

Who Should Design Plans

It is required that all buildings be designed to Jamaica Building Code standards. Buildings greater than 300m² must be designed and stamped by registered professionals (architects/ Engineers). Buildings less than 300m² can be designed by other qualified practitioners (Licensed Draughtsman). However, buildings that are considered to be complex structures and or requiring complex services whether < or > 300m² should be designed by registered professionals using the Building codes and Local Development Orders as a guide.

Standards to Adhere to:-

Building Setback- Buildings should be setback from lot boundaries so as to afford space for maintenance, and to allow sufficient space for natural light and air to penetrate all windows and to provide useful outdoor living and amenity space.

Amenity Area — Single/Semi Family Detached: all new residential areas in excess of 10 lots usable land must be reserved for the community non-residential needs at a minimum rate of 1 hectare to every 100 dwelling units. Multi Family (Town Houses and Apartments) the minimum common amenity area for each unit should be provided at: Studio Unit 15 sq. M, One bedroom unit 30 sq. M, Two or more bedroom unit 60 sq. M (Development and Investment Manual).

All Commercial and Institutional development must provide Parking areas and public sanitary convenience. Ramps, rails and other amenities must be provided for the disabled which should include disabled friendly public sanitary convenience and parking. Public Buildings should have provisions which allow ease of access by persons in wheel chairs. The Planning Authorities will examine the plans for new public facilities to ensure that adequate provisions have been made for physically disabled individuals. See Local Development Order for your location.

Water and Sewage -Provision of potable water and sewage facilities should be to the satisfaction of the Environmental Health Unit (Ministry of Health) and the National Water Commission respectively.

Drainage (Storm Water) – Refer to National Works Agency (NWA) Standards To determine requirements for your development refer to Development and Investment Manual and other regulatory documents (www.moj.gov.jm)

TYPICAL BUILDING APPLICATION PROCESS Critical referral agency: The Ministry of Health– Environmental Health Unit. Complex development whether greater than or less than 300 M² additional referral agencies may be required to comment (Fire, National Works Agency (NWA), National Environment and Planning Agency (NEPA), the National Water Commission (NWC), Ministry of Agriculture >Rural Physical Planning Division etc. Please be advised that applications can be tracked online via AMANDA. Consult your Local Planning Authority for further information on building permits and other matters in relation to the Building Process through your Development Application Help Desk.

Criteria for Drawings Location Map at required scale and showing where the development is located in relation to surrounding areas. Usually in : Urban Areas – 1:2000, 1:2500, 1: 4800, 1:5000, or 1:10000 metric / Rural Areas – 1: 12500 metric (1: 50,000 and written details where map scale is not available). Also, google crop to the nearest main road.

Site Plans: must be drawn to a minimum scale of 1: 500 (depending on the size of the site). – Define all survey pegs to the lot (s) involved. Show and calculate all areas of impermeable site coverage showing all trees over 6m in height and/or 600mm girth. – The length and bearing of all boundaries. – Dimensions must be shown for parking spaces, where applicable car parking spaces and vehicular maneuvering on the property.

- Any existing or proposed buildings to be clearly defined and dimensioned from boundaries and other buildings (setback).
 - Contour lines for Gradient 15 degrees (1:4) and over where the land is susceptible to flooding and landslide (existing land contours at a maximum of 3m increments or as required by your Local Planning Authority).
 - Road Alignment (Center Line) and significant features such as poles, hydrants – Access and egress – The north point (Orientation)
- Construction Drawings: must be drawn to a minimum scale of 1:100 (1:75 for complex drawings, where a building is too large to fit on a 24"x 36" paper). All legends & drawings are required to be visible and accurately labeled. –

Floor plan-The entire floor layout including existing as well as proposed floor plans (use of rooms, doorways, windows, openings etc.)

Foundation plan -shows all structural members including stiffeners, column pad footings etc.

Roof plan-shows all structural members (sizes, spacing, types, roof pitch, drainage etc.)

– **Electrical Plan**-layout of all electrical components; electrical outlets, lighting fixtures etc.

– **Sections**-a minimum of 2 (1 longitudinal & 1 cross-sectional) sections through a critical part of the building depicting interior details and showing ground and finish floor levels

– **Elevations**-label all exterior finishes (Walls, roof material), highlighting ground levels both existing and final (All elevation details for new development, alterations or extensions).

– **Structural Details** - Include details of all structural components; foundations, columns, beams, footing, lintel, stiffeners , staircase plan (reinforce and section), roof vent detail, etc.

– **Drainage Details** -must include grease trap, trap gully basin, septic tank, absorption pit, tile field, manhole etc.

– **Drainage Plan** - The existing and proposed storm water drainage and Plumbing layout. Position of existing and proposed features such

as sanitary drains, septic tanks, absorption pit, soak away pit, tile field, surface/storm water collection, containment and final disposal point etc.