

THE PUBLIC HEALTH ACT.

Statutory Instrument 281—3.

The Public Health (Grade II Building) Rules.

Arrangement of Rules.

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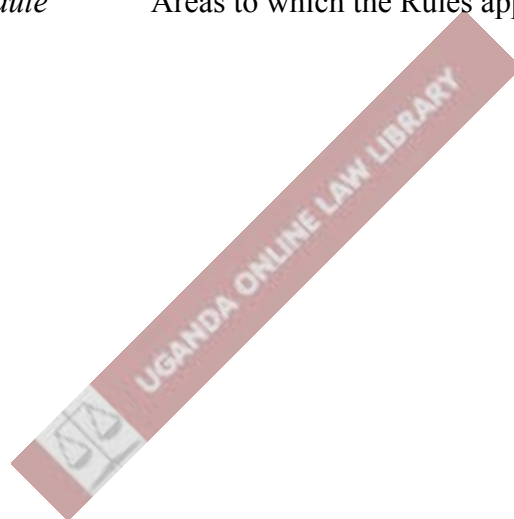
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THE PUBLIC HEALTH ACT.

Statutory Instrument 281—3.

The Public Health (Grade II Building) Rules. *(Under section 70 of the Act.)*

PART I—PRELIMINARY.

1. Citation.

These Rules may be cited as the Public Health (Grade II Building) Rules.

2. Application.

These Rules shall apply to—

- (a) the areas set forth in the Schedule to these Rules;
- (b) all dwelling houses and shops in any area set apart by the Minister by statutory instrument; and
- (c) any area designated in an outline or detailed scheme under the Town and Country Planning Act as a residential settlement or agricultural or undetermined area.

3. Interpretation.

In these Rules, unless the context otherwise requires—

- (a) “building line” means a line drawn across a plot so that no building or permanent structure, except a boundary wall or fence of approved design enclosing the plot, may be erected within the area contained between that line and the plot frontage;
- (b) “dwelling house” means a building of one storey used exclusively for the purpose of human habitation;
- (c) “habitable room” means a room constructed or adapted for use as a living room or sleeping room;
- (d) “local authority” shall include for the purpose of these Rules any officer so appointed by the Minister;
- (e) “plot” means any piece or parcel of land whether demarcated by survey or not;
- (f) “shop” means a building of one storey at which goods are sold by retail.

PART II—BUILDING SITES.

4. Site of building.

No building shall be sited on a plot otherwise than in accordance with any building line approved by the local authority.

5. Size of plot.

No plot shall be less in area than 2800 square feet and not more than one-third of any plot shall be built upon.

6. Prohibition on building within five feet of boundary.

No building shall be erected within five feet of a side boundary of the plot on which it stands unless the local authority expressly so authorises in any particular case; except that—

- (a) a latrine may be sited on the line of a back boundary or of a side boundary of a plot if it forms part of a semidetached building containing any other latrine on an adjoining plot; and
- (b) buildings constructed of grass or other inflammable materials shall be sited not less than ten feet from any side boundary.

7. Latrines.

A latrine shall be sited not nearer than thirty feet from any habitable room or room used for the preparation, cooking or storage of food.

PART III—DESIGN AND PLANNING OF BUILDINGS.

8. Height of rooms.

Every habitable room shall, calculated over its entire area, be of an average height of not less than eight feet from the floor to the underside of the roof or ceiling, and no part of the room shall be less than seven feet from the floor to the underside of the roof or ceiling.

9. Area of rooms.

Every habitable room shall be at least eighty square feet in area.

10. Kitchen, etc. facilities.

(1) Every dwelling house and every shop which contains or has attached to it any habitable room shall be provided with sufficient and suitable accommodation for the preparation and cooking of food and for bathing and washing.

(2) The accommodation specified in subrule (1) of this rule shall comply with the following minimum requirements—

- (a) the kitchen shall be not less in area than thirty-five square feet nor less than seven feet average height from the floor to the underside of the roof or ceiling and shall have a satisfactory outlet for smoke and fumes and be lighted and ventilated in accordance with rules 12 and 13 of these Rules; and
- (b) there shall be a bathroom of at least twelve square feet in area which, if roofed, shall be provided with lighting and ventilation in accordance with rules 12 and 13 of these Rules. The average height of any such bathroom from the floor to the underside of the roof or ceiling shall be not less than seven feet, and adequate provision shall be made for the disposal of all waste water by means of a soak pit or other method approved by the local authority.

11. Latrines.

(1) Every dwelling house and every shop which contains or has attached to it any habitable room shall be provided with a latrine.

(2) A pit latrine shall be at least fifteen feet in depth from ground level to the bottom of the pit and shall be provided with a roof the height of which shall be at least seven feet from the floor to the underside of the roof or ceiling. A pit latrine shall also be provided with a concrete stance and with a fly-proof cover.

12. Lighting.

Every habitable room and roofed bathroom shall be provided with a sufficient number of windows opening to the external air so as to provide a clear lighting area equal to at least one-tenth of the floor area of the room.

13. Ventilation.

Every habitable room and every kitchen, roofed bathroom and latrine shall be provided with through or cross ventilation by means of openings which shall be unobstructed except by gauze wire; those openings shall give direct access to the external air, and the aggregate area of the openings shall be equal to at least one-hundredth of the floor area of any such room.

14. Drainage.

Site drainage shall where practicable be arranged within the plot boundaries so as to dispose effectively of storm water without damage or nuisance to adjoining plots, public roads or open spaces.

PART IV—MATERIALS AND METHODS OF CONSTRUCTION.

15. Shops.

Every shop intended to be used for the sale of perishable foods shall be designed and erected to the satisfaction of the local authority.

16. Foundations.

Foundations shall be adequate to support the load transmitted to them.

17. Walls.

No wall shall be constructed to a lower specification than wattle or similar timber adequately framed together with a meshwork of reeds or similar material, and covered with mud. The wall shall be capable of supporting a roof. The mud covering shall be of such thickness as to prevent growth of the framing members. The surfaces internally and externally shall be sealed and shall be brought to a smooth finish.

18. Floors.

Every floor shall have a smooth finish and shall be at least six inches above the surrounding ground level. A floor shall be constructed of well-compacted earth or such other material as will provide a smooth finish.

19. Roofs.

(1) Every roof shall be of corrugated iron, aluminium, asbestos or other permanent material approved by the local authority and shall be supported on an adequate frame of bush poles or other similar material. Any material used shall be in good condition, and the roof shall be so constructed as to be regular in shape and weatherproof.

(2) Notwithstanding subrule (1) of this rule, the Minister may set aside either the whole or part of a Grade II building area where roofs may be constructed of grass or other similar material.

20. Door frames.

Frames of doors and shutters shall be constructed in such a way as to be rigid and shall be firmly fixed in the walls.

21. Screening.

Screening of bathrooms and latrines may be in reed fencing or other material approved by the local authority.

PART V—MISCELLANEOUS.

22. Notice of intention to build.

Every person proposing to erect any building to which these Rules apply shall give notice of his or her intention to build and shall supply such particulars of the proposed building and materials as the local authority may require and shall not commence building until the site of the building has been marked out and approved by the local authority in writing.

23. Other methods of construction.

Nothing in these Rules shall prevent the Minister from approving, after consultation with the Minister responsible for health, the use of materials or of methods of construction or of forms of design of a lower standard than that imposed by these Rules in any area to which these Rules apply.

24. Alterations.

When any building has been erected, no person shall, except with written

permission from the local authority, alter, use or permit the building to be altered or used otherwise than in the manner and for the purposes specified or indicated in the application and plans approved in respect thereof, nor to be altered in such manner as to provide more dwellings than are specified or indicated in the application or plans.

25. Occupation permits.

(1) No person shall occupy or permit the occupation of any building to which these Rules apply until he or she has obtained from the local authority a permit in writing authorising occupation of those premises.

(2) The permit shall not be issued unless the local authority is satisfied that the construction of the dwelling house is to a standard not lower than is required by these Rules.

26. Inspection.

Any person authorised by a local authority may at any time during the construction of a building to which these Rules apply enter upon the plot and inspect the building for the purpose of ensuring that it is being constructed to a standard not lower than is required by these Rules.

Schedule.

rule 2(a).

Areas to which the Rules apply.

ANKOLE.

1. Mbarara.

The area marked “Residential Zone D” as delineated on Drawing No. MBA.22/60, which is deposited at the office of the resident district commissioner, Ankole. Rule 19(2) of the Public Health (Grade II Building) Rules shall apply to all agricultural zones as delineated in Mbarara Outline Scheme.

2. Bushenyi.

An area delineated on Plan No. BUS/3/58 and described on the plan as “Residential Settlement Area”, which is deposited at the office of the resident district commissioner, Ankole.

3. Katunguru.

The whole area of the town.

4. Trading centres.

The trading centres of—

Gayaza
Kafunzo
Kibingo
Kinoni

Ndeke
Rutoma
Rwashamire
Rwentobo

MENGO.

1. Kampala.

The areas delineated on Drawing No. K/256/61 and No. K/257/61 which are deposited at the office of the town clerk, Kampala.

2. Entebbe.

An area delineated as follows—

All that area of the Entebbe town lying to the west of the Aerodrome Road and to the south of the Nakiwogo Road and shown on Town Planning Department Plan No. E. 17/56 deposited at the office of the Entebbe Town Council as a temporary housing area. Rule 19(2) of the Public Health (Grade II Building) Rules shall apply to the area shown on drawing No. 42/63, which is deposited at that office.

3. Njeru.

The areas marked “Grade II Full Standard”, “Grade II Trading Plots” and “Grade II Reduced Standard” as delineated on Drawing No. NJU. 4/61 which is deposited at the office of the Government Agent, Mengo. Rule 19(2) of the Public Health (Grade II Building) Rules shall apply to the areas marked “Grade II Reduced Standard”.

4. Buganda towns.

The whole area of the Buganda towns set out below as defined in the Schedule to the Local Governments (Declaration of Towns) Order—

Buwama
Mpigi
Nagalama
Wobulenzi.

5. Trading centres.

The whole areas of the trading centres set out below as defined in the Schedule to the Trading Centres (Buganda) Declaration, 1964 Revision, S.I. 100-2—

Bale	Kabasanda	Katera
Bamunanika	Kabulasoke	Kayunga
Bowa	Kakakala (Ndeze)	Kibibi
Bukuya	Kakiri	Kiboga
Bulo	Kammengo	Kikandwa (Gomba)
Busika	Kapeka	Kira
Busunju	Kasangati	Kiriri
Gaba	Kasanje	Kiwoko
Gombe	Kasawo	Kiziba (Bulemezi)
Jeza	Kassanda	Kiziba (Busiro)

Lukoma	Nakisunga	Ntwetwe
Luwero	Namataba	Nyenga
Matuga	Namulonge	Sekanyonyi
Nabusanke	Ngogwe	Semuto
Nagojje	Nkokonjeru	Tondola (Kanoni)
Nakasajja	(Malajje)	Zirobwe
Nakaseke	Nsangi	
Nakasongola	Ntanzi	

MASAKA.

1. Kalisizo.

All areas marked “Residential Settlement Area” as delineated on Drawing No. KA. 5/60, which is deposited at the office of the Government Agent, Masaka. Rule 19(2) of the Public Health (Grade II Building) Rules shall apply to the areas marked “Residential Settlement Area (Reduced Standard)”.

2. Lwambu.

The area marked “Grade II Area” as delineated on Drawing No. BUK. 3/60, which is deposited at the office of the Government Agent, Masaka.

3. Trading centres.

The whole areas of the trading centres set out below as defined in the Schedule to the Trading Centres (Buganda) Declaration, 1964 Revision, S.I. 100-2—

Bukeri	Kawoko	Mbirizi
Bukoto	Kiziba	Mpugwe
Kaboyo	Kyanamukaka	Mukoko
Kagologolo	Kyotera	Ntusi
Kakuto	Lukaya	Rakai
Kalungu	Lyantonde	Sembabule

MUBENDE.

1. Mubende.

The areas marked “Grade II Full Standard”, “Grade II Reduced Standard”,

“Residential Settlement Area”, “Undetermined” and “Agricultural” as delineated in Drawings Nos. MUB. 12/61 and MUB. 10/59 which are deposited at the office of the Government Agent, Mubende. Rule 19(2) of the Public Health (Grade II Building) Rules shall apply to the areas marked “Grade II Reduced Standard”, “Residential Settlement Area”, “Undetermined” and “Agricultural”.

2. Nabingora.

The area of the trading centre as defined in the Schedule to the Trading Centres (Buganda) Declaration, 1964 Revision, S.I. 100-2.

BUNYORO.

1. Hoima.

Areas delineated on Plan No. HOI/1/1 and described on it as “Residential Settlement Area”, “Agriculture” and “Undetermined” Zones, which is deposited at the office of the resident district commissioner, Hoima.

2. Butiaba.

All areas marked “Residential Settlement Area” as delineated on Drawing No. BUT. 1/60, which is deposited at the office of the resident district commissioner, Masindi. Rule 19(2) of the Public Health (Grade II Building) Rules shall apply to the areas marked “Residential Settlement Area Reduced Standard” and “Agricultural”.

3. Masindi Port.

The area delineated in red on Drawing No. MASS. 1/60, which is deposited at the office of the resident district commissioner, Masindi.

4. Trading centres.

The trading centres of—

Bulisa

Kikube

Bwijanga

Kitoba

Kaluguza

Sunga

Kijunjubwa

TORO.

1. Fort Portal.

The areas marked “Grade II Housing” within the residential zones “D” delineated on Drawing No. FP. 30/58, being the 1958 Fort Portal Outline Scheme, which is deposited at the office of the resident district commissioner, Kabarole.

2. Kabatoro.

The area comprising Block B, plots 26, 28, 30 and 32, as delineated on Plan No. South A. 36, F, 11, 2910, which is deposited at the office of the resident district commissioner, Kasese.

3. Kasese.

(1) The area comprising plots 25 to 35 on Speke Street as delineated on Drawing No. KAS/23/59/B deposited at the office of the resident district commissioner, Kasese.

(2) An area delineated on Plan No. KAS/23/59A and described on it as “Residential Settlement Area”, which is deposited at the office of the resident district commissioner, Kasese.

ACHOLI.

1. Gulu.

Rule 19(2) of the Public Health (Grade II Building) Rules shall apply to all agricultural zones and the parts of undetermined zones delineated on Drawing No. GUL. 1/1, which is deposited at the office of the resident district commissioner, Gulu.

2. Kitgum.

The areas marked “Residential Settlement Area” and “Agricultural” as delineated on drawing No. KIT/5/60, which is deposited at the office of the assistant resident district commissioner, Kitgum. Rule 19(2) of the Public Health (Grade II Building) Rules shall apply to all areas marked “Agricultural”.

3. Trading centres.

The trading centres of—

Adjumani	Pabbo
Atanga	Padibe
Attiak	Pajule
Laropi	Paranga
Madi Opei	Yumbe

BUKEDI.

1. Tororo.

The areas marked “Grade II Reduced Standard” as delineated on Drawing No. EPT/31/61 which is deposited in the office of the clerk to the town council, Tororo. Rule 19(2) of the Public Health (Grade II Building) Rules shall apply to these areas and to all undetermined zones as delineated in the Tororo Outline Scheme.

2. Towns.

The towns of—

Busolwe	Mazimisa
Butaleja	Mjanji
Kakoro	Naboa
Kibuku	Petete

KARAMOJA.

1. Moroto.

The area marked “Grade II Reduced Standard” as delineated on Drawing No. EPM/8/61 which is deposited at the office of the administrator, Moroto. Rule 19(2) of the Public Health (Grade II Building) Rules shall apply to this area.

KIGEZI.

1. Kabale.

Rule 19(2) of the Public Health (Grade II Building) Rules shall apply to all residential settlement areas and all undetermined zones as delineated in the Kabale Outline Scheme.

2. Kisoro.

(1) The area marked “Residential Settlement Area” as delineated on drawing No. K/15/4/60, which is deposited at the office of the resident district commissioner, Kisoro.

(2) The whole area of the town.

3. Trading centres.

The trading centres of—

Bukinda

Kisizi

Rukungiri.

LANGO.

1. Lira.

The area delineated on Drawing No. EPL/4/59 deposited with the Lira town council and described on it as a Grade II Housing Area.

2. Aboke.

The areas comprising Block A, plots 1 to 19 and Block C, plots 2 to 20 as delineated on Plan No. 372 deposited at the office of the resident district commissioner, Apac.

3. Aduku.

The areas comprising Block B, plots 5 to 23 and Block D, plots 22 and 24 as delineated on Plan No. C. 373 deposited at the office of the resident district commissioner, Apac.

4. Aloii.

The areas comprising Block A, plots 1 to 20 and Block B, plots 1 to 20 as delineated on Plan No. C. 716 deposited at the office of the resident district commissioner, Lira.

5. Atura.

The areas comprising Block B, plots 5 to 23 and Block D, plots 6 to 24 as delineated on Plan No. C. 351 deposited at the office of the resident district commissioner, Apac.

6. Minakulu.

The areas comprising Block A, plots 2 to 20 and Block C, plots 1 to 3 as delineated on Plan No. C. 343 deposited at the office of the resident district commissioner, Apac.

TESO.

1. Bukedea.

The whole of the town except Blocks B and D.

2. Kaberamaido.

Areas delineated on Plan No. TD/ZS/1 and described on it as “Residential Settlement Areas” and “Grade II Trading Areas”, which is deposited at the office of the resident district commissioner, Kaberamaido.

3. Kumi.

Areas delineated on Plan No. TD/ZS/3 and described on it as “Residential Settlement Areas” and “Grade II Trading Areas”, which is deposited at the office of the resident district commissioner, Kumi.

4. Kyere.

The whole of the town except Blocks C and D.

5. Ngora.

Areas delineated on Plan No. TD/ZS/2 and described on it as “Residential Settlement Areas” and “Grade II Trading Areas”, which is deposited at the office of the resident district commissioner, Kumi.

6. Serere.

Areas delineated on Plan No. TD/ZS/4 and described on it as “Residential Settlement Areas” and “Grade II Trading Areas”, which is deposited at the office of the resident district commissioner, Soroti.

7. Towns.

The towns of—

Amuria
Kalaki

Katakwi
Otuboi

8. Trading centres.

The trading centres of—

Bugondo
Kachumbala
Kapiri
Kidongole
Magoro

Malera
Mukongoro
Orungo
Tira
Tiriri

WEST NILE.

1. Arua.

The areas marked “Grade II Full Standard” and “Grade II Reduced Standard” as delineated on Drawing No. ARU/11/61, which is deposited at the office of the town clerk, Arua. Rule 19(2) of the Public Health (Grade II Building) Rules shall apply to the areas marked “Grade II Reduced Standard”.

2. Pakwach.

An area delineated on Plan No. 156A and described on it as “Residential Settlement Area”, which is deposited at the office of the resident district commissioner, Nebbi.

3. Rhino camp.

An area delineated on Plan No. C. 940A and described on it as “Residential Settlement Area”, which is deposited at the office of the resident district commissioner, Arua.

4. Trading centres.

The trading centres of—

Maracha

Parambo

War

BUSOGA.

1. Jinja.

All that area of the Jinja Municipality known as Mpumudde Estate, as delineated in Drawing No. MDE. 1.42 deposited at the office of the Jinja Municipality as a Grade II Housing Area.

2. Bugiri.

The areas marked “Grade II Full Standard”, “Grade II Trading Plots” and “Grade II Reduced Standard” as delineated on Drawing No. EP. B/10/61 which is deposited at the office of the resident district commissioner, Bugiri. Rule 19(2) of the Public Health (Grade II Building) Rules shall apply to the areas marked “Grade II Reduced Standard”.

3. Bulopa.

The areas marked “Grade II Full Standard”, “Grade II Trading Plots” and “Grade II Reduced Standard” as delineated on Drawing No. EP. BUL/4/61 which is deposited at the office of the resident district commissioner, Kamuli. Rule 19(2) of the Public Health (Grade II Building) Rules shall apply to the areas marked “Grade II Reduced Standard”.

4. Busembatia.

The areas marked “Grade II Full Standard”, “Grade II Trading Plots” and “Grade II Reduced Standard” as delineated on Drawing No. EP. BUS/5/61 which is deposited at the office of the resident district commissioner, Iganga. Rule 19(2) of the Public Health (Grade II Building) Rules shall apply to the areas marked “Grade II Reduced Standard”.

5. Iganga.

The areas marked “Grade II Full Standard” and “Grade II Reduced Standard” as delineated on Drawing No. EP. 1/18/61 which is deposited at the office of the resident district commissioner, Iganga. Rule 19(2) of the Public Health (Grade II Building) Rules shall apply to the areas marked “Grade II Reduced Standard” and all agricultural zones delineated in the Iganga Outline Scheme.

6. Kaliro.

The areas marked “Grade II Full Standard”, “Grade II Trading Plots” and “Grade II Reduced Standard” as delineated on drawing No. EP. KAL/6/61 which is deposited at the office of the resident district commissioner, Kamuli. Rule 19(2) of the Public Health (Grade II Building) Rules shall apply to the areas marked “Grade II Reduced Standard”.

7. Kamuli.

(1) The areas marked “Grade II Full Standard”, “Grade II Trading Plots” and “Grade II Reduced Standard” as delineated on Drawing No. EP. K/12/61 which is deposited at the office of the resident district commissioner, Kamuli. Rule 19(2) of the Public Health (Grade II Building) Rules shall apply to the areas marked “Grade II Reduced Standard” and to all undetermined zones as delineated in the Kamuli Outline Scheme.

(2) The whole of the residential zone “D” as delineated in the Kamuli Outline Scheme.

(3) The area delineated on Drawing No. EPK/7/59 deposited with the Kamuli town council and described on it as a Grade II Housing Area.

8. Mbulamuti.

The areas marked “Grade II Full Standard”, “Grade II Trading Plots” and “Grade II Reduced Standard” as delineated on Drawing No. EP. MBU/4/61 which is deposited at the office of the resident district commissioner, Kamuli. Rule 19(2) of the Public Health (Grade II Building) Rules shall apply to the areas marked “Grade II Reduced Standard”.

9. Naigobya.

The areas marked “Grade II Trading Plots” and “Grade II Reduced Standard” as delineated on Drawing No. EP. NAIG/1/61 which is deposited at the office of the resident district commissioner, Iganga. Rule 19(2) of the Public Health (Grade II Building) Rules shall apply to the areas marked “Grade II Reduced Standard”.

10. Namasagali.

The areas marked “Grade II Trading Plots” and “Grade II Reduced Standard” as delineated on Drawing No. EP. NAM/2/61 which is deposited at the office of the resident district commissioner, Kamuli. Rule 19(2) of the Public Health (Grade II Building) Rules shall apply to the area marked “Grade II Reduced Standard”.

11. Namutumba.

The areas marked “Grade II Trading Plots” and “Grade II Reduced Standard” as delineated on Drawing No. EP. NAMU/2/61 which is deposited at the

office of the resident district commissioner, Iganga. Rule 19(2) of the Public Health (Grade II Building) Rules shall apply to the area marked “Grade II Reduced Standard”.

12. Namwendwa.

The areas marked “Grade II Trading Plots Full Standard” and “Grade II Reduced Standard” as delineated on Drawing No. EP. NAW/2/61 which is deposited at the office of the resident district commissioner, Iganga. Rule 19(2) of the Public Health (Grade II Building) Rules shall apply to the areas marked “Grade II Reduced Standard”.

MBALE.

Rule 19(2) of the Public Health (Grade II Building) Rules shall apply to all those parts of Residential Settlement Areas as are delineated on Drawing No. MBL. 1/1, which is deposited at the office of the Government Agent, Mbale.

History: S.I. 269-15.

Cross References

Local Governments (Declaration of Towns) (No. 1) Order, S.I. 243-1.
Town and Country Planning Act, Cap. 246.
Trading Centres (Buganda) Declaration, 1964 Revision, S.I. 100-2.
