounds (1) that electricity supply is not available in the area where the building proposed to be constructed is situated, and (2) that the proposed building shall be constructed without electrical installation of any kind.

**46E. Granting of leave.**

The Council shall grant such leave if it is satisfied that the application is genuine, or is otherwise *bona fide*, and shall refuse the application in any other case. The fact that such leave is given shall not exempt the owner or his agent from submitting the necessary plans for approval at a later date when electrical installation is intended.

**46F. Approval of building plans.**

Subject to the provisions of by-law 46E no final approval shall be given to building plans where submission of electrical plans is required before such electrical plans are approved in writing by the *Lembaga Letrik Sabah*.

**46G. Application of this Part.**

This Part of the By-laws shall apply to all submission in respect of any new proposed building, proposed amendment of previously approved plans or any proposed alteration of any existing building except in cases the *Lembaga Letrik Sabah* certifies that the alteration is minor and submission is not necessary.

PART J  
FOUNDATIONS

**47. Ground filled with faecal, animal, etc., matter.**

No building shall be erected on any ground which has been filled up with any matter impregnated with faecal, animal or vegetation matter, or upon which any such matter has been deposited, unless such matter shall have been properly removed by excavation or otherwise, or shall have been rendered or have become innocuous.

**48. Notice of excavations, etc..**

After a trench for foundations has been excavated, the owner or his agent shall give written notice to the Council, informing it of the fact, and such trench shall not be back-filled without sanction of the Chairman in writing before proceeding with the work:

Provided that if no notification from the Council has been received by the owner or his agent within seven days of the receipt of the notice, such owner or agent may proceed with the work.

**49. Grounds for foundations to be tested.**

The owner shall cause to be made such tests to prove the nature of the ground as the Council may require.

**50. Trenches.**

All trenches shall be kept clear from water as far as may be practicable during the process of piling and during the laying of the concrete for the foundation. Shoring to trenches shall be provided where necessary to the satisfaction of the Chairman.

**51. All walls to have footings.**

All walls of buildings shall rest upon footings as described below.

**52. Projection of footings.**

The projection, if required, at the widest part of the footings of every wall on each side of such wall shall be at least equal to one-half of the thickness of such wall at its base unless an adjoining wall exists, in which case the projection may be omitted where that wall abuts.

**53. Width of offset of footings.**

The diminution of the footings shall be in 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 shall be at least equal to one-half of the thickness of the wall at its base. No one course offset shall project more than two and one-quarter inches beyond the course above it:

Provided that the depth of any foundations shall not be less than six inches.

**54. Pier to have concrete foundation.**

Where a pier forms part of a wall it shall have concrete foundation similar to that of the wall of which it forms part with similar projections beyond all pier faces. Where a pier is isolated it shall have the same concrete foundation as would be required in the case of a wall of the same thickness as the pier.

**55. Construction in foundations.**

The owner or architect of the proposed building shall satisfy the Council, if required, as to the soundness of the construction in foundations of such proposed building.

**56. Depth of footings.**

Where buildings are erected alongside drains the top of the footing shall be not less than one foot below the invert of the drains where the drains are of brick or concrete. Where the drain is an earth drain or in the case of a building being erected alongside an unopened or unmade road the foundation shall be at such depth as may be ordered by the Council. The minimum depth at which the underside of the footings may be laid is two feet six inches below ground level unless the formation be of rock.

PART K  
METAL SKELETON FRAMEWORK AND REINFORCED  
CONCRETE STRUCTURES



**57. Framework of metal or reinforced concrete.**

No person shall erect any building-

- (a) wherein the loads and stresses are transmitted through each storey of the foundations by a skeleton framework of metal, or partly by a skeleton framework of metal and partly by a party-wall or party-walls; or
- (b) wholly or partly of reinforced concrete; except with the written permission of the Council, and in compliance with the following special By-laws and in accordance with any further special By-laws or requirements which the Council may stipulate, and in accordance with any other general building regulations, and By-laws as may be applicable and not inconsistent with or contrary to the provisions of these By-laws.

**58. New building.**

In the case of the erection of a new building-

- (a) with a metal skeleton framework structure; or
- (b) of reinforced concrete.

or, the making of any addition or alteration or the carrying out of other work, the plans and sections of sufficient detail must be supplied to show the construction thereof together with a copy of the calculation of the loads and stresses to be provided for and particulars of the materials to be used; and should such plans, sections, calculations or particulars as originally furnished be not in sufficient detail the person depositing the same shall furnish the Council with such further plans, sections, calculations or particulars as may be required by the Council, and such person shall make any alterations in the design or materials and in the calculations of loads and stresses, as the Council may consider necessary, and generally conform to all the requirements and conditions which may be specified by the Council as to the design and execution of the work.

**59. Architect or engineer to certify drawings and calculations.**

- (1) All drawings and calculations submitted in accordance with by-law 58 shall be certified by a qualified architect or structural engineer, whose qualifications to give such certificate shall satisfy the Council; or by any architect or structural engineer who may be nominated by the Council to give such certificate.
- (2) Such certificate shall be printed or written and shall be signed by the said architect or structural engineer on every drawing and on every calculation submitted in accordance with by-law 58 and shall certify that all details of the design and structure, all materials specified, and all calculations accompanying the drawings are in conformity with-
  - (a) the British Standards Specification for the use of structural steel in building for metal and skeleton framework structures; or
  - (b) for reinforced concrete structures either the Regulations of the London County Council or the British Standard Code of Practice for the time being in force:

Provided that provisional plans for buildings-

- (i) with metal skeleton framework structures; or
- (ii) of reinforced concrete construction may be submitted to the Council in accordance with the requirements of by-law 58 for provisional approval prior to the despatch of such plans to a non-resident architect or structural engineer for the purposes of detailing the structure, preparing calculations, and providing certificates, as required by this by-law:

Provided further that final plans, sections calculations and particulars shall be furnished to the Council for approval before any work is commenced.

**60. Tests on quality of metal, cement, etc..**

The Council may for the purpose of due supervision of the construction of a building-

- (a) with a metal skeleton framework structure; or
- (b) in reinforced concrete,

require to be furnished with reasonable proof as to the quality of metal, cement or other materials used in such construction and may require the builder or other person causing or directing the work to be executed to make any tests which the Council may consider necessary and to drill any metal at any point to ascertain its thickness.

PART L  
WALLS, PIERS AND PILLARS

**61. Construction of walls or piers.**

- (1) Every wall or pier of a building shall be constructed of bricks or blocks laid in horizontal courses or masonry properly bonded, bedded and jointed with mortar or of plain concrete or of reinforced concrete or (except in the case of party-walls) of such materials in combination with metal framework.

Where any walls of a building meet, or where such walls meet piers, they shall be properly bonded or otherwise securely and permanently bound together, and built simultaneously course by course.

- (2) The Council may permit godowns and other similar buildings to be constructed of steel or reinforced concrete framework covered with corrugated iron or other incombustible material.

**62. Vertical toothed jointings prohibited.**

No wall which during construction is intended to be joined up to or form part of another wall shall be built with vertical toothings, but shall be raked back at an angle of forty-five degrees so as to enable a proper connection to be made, and no raking back shall extend over four feet in height.

**63. Underpinning to be in cement.**

All underpinning and additions to thickness of walls shall be in cement mortar.

**64. Projections.**

All projections, whether made for architectural ornament, carrying of wall plates or otherwise, shall not extend more than twenty-four inches from the face of any wall unless constructed to the satisfaction of the Council, and where necessary shall be plastered with cement mortar or other impervious material.

**65. Measurement height of wall.**

The height of a wall shall be measured from the top of the footings to its highest part or in the case of a gable to half the height of the gable.

**66. Walls divided by return or cross-walls.**

Walls shall be deemed to be divided into distinct lengths by return walls or piers when bonded to each other. The length of wall shall be measured from centre to centre of cross walls or piers.

**67. Length of boundary wall without cross-walls.**

A boundary wall shall not exceed sixty feet in length clear of any return or cross-wall unless special provision for strengthening be approved by the Council.

**68. No openings in party-walls.**

No opening either for the purposes of construction or otherwise shall be made or left in a party-wall except with the written permission of the Council and the owners of the properties concerned. Every opening made with such permission shall be solidly built up with brick or stonework or suitable material to a thickness to be determined by the Council and properly bonded therewith, in case where the use of such openings is to be discontinued.

**69. Recesses in walls.**

No recess shall be made in any external wall or party-wall and return wall of a building-

- (a) unless the back of such recess be at least eight inches thick; and
- (b) unless a sufficient arch, steel joist, or reinforced concrete bressummer be fixed over every such recess to the satisfaction of the Council; and
- (c) unless the side of any such recess nearest to any return external wall is distant at least twelve inches from the interior face thereof.

**70. Partition walls, etc..**

Partition, curtain, screen, retaining and boundary walls and four inches brick walls shall be constructed to the satisfaction of the Chairman.

**71. Reinforced walls.**

Reinforcement in walls, where required, shall be constructed to the satisfaction of the Chairman.

**72. Proviso covering lighter construction in certain case.**

No external wall, party-wall or buttressing wall constructed of bricks or masonry or blocks or plain concrete shall be of less thickness in any part than eight inches, exclusive of plastering, rendering, rough cast or other applied covering. No reinforced concrete external or party-wall or reinforced concrete part or panel of an external or party-wall shall be of less thickness in any part than four inches exclusive of plastering, rendering, rough cast or other applied covering:

Provided that-

- (i) a building of not more than one storey in height and the width of which (measured in the direction of the span of the roof) does not exceed thirty feet and the height of the walls of which does not exceed twelve feet; or
- (ii) an erection situated above the level of the roof of a building and intended for the protection of a tank or motor or for a like purpose, and not intended for or adapted to use for habitable purposes or as a work room, such erection being adequately supported to the satisfaction of the Chairman, and not exceeding ten feet in length or width and not exceeding eight feet in height measured from the level of the roof of the building to the top of the wall of such erection,

may be enclosed with external walls constructed of bricks or blocks and not less than four inches thick subject to the following conditions-

- (a) that any such wall be bonded into piers of a size to be approved by the Council, but not less than eight inches square in horizontal section;
- (b) that such pier to provided at each end of such external wall;
- (c) that in the case of (i) if any such wall exceeds ten feet in length piers, shall be provided at not more than ten feet centres;
- (d) that all bedding and jointing be in cement mortar;
- (e) that the roof be so constructed that the walls are not subject to any thrust therefrom;
- (f) that no load other than a distributed load of the roof be borne by the walls.

### **73. Thickness of walls for domestic buildings.**

Except for those walls whose construction is in accordance with by-laws 57-60 and 72, every external wall and party-wall of domestic buildings where carrying any superimposed load shall be constructed in accordance with the following rules-

In buildings of one storey, where the wall does not exceed fifteen feet in height, or in two storey buildings where the wall does not exceed twenty-two feet in height, the thickness shall not be less than eight inches.

In other buildings of over one storey, the thickness of wall of the top storey shall be not less than eight inches with an increase of not less than four inches for each lower storey:

Provided that in dwelling-houses of three storeys in height, the wall of the lowest storey may be twelve inches thick and of the other two storeys eight inches thick.

**74. Thickness of walls of public buildings or godowns.**

Except in the case of those buildings whose construction is in accordance with by-laws 57-60 and 72 the thickness of walls of public buildings and godowns carrying any superimposed load and not exceeding thirty feet in length between piers or cross-walls, and of a height of twenty feet or under, shall not be less than eight inches.

**75. Thickness of walls of greater height to be increased.**

Where it is proposed to erect public buildings or godowns, with walls of a greater height than twenty feet the thickness of the walls shall be increased for each storey, or for each fifteen feet in height, whichever is the less, by not less than four inches, provided that the walls of the top storey or top fifteen feet in height whichever is the less shall not be less than eight inches thick.

**76. Thickness of walls with superimposed load.**

Where it is proposed to construct a wall of a public buildings or godown carrying a superimposed load and exceeding thirty feet in length between piers of cross-walls, the Council may require the thickness of the wall to be increased over and above the figures given in by-law 75.

**77. Thickness of cross-walls.**

The thickness of every internal cross-wall shall be at least three inches, provided that if such wall supports a load the whole of such wall shall be of the thickness prescribed for an external or party-wall, and all such walls shall be bonded to the main walls to which they abut.

**78. Curtain walls in metal or reinforced concrete skeleton buildings.**

Nothing contained in these By-laws shall prevent the erection of concrete, reinforced concrete, brick or stone walls of lesser thickness if supported by a skeleton framework of metal or reinforced concrete, provided that such walls and such skeleton framework conform in all respects to the special conditions provided for the construction of buildings so designed.

**79. Bond timbers not to be built into party-walls.**

No timber such as joists, beams, wall plates, tile battens and ties shall be built into the thickness of any party or external walls unless there shall be at least four inches of brick work or cement between such timbers.

**80. Damp-proof courses.**

- (1) Every person who erects a new public building, godown, dwelling-house or new domestic building shall cause every wall (including any pier forming part of a wall) of the building (not being a wall or pier to which paragraph (2) of this by-law relates) to have an approved damp-proof course beneath the level of the lowest timbers and in the case of a solid floor not 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 of not less than six inches above the surface of the ground adjoining such wall or pier.

- (2) Where any part of a floor of the ground floor storey of such building is intended to be below the level of the surface of the ground immediately adjoining, he shall cause-
- (a) every wall of such storey which will be in contact with the ground to be constructed with walls impervious to moisture, from the base to a height of six inches at least above the surface of the ground immediately adjoining;
  - (b) an approved damp-proof course constructed in accordance with paragraph (1) of this by-law to be inserted in every such wall at the base of such wall and likewise at a height of six inches at least above the surface of the ground immediately adjoining.

**81. Walls below ground floors.**

All walls up to the damp-proof course shall be built in cement mortar.

**82. Top course in cement mortar.**

The top four courses of all external walls shall be built in cement mortar.

**83. Party-walls.**

All party-walls shall be carried up to the underside of the roof covering. Proper copings shall be constructed on external party-walls to prevent water running down the sides or soaking into them.

**84. Dimensions of brick pillars.**

Piers in any materials shall be sufficient sectional area of that material to allow of it supporting the load of superstructure with a safety factor of five, unless otherwise provided under by-laws 57-60. If constructed in brick or stone, piers shall be built in cement mortar.

**85. Timbers on pillars.**

Where timbers are supported on any pillars the area of the brickwork shall not be reduced in cross section by more than one-third; a clear space shall be left on both sides at the end and on the top of the timbers, and any opening or recess exceeding five inches in width shall be covered with a stone or concrete slab.

PART M  
ARCHES

**86. Brick arches in verandah-ways.**

Brick arches in verandah-ways must be built in cement mortar and, measured on the soffit, be not less in width than the thickness of the ground floor external or party-wall. Arches fronting the street must be built with a rise of not less than one-sixth of the span.

**87. Construction of brick arches.**

All brick arches shall have proper skew-backs formed at the springing and shall be built on properly constructed timber centres which shall be supported by the struts or shores and not carried by horns resting in the brick-work.

**88. Depth of brick arches.**

Arches from six feet to twelve feet span shall have not less than three rings, each not less than four inches deep.

**89. Depth of arches of 12 – 20 feet span.**

Arches from twelve feet to twenty feet span shall have not less than four rings, each not less than four inches deep.

**90. Arches and relieving arches.**

Arches and relieving arches in not less than two rings each not less than four inches deep or approved reinforced concrete lintels shall be built over all doors, windows and other openings.

PART N  
FLOORS AND STAIRCASES

**91. Floors.**

- (1) Floors may be of concrete, stone, burnt-brick, tiles, wood or other approved materials:

Provided that in the case of wooden floors on the ground storey of a building, the Council may require the space between the floor and the ground to be efficiently damp-proof, ratproof and mosquitoproof:

Provided further that in the case of a domestic building, an impervious covering may be required in accordance with by-law 106.

- (2) The structure of every floor shall be of sufficient strength and adequate stability to carry safely in addition to the weight of the floor itself and any other part of the structure of the building supported by such floor, the specified deadload for any building as enumerated in the British Standard Schedule to this by-law.

MINIMUM SPANS FOR NORMAL LOAD ON SLABS 8 FT. IN ALL CASES	<i>Normal load lb. Per sq. ft.</i>	<i>Min Total Load (lb.) Slabs per Beams Foot width</i>
Houses, Dwellings-not more than two Hotels and storeys ... .. Hospitals.	30	240      1,920
Dwelling (more than two storeys): flats ... ..	40	320      2,560
Hotel bedrooms; hospital rooms and wards; public rooms in hotels ... ..	100	800      6,400

Commercial Buildings.	Rooms used as offices; upper storeys of shop houses ... ..	50	400	3,200
	Banking halls; public offices ... ..	70	560	4,480
	Filing and record rooms ... ..	100	800	6,400
	Light storage space, general ... ..	150	--	--
	Storage space, warehouses (min.) ... ..	200	--	--
	Retail shops ... ..	80	--	--
Industrial Buildings.	Light workshops (min.) ... ..	60	480	3,840
	Light workshops including light machinery ... ..	100	800	6,400
	Circulation space in machinery halls, etc. ... ..	80	640	5,120
	Medium workshops; light storage space ... ..	150	--	--
	Heavy workshops; general storage space ... ..	200	--	--
Places of Assembly.	With fixed seating, chapels; churches; restaurants ... ..	80	640	5,120
	School and college classrooms ... ..	60	480	3,840
	Without fixed seating, dance halls ... ..	100	800	6,400
Roofs.	Flats, not more than 10 degrees to horizontal ... ..	30	240	--
	Inclined, more than 10 degrees not more than 65 degrees to horizontal ... ..	10	--	--

### *Stairs, landings and corridors*

To be designed for same load as floor to which access is given but with maximum load = 80lb. per sq. ft. (minimum load on slabs = 640 lb., minimum load on beams = 5,120 lb.)

Foregoing loads also apply to places of assembly with fixed seating.



## Roofs

Roof loads are per sq. ft. of plan area.

Inclined roofs more than 65 degrees: super load = nil.

Covering on inclined roofs to be designed to take a concentrated load of 200lb. (or 100 lb. if support is laid on covering).

For light roofs not more than 10 degrees to horizontal super load = 20 lb. per sq. ft.

Wind loads to be combined with normal superimposed loads.

- (3) Every other floor shall be constructed of sufficient strength and stability to the satisfaction of the Chairman.

### **92. Safe load.**

For the purpose of this Part, the safe load upon timber shall be taken at one-sixth, upon steel one-fourth and upon cast-iron one-sixth of the breaking stress.

### **93. Good quality timber to be used for new building.**

Every person who shall erect a new building shall cause any timber used in the construction of any floor thereof to be of good quality and of such strength as may be necessary to secure due stability, having regard to the intended use of such floor, and he shall cause every such timber to be properly fixed and supported.

### **94. Thickness of floor boards and boarding to flat roofs.**

- (1) Floor boards and boarding to flat roofs shall have a thickness of not less than five-eighths of an inch and shall be properly nailed or otherwise securely attached to every joist, furring, or other fixing which determines the span of such boards and they shall be similarly attached at the ends to such support except in the case of the joists or firings next to a wall in which case the ends of the boards may project beyond the joists or firings to an extent not exceeding three times the thickness of the boards. Where boarding is attached to furring, the furring shall be nailed or otherwise securely attached to the joists.
- (2) The span of the boarding of flat roofs and floors shall be taken as the clear dimension between the joists or other supports and shall not exceed twenty-four times the thickness of the board.

### **95. Joists.**

- (1) All timber floor joists shall be of hardwood, placed on edge, of a size calculated according to the loads given in by-law 92 and shall be adequately supported to the satisfaction of the Chairman.
- (2) If of timber, the floor joists of all buildings, including verandahs shall have a bearing surface of not less than four inches for each joist. The joists shall not be built into the thickness of any wall, except in accordance with by-law 79:

Provided that this shall not apply to semi-permanent walls.

- (3) If Joists are supported upon corbelling, it shall be formed with over-sailing courses built in cement mortar to form a cornice not less than three courses of brick on edge in depth so arranged as to give a bearing of at least four inches for each joist.
- (4) All bridle and trimmer joists shall be thicker by at least one inch than the joists of the adjoining floor.

**96. Floor of new building to be constructed of incombustible material.**

Every person who erects a new building shall cause the floor of every room in such building, which is intended or adapted to be used for human habitation, and which is situated immediately over a motor-shed or garage, to be constructed of incombustible material, and he shall also cause the staircase to every room in such building and situated as beforementioned, to be constructed of incombustible material, unless separated from the motor-shed or garage by a wall constructed of incombustible material.

**97. Floor of lobby, etc., to be constructed of incombustible or fire resisting material.**

The floor of every lobby, corridor, passage and landing, and every flight of stairs and all the supports of such floor and flight of stairs in every public building shall be constructed of incombustible, or fire-resisting material, unless specifically exempted by the Council.

**98. Level of ground floors.**

The ground floor of every house abutting on a street shall be not less than six inches higher than the crown of the road or at such other level as may be ordered by the Council.

**99. Staircases not less than two feet nine inches clear width.**

Every main staircase shall have not more than seven-inch risers and not less than nine-inch threads and shall be not less than two feet nine inches clear width.

**100. Handrails.**

All staircases shall be adequately lighted to the satisfaction of the Council, and shall have proper handrails.

**101. Staircases in buildings of seventy feet or more in depth.**

All buildings of seventy feet or more in depth abutting on a street shall have at least one other staircase in addition to the main staircase not less than two feet six inches wide, from the uppermost floor to the ground floor.

**102. Trapdoors.**

No staircase shall be closed by any trapdoor.

**103. Landings.**

A landing of a depth not less than the width of the staircases shall be provided to all staircases at vertical intervals of not more than fifteen feet.

**104. Internal staircase.**

All internal staircases communicating directly with the street from the upper floor shall be provided with a landing at the foot, of a depth not less than the width of the staircase:

Provided that the Council may require, in the case of buildings of over two storeys in height, that such staircases shall be of non-inflammable material enclosed with four inches brickwork in cement mortar, or other fireproof material.

PART O  
DRAINAGE OF SITES AND BUILDING

**105. Sub-soil drainage.**

Every person who erects a new building shall comply with the following provisions-

- (a) the building plot shall be adequately drained either naturally or by artificial means, to a suitable outfall acceptable to the Council;
- (b) pipes used for sub-soil drainage shall not empty into a sewer or a cesspool or other place for the reception of sewage or into a drain constructed or adapted to be used for conveying sewage.

**106. Ground surface to be made impervious to water.**

Except in the case of buildings specified in by-law 108, the ground surface of every domestic building, including footways and the ground surface of every basement, cooking place, latrine, or open surface connected therewith, such as backyards, alleyways or spaces on which slops may be thrown, and the ground surface of every stable, cowshed or other building in which animals are kept, shall be made impervious to water and shall have a fall towards the surface channel to the drainage outlet. The Council may require gratings to be fitted to such outlets.

**107. Compound houses.**

In the case of compound houses all rain water must discharge into approved drains either by means of down pipes or by providing drains of sufficient width or with a paved margin to prevent water falling on to a porous or previous surface:

Provided that an impervious surface shall, if the Chairman so requires, extend from the wall up to any drain around such building and in no case for a less distance than two feet from the outside wall or pillar.

**108. Buildings on piers.**

Buildings erected on piers need not have an impervious surface to the site, provided that there is a clear height of not less than two feet six inches below the underside of the joists, and except where water is likely to be emptied through the floor. Impervious surfaces required under this by-law shall be constructed in accordance with by-law 106 and may be required by the Chairman to extend in every direction at least one foot grater on all sides than that of the floor or rooms above.

**109. Levels of lowest floor and description of surface drains.**

The lowest storey of every building shall be constructed at such level as will allow of the construction of an independent drain sufficient for the effectual drainage of such building, and every such drain shall be of adequate size (not less than thirty-six square inches cross-sectional area) and shall be built on a foundation of concrete, and shall have a fall towards the street drain and shall be constructed with smooth curves or easy bends.

**110. Tributary drain to have a drop into main drains.**

Every tributary drain shall have a drop of at least three inches into the main drain at its junction therewith. All curves shall be made easy bends. Every branch drain or tributary drain shall join the main sewer obliquely in the direction of the flow.

**111. Bridges over drains or streams.**

Every bridge or gangway designed to give access to a building over a roadside or street drain shall be constructed of concrete, granite brick or other materials approved by the Chairman and provided with adequate means of access to the drain. Every such bridge shall be constructed so as to offer no obstruction to the flow in the drain or to the cleaning thereof and must be maintained by the owners.

**112. No dwelling over open drain.**

No dwelling shall be erected over an open drain.

**113. Opening or closing of drains.**

All drains shall be opened or closed as the Council may direct.

**114. Disposal of sullage water.**

All sullage water shall be conveyed in an approved drain to a public sewer, where such exists, or to an approved percolating system of disposal.

PART P  
VERANDAH-WAYS AND VERANDAHS

**115. Verandah-ways or an uncovered footway to be provided on each side of building.**

Every person who erects a shophouse or similar building which abuts on a street shall, at the discretion of the Council, provide a verandah-way or an uncovered footway on each side of the building except on that side abutting on another building provided that the Council may require the erection of a rain shield which may project five feet over the public street where no verandah-way exists.

**116. Uniform gradients to verandah-ways.**

In cases where the gradient of the street necessitates a difference of levels in the verandah-ways, or footways of adjacent buildings, these different levels shall be connected by uniform gradients having a rough surface throughout the street. Where such uniform gradients are impracticable, steps shall be made of concrete or other approved material with a tread of not less than ten inches and a rise not exceeding seven inches.

**117. Paving of verandah-ways and footways.**

All footways and verandah-ways shall be paved with impervious and uniform materials and shall, when exposed to the passage of heavy goods, be of concrete or other approved material of a thickness to be approved by the Council.

**118. Cross-fall, verandah-ways and footways.**

All verandah-ways and footways shall be laid with a slope of not less than one quarter of an inch to one foot towards the road or drain.

**119. Lintels across verandah-ways.**

Where lintels are used across verandah-ways they shall be of steel, reinforced concrete or other approved materials with not less than nine inches wall bearing at each end. All steel beams shall bear on approved templates. All bresssummers carrying street fronts in verandah-ways shall be of steel, or of reinforced concrete:

Provided that this by-law shall not apply in the case of semi-permanent buildings.

**120. Cantilever verandah.**

Where the superstructure of a building is cantilevered over footways or terraces, the beams and other structural members shall be constructed in structural steel or reinforced concrete designed in accordance with by-law 58 to carry the full beam load of the superstructure supported by them, together with the appropriate equivalent dead load as provided for in by-law 91.

**121. Obstructions in verandahs.**

No habitation, sleeping place, cock-loft or steps either built or suspended from the roof or ceiling shall be allowed in verandahs or verandah-ways.

PART Q  
DOORS AND WINDOWS

**122. Areas in domestic buildings.**

Every room in a domestic building or dwelling-house shall be provided with a door or window giving to the external air, of which, excluding shop fronts, at least half the area shall be capable of being opened.

**123. Daylight area.**

The combined daylight area of the doors and windows mentioned in the preceding by-law shall not be less than one-eighth of the floor space of such room, provided that-

- (i) If in any room such door or window opens on to a verandah which exceeds seven feet in width, the floor area of such room for the purpose of calculating the daylight area of such window shall be increased by an additional ten per cent for each foot or part thereof of verandah width in excess of seven feet.

- (ii) If in any such case the head of the door or window be above the level of the eaves of the verandah or is protected by a hood against rain or sun only one-half of the daylight area of such door or window which is above the said level shall be calculated as complying with the requirements of this by-law.
- (iii) Where a door or window shall be constructed to open into-
  - (a) an enclosed space or area open only at the top to the external air, such door or window shall not be deemed to open into the external air unless the distance across such space or area, measured from such window to the opposite wall of such space or area, be equal to at least half the height measured from the height of the sill of such door or window to the eaves or top of the parapet of the opposite wall; or
  - (b) a space or area open on one side and at the top to the external air, the mean depth whereof exceeds twice the width thereof, such door or window shall not be deemed to open into the external air unless it opens into the space or area on that side of such space or area opposite to the open end or unless the distance across such space or area measured from such door or window to the opposite wall of such space or area be equal at least to half the height measured from the height of the sill of such door or window to the eaves or top of the parapet of the opposite wall.

#### **124. Building of godown type to construct door or window.**

The Council may require that every person who shall erect a building of the godown type shall construct in every habitable room, staircase and lavatory of such building a door or window opening directly into the external air which shall comply with the preceding By-laws.

### PART R VENTILATION AND CONSTRUCTION OF ROOMS AND CORRIDORS

#### **125. Ventilation.**

Every new building shall be provided with approved ventilation-

- (i) Where the height between the ceiling and the top of the window exceeds three feet, additional ventilation shall be provided as close to the ceiling level as possible.
- (ii) In godowns or sheds, and every section thereof, ventilation may be by open vents opening into the external air.
- (iii) The total area of such openings shall normally be calculated at a minimum of 1/80th of the floor area and the Chairman may require that openings shall be made both on the external wall and on a second wall of the room or building to ensure better ventilation.
- (iv) Such openings may be protected by open metal works, bars, louvers, grilles or other approved protection, provided that no such opening shall be of less than one square foot and that where such openings are covered with mosquito gauze, the area of the opening shall be twice the area otherwise required.
- (v) Where a mechanical system of ventilation is installed, the foregoing requirements may be modified by

the Council:

Provided that the Council may require special provision to be made for ventilation and lighting in particular cases, such as factories, workshops, garages and the like, and buildings used for offensive or dangerous trades.

**126. Ventilation of public building.**

Every person who shall erect a new public building shall cause such building to be efficiently through or cross ventilated by means of windows, fan lights, air bricks or tubes distributed around the building in such positions and in such manner as to secure effective change of air and arranged so as to communicate directly with the external air to the satisfaction of the Council. These requirements may be modified where a mechanical system of ventilation is installed to the satisfaction of the Council.

**127. Ventilation of rooms.**

No room in any building shall be of a greater depth than forty feet unless it is sufficiently lighted and ventilated laterally, or at both ends, by one or more openings free of any obstruction and communicating directly with the external air.

**128. Area of rooms.**

Every room, used as a sleeping place shall be of not less than 120 square feet and not less than seven feet six inches wide.

**129. Rooms and partitions.**

No owner or occupier of any building shall partition off, or allow to be partitioned off, by means of any structure, either permanent or temporary, any portion of any room in such building without the approval of the Chairman expressed in writing.

**130. Wooden partition.**

All wooden partitions shall be made of planks planed to a smooth surface on both sides or such other approved materials and the Chairman may require such partitions to be painted.

**131. Corridors.**

No corridors shall be constructed less than three feet six inches wide, and shall be efficiently ventilated and lighted to the satisfaction of the Council.

PART S  
FIREPLACES AND KITCHENS

**132. Fireplaces.**

(1) In any building used for trade purposes and in which a fire is to be installed, such methods of smoke extraction shall be used as the Council shall require.

**Ovens.**

- (2) No wall of any brick oven shall be less than twelve inches thick nor less than twelve inches distant from any combustible wall of the building in which it is erected.

**133. Forges to have hoods.**

Every forge or fireplace shall be with a hood of approved material of sufficient size connecting with a chimney or smoke flue carried up above the level of the roof:

Provided that the Council may relax this requirement in the case of any portable fireplace consuming charcoal.

**134. Thickness of upper surface of any floor under any oven, stove or fireplace.**

The upper surface of any floor under any oven, stove or fireplace shall be of concrete of a minimum thickness of four inches or of other approved material extending over the whole area covered by such oven, stove or fireplace and beyond to a distance of three feet at least on every side thereof.

**135. Kitchens.**

Every domestic building and every floor of a domestic building which is separately let for dwelling purposes and any other buildings in which the Council deems a kitchen necessary shall be provided with kitchen accommodation. Every such kitchen shall be provided with a stove or fireplace of an approved pattern and provided with an approved method of smoke extraction and shall be paved with four inches of cement concrete or with other approved material. The internal surface of the walls of every part of such kitchen shall be rendered in cement mortar or other approved material to the height of at least four feet from the floor level, and shall be of a thickness to be approved by the Council.

**136. Chimney pipes.**

Every pipe for the purpose of conveying smoke or other products of combustion shall be constructed of approved material and shall be fixed at a distance of at least three inches from any combustible material, and may be required to be insulated from any adjacent combustible material to the satisfaction of the Chairman.

**137. Interior surface of chimney or smoke flue.**

The interior surfaces of every brick or masonry chimney or smoke flue shall be smoothly rendered with mortar or other approved material and such chimney or smoke flue shall be not less than eight inches wide in its smallest internal width or of such greater width as the Council may require. Separate flues shall be provided to fire-places on each storey and all flues shall be so constructed as to be easily cleaned.

**138. Chimneys to be carried above roofs.**

Every chimney or smoke flue shall be continued up above the roof in brick, or masonry, of a thickness all round of not less than four inches, or in other approved material to a height of not less than three feet above the highest point in the line of junction with the roof, or where a jack-roof is provided nine inches above the eaves of the jack-roof.

**139. Thickness of wall at back of chimney.**



The back of every chimney opening of fire-place from the hearth up to a height of four feet above the level of the fire grate shall be at least eight inches thick if in a party-wall, and at least four inches thick in any other wall and plastered with three-quarters inch thickness of mortar.

#### PART T BATHROOMS

##### **140. Dimensions and structure of bathrooms.**

- (1) Bathrooms shall be of the minimum superficial area of twenty square feet and of such number as the Council may direct.
- (2) All walls of bathrooms shall be built in brickwork or other impervious materials to a minimum height of four feet rendered in cement mortar or other approved material.
- (3) All floors to bathrooms shall be paved with cement rendering, or other impervious material, laid with proper falls to an approved outlet.
- (4) All bathrooms shall if covered be lighted and ventilated to the satisfaction of the Council.
- (5) No water tank shall be erected in any bathroom unless the interior of such tank is constructed of such material as will provide a hard, smooth surface and such tank shall be provided with an efficient drainage pipe.

#### PART U LATRINE ACCOMMODATION

##### **141. Latrines in domestic building and dwelling-house.**

Every domestic building and dwelling-house shall have at least one latrine of a type approved by the Council in respect of such building, and the owner of the building shall provide such further latrines as the Council may direct.

##### **142. Latrines in industrial premises or lodging houses.**

In premises used for godowns, offices, workshops and public buildings, industrial purposes or as common lodging houses, approved latrines shall be provided by the owner in the proportion of one latrine to every ten persons regularly using the building, the separate accommodation for the use of persons of each sex, so that there shall never be less than one latrine for each sex; such latrines shall be protected from view as far as possible by a screen wall or walls:

Provided that the Council may in special cases vary or dispense with the requirements of this by-law upon such terms and conditions as it may direct.

##### **143. Size.**

Every latrine shall be constructed of brick, stone or other approved material and each single latrine shall have a clear internal area of not less than ten square feet, and shall have direct access to the outer air.

##### **144. Ventilation of latrines.**

Every latrine other than a water closet shall have a suitable door and shall have openings for ventilation into the external air of not less than two square feet aggregate area, close to the ceiling.

#### **145. Pail latrines.**

Every pail latrine shall comply with the following requirements-

- (a) it shall be provided with its own pails which shall be of a pattern approved by the Chairman;
- (b) the base of the compartment holding the pail and the walls shall be rendered with cement or other impervious material to a height of four feet. All internal angles should be rounded in section and the whole compartment shall be so designed to afford approved access for cleansing;
- (c) the base of every latrine for not less than three inches above the adjoining floor level shall be laid with granite slabs or cement concrete properly rendered so as to prevent abrasion by the pail and such slabs or concrete shall be laid so as to fall towards and into a proper drain;
- (d) the pail must be so placed that all excreta shall fall directly into it, urine guards being provided for this purpose. The pail shall fit the place provided for it and shall as far as possible occupy the whole of such place;
- (e) the hole in the seat shall not be more than eleven inches in diameter, and the base shall be so arranged as to guide the pail into its proper place;
- (f) every latrine shall be provided with proper pail doors of approved material and of sufficient size and weight, hanging from the top;
- (g) every latrine or pail compartment shall be rendered flyproof;
- (h) no water pipe or tap shall be led into or fixed over any pail latrine.

#### **146. Other types of latrines.**

Deep pit and bore-hole latrine, water closets, urinals and cesspools may be constructed, provided that their sitting and design are approved by the Council.

#### **147. Water-borne sanitary systems.**

All proposed water-borne sanitary systems, including drainage pipes, inspection covers and septic tanks, shall be of the type approved by the Council.

#### **148. Water closets.**

When the Council is satisfied that other type of latrines should be replaced by water closets, and that a sufficient water supply and system of sewerage disposal is available, they may call upon the owner to replace the said latrines by water closets, and water-borne sanitation, within such period as the Council may determine. Should the owner at the expiration of this period have failed to comply with the terms of the notice, the Council may take legal proceedings against him and further do the work required to be done and recover from him the expenses incurred

in so doing.

## PART V ROOFS AND GUTTERS

### **149. Roofs over blocks of buildings.**

All roofs over blocks of dwellings shall, where so required by the Council, be provided with a continuous lantern or jack-roof or other approved means of ventilation. Jack-roofs shall be raised on supports above the main roof, and the space between may be filled with louvers or expanded metal if the clear space measured at right angles to the roof exceeds one foot six inches.

### **150. Roof coverings and colours.**

The roof of every building shall be externally covered with slates, tiles, metal, glass or other incombustible materials in colours to be approved by the Council, provided that the Council may approve the use of billian shingles in those areas in which semi-permanent construction is permitted.

### **151. Roof tiling.**

Chinese or similar roof tiling shall be secured by lime or cement mortar.

### **152. Roof purlins.**

Purlins shall be spaced at such distance so as to provide adequate strength to support the roof coverings, provided that round timber purlins shall not be used, except with the special approval of the Council.

### **153. Access to roofs.**

All buildings with ceilings to the top floors, not fixed to the rafters or purlins, shall be provided with approved manholes for roof access, and, where required by the Council, buildings shall also be provided with a hatch-way on to the roof or with other means of approved access.

### **154. Structures above eaves level.**

Every brick or masonry tower, turret or other isolated architectural feature above the level of the eaves, shall be built in cement mortar, or it in other materials to standard and specifications which may be laid down by the Chairman.

### **155. Platforms on roofs.**

No platform, superstructure, staging or framework shall be erected, maintained or fixed over or upon the roof of any building without the written permission of the Chairman.

### **156. Windloads on roofs.**

Windloads on roofs shall be taken at a horizontal pressure of thirty pounds per square foot exclusive of weight of materials.

**157. Eave gutters and down pipes.**

Eave gutters and down pipes shall be constructed of cast iron, zinc or galvanized sheet iron or such material as may be approved by the Council.

The gauge for zinc shall not be less than-

- For eave gutters, No. 14 zinc gauge;
- For down pipes, No. 12 zinc gauge.

The gauge for galvanized iron sheet shall not be less than-

- For eave gutters, No. 22 Birmingham wire gauge;
- For down pipes, No. 24 Birmingham wire gauge.

**158. Eave gutters compulsory in streets.**

The roof of every building abutting upon a street, including every verandah and balcony, shall be provided with eave gutters and rain water down pipes, properly connected with the side channels and properly maintained to the satisfaction of the Chairman. Such down pipes shall be provided with a cast iron or other approved pipe for at least six feet from ground level terminating with a bend or shoe.

PART W  
MISCELLANEOUS PROVISIONS

**159. Special safety precautions for places of public assembly.**

Any person who shall erect a public hall, theatre or like place of public assembly shall comply with the general building regulations, and in addition, the following-

- (a) interior staircase shall not be less than six feet in clear width and shall be constructed throughout of fire-resisting material, unless specifically exempted by the Council. They shall not be steeper than four feet vertically to every seven feet measured horizontally. Strong handrails shall be provided, and when required by the Chairman, the edges of the treads shall be made conspicuous;
- (b) an external staircase constructed as above but having at least width of four feet and steepness not greater than four feet vertically to every five feet measured horizontally shall be provided in buildings constructed mainly of semi-permanent or inflammable materials in the proportion of one such staircase to every 900 square feet of balcony area used for seating accommodation. Such staircase shall be reached through a single leaf door four feet or more in width and opening outwards away from the head of the stairs;
- (c) emergency exits shall also be provided on the ground floor in the form of double-leaf doors five feet or more in width opening outwards with one such door to every 600 square feet of floor area used for seating accommodation;
- (d) no door on an emergency exit shall be fitted with an external fastening or lock, and the interior fastening must be of a simple operated type approved by the Council. No lock or fastening requiring a key for its operation may be used;

- (e) every cinema projecting room shall be constructed of fireproof materials to the satisfaction of the Council. Every opening other than the door shall be provided with a movable cover which can be closed either from outside or inside the room in an emergency. The projecting room shall be fitted with one door only which shall not open directly into the hall or room used for seating accommodation. The door of the projecting room shall open inwards and shall be fitted with a lock which can be operated from outside or inside the room. The projecting room must be efficiently ventilated direct into the outer air;
- (f) every theatre, public hall or like place of assembly shall be provided with such latrine accommodation as the Council may direct.

#### **160. Fire escape.**

Every building used for the purpose of manufacture, trade or public assembly, or more than two storeys high, shall be provided on every storey with such means of escape in case of fire as the Chairman may consider adequate.

#### **161. Lightning conductors.**

When required by the Chairman any building, including chimneys, shall be fitted with approved lightning conductors.

#### **162. Posts, beams, etc..**

All posts, beams, sills, wall-plates, joists, purlins, rafters and roof principals shall be of approved material and adequate bracing shall be fixed between the posts supporting any roof or upper storey so that they shall not depend on the planking for lateral support.

#### **163. Specifications and calculations.**

Buildings and building materials not specifically mentioned in these By-laws shall be subject to the approval of the Chairman in each particular case. Plans and specifications and calculations shall be submitted where required.

#### **164. Lift shafts.**

- (1) Every lift or hoist shaft hereafter erected shall be enclosed by walls of fire resisting materials at least three inches thick and shall be ventilated from the highest point direct to the outer air, to the satisfaction of the Council.
- (2) The door to every lift or hoist shaft hereafter erected shall be of fire resisting material and when such lift or hoist is used for the conveyance of passengers the door shall be so arranged than it can only be opened when the lift cage is at rest opposite the doorway and that the lift cage cannot be moved unless the door to the lift shaft is properly closed.
- (3) Every lift and hoist and any mechanism connected therewith shall be constructed and arranged in such manner and position as the Council may approve.
- (4) Every lift and hoist and any mechanism connected therewith shall be kept by the owner of the building in which such lift or hoist is installed in good order and repair and efficient working order.
- (5) Every such owner shall arrange, preferably by a contract of maintenance with the makers or suppliers of the

lift or hoist concerned, or their agents or nominees in Sabah, for regular and adequate cleaning, oiling and adjustment service at such intervals as the type of equipment and nature of the service demand. At least once in every three years the said owner shall arrange that the safety gear and governor switch, if fitted, shall be subjected to a running test under maximum load and speed conditions under the supervision of a competent engineer, and that a certificate shall be issued to him on the result of each test, such certificate shall be kept by such owner and presented to the Council for inspection whenever demanded.

PART X  
SEMI-PERMANENT BUILDINGS

**165. Semi-permanent buildings.**

Where the Council considers it desirable to permit the erection of semi-permanent buildings in any particular districts, localities or streets or portion of streets such buildings shall be exempted from the operation of Parts K, L and M if the following conditions are satisfied-

- (1) The building shall not comprise more than two storeys.
- (2) Every wall of the building shall be constructed of approved materials so as to be of sufficient stability and weatherproof.
- (3) Where the building does not form or is not intended to form part of a block of buildings-
  - (a) the distance of the building from the boundary of any street or proposed street shall be not less than ten feet;
  - (b) the distance of the building from the boundary of any adjoining lands or premises shall be not less than fifteen feet.
- (4) Where the building forms or is intended to form part of a block of buildings or is erected on any land which has been subdivided into building lots for shophouses or terrace dwellings-
  - (a) the number of buildings in the block shall not exceed twelve; except with the special permission of the Council;
  - (b) the buildings shall be separated by walls which notwithstanding anything hereinbefore contained the Council may require to be constructed in accordance with the requirements of these By-laws with respect to party-walls as set out in Part L;
  - (c) the buildings shall conform to any building line as laid down by the Council;
  - (d) no plans for buildings of this class shall be approved by the Council unless an open space of at least twenty feet in the ownership of the applicant builder is provided between the outside end-wall of every such block, not adjoining a road or lane reserves; and
    - (i) the end house or any similar block of buildings; or
    - (ii) the boundary of any adjacent land not in the ownership of the applicant builder, provided that where the land has already been subdivided into building lots of not less than twenty

feet in width the open space above required may be reduced by the Council to the width of one such subdivided lot.

## PART Y TEMPORARY BUILDINGS

### 166. Temporary buildings.

Where the Council considers it desirable to permit the erection of temporary buildings, such buildings may be exempted from the operation of these By-laws with the exception of Parts A, C, D, E, F, G, H, W and Z provided the following conditions are complied with-

- (a) any person wishing to construct a temporary building shall submit to the Chairman site and building plans in duplicate. Such plans shall clearly indicate the site of the proposed building the lot and section number, the distances from the surrounding building, the drainage, the sanitary arrangements and the water supply and the owner's name in English. The building plans shall show dimensions and internal arrangements and shall be marked "TemporaryBuilding";
- (b) licences issued under this by-law shall be for any period up to a maximum of five years at the discretion of the Chairman. Any such licence may be renewed for any further period at the discretion of the Chairman upon payment of the prescribed fee. If any licence is not renewed the building in respect of which the licence was issued shall be removed by the owner of the holding or by the Council at the owner's expense;
- (c) every dwelling-house erected under this by-law must conform to the following specification and shall not except with permission of the Council exceed 1,200 square feet in area-
  - (i) Foundations shall be laid to the satisfaction of the Chairman.
  - (ii) The walls and roof must be of sufficient strength to secure due stability. The building shall comprise not more than one storey.
  - (iii) Floors shall be provided and where laid on the soil shall be of concrete not less than two inches thick or of other approved material. If required by the Chairman, a dwarf wall constructed of brick not less than two courses in height or concrete not less than six inches in height shall be provided along the floor boundaries.
  - (iv) Height of rooms on the ground floor shall not be less than seven feet from floor to wall plate level.
  - (v) Area of rooms used for sleeping purposes shall not be less than 120 square feet.
  - (vi) Ventilation shall be provided by windows opening to the external air having an area of one-eighth of the floor space.
  - (vii) The kitchen shall be provided with a suitable smoke outlet. Sullage water shall discharge on to a concrete or impervious platform or drain having a connection and fall to the adjoining drains.
  - (viii) Passages shall be at least three feet wide and efficiently lighted and ventilated.

- (ix) Dwelling-houses shall be at least twenty feet apart and not less than twenty feet from any road or proposed road and not less than ten feet from the boundary of the lot.
- (x) The latrine shall conform to the requirements of the Council and shall be carefully sited in order to avoid contamination of water likely to be used for human consumption or other domestic purposes;
- (d) no temporary building used for human habitation shall adjoin or form part of any pigsty, cowshed, or goatshed or shed used for the accommodation of any animal whatsoever and the drains of such houses and structures shall be separated and shall not communicate the one with the other;
- (e) every temporary building shall be provided with adequate drainage and sanitary accommodation to the satisfaction of the Chairman;
- (f) in the case of temporary accommodation for workers engaged in building or other operations earth drains may be permitted, but the following additional conditions shall be complied with-
  - (i) Before the issue of a licence a deposit for each building not exceeding one hundred ringgit shall be remitted to the Council.
  - (ii) The maximum number of persons to be accommodated in such building shall be stated and the accommodation to be provided shall not be less than forty square feet per person.
  - (iii) Approved accommodation for good storage shall be provided.
  - (iv) At the expiry of the licence the deposit may be refunded provided that the building has been demolished and the site left in a sanitary condition to the satisfaction of the Chairman.

PART Z  
FEES

**167. Fees.**

The following fees are prescribed-

(i) Fees for building plans-	RM
(a) for every building constructed wholly, or, in greater part, in brickwork, steel frame, timber or masonry not exceeding 500 square feet in area and not for human habitation ... ..	5.00
(b) for every building constructed wholly, or, in greater part, in brickwork, timber or masonry not more than two storeys in height and not exceeding 2,000 square feet of ground floor area ... ..	20.00



(c)	for the same type of building but largely of steel or reinforced concrete construction ...	30.00
(d)	for every additional storey ... ..	10.00
(e)	for every additional 1,000 square feet of ground floor area, or part thereof ... ..	10.00
(f)	for a series or row of buildings of the same plan and material when passed and built at the same time, the fee shall be reduced by fifty per cent;	
(g)	for plans of minor alterations to existing building, including sanitary installations (if separate plan is submitted) ... .. ...	5.00
(h)	for alterations to every approved plan ... ..	5.00

Provided that half the above fees shall be charged in respect of plans for buildings used exclusively as places for religious worship and schools.

(ii) Fees for temporary building-

RM

(a)	for building not exceeding 500 square feet in area ... ..	3.00
(b)	for every additional 500 square feet or part thereof ... ..	3.00

(iii) Fees for deposition of building material or temporary erections under by-laws 33 and 34-

RM

(a)	for up to twenty feet of frontage by one foot in width of roadway per month, or part of a month ... ..	5.00
(b)	for every additional foot in width of roadway or twenty feet of frontage ... ..	5.00

(iv) Fees for each excavation in streets under by-law 34

5.00

(v) Fees for development plans-

- (a) For submission of development layout plans including subdivision plans for agreement in general outline only - a fee of RM30.00 will be charged;
- (b) For submission of detailed development plan, the fee shall be assessed on the following basis-

- |      |                                                                                   |                    |
|------|-----------------------------------------------------------------------------------|--------------------|
| (i)  | for each proposed building lot within the development plan ...<br>... ..          | RM10.00<br>per lot |
| (ii) | for each unit of residential building other than dwelling-house<br>(flats) ... .. | RM5.00<br>per unit |

Provided that in respect of (b) above, the developer is entitled to claim a refund equal to the difference between the number of building lots and the total number of flats contained in the detailed development plan submitted as compared with that contained in the final approved development plan exceeds that contained in the development plan submitted then the developer will be required to pay the additional fees involved.

(vi) Fees for approval of building plans-

- |     |                                        |         |
|-----|----------------------------------------|---------|
| (a) | For each approved building plan ... .. | RM10.00 |
|-----|----------------------------------------|---------|

(vii) Fees for approval of development plans-

- |     |                                                                                                  |         |
|-----|--------------------------------------------------------------------------------------------------|---------|
| (a) | For the first 10 units of buildings or less within the approved development plan ...             | RM10.00 |
| (b) | For 10 units of buildings but not more than 50 units within the approved development plan ... .. | RM20.00 |
| (c) | For 50 units of buildings and above within the approved development plan ... ..                  | RM30.00 |

Dated at Ranau this 13<sup>th</sup> day of April 1962.

J.B. DUSING,  
*Chairman,*  
*Ranau District Council.*

I approve the foregoing By-laws.

J.H. MACARTNEY,  
*Secretary for Local Government.*

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\* - See G.N.S 154/63.