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## Introduction

In the light of the Ministry of regional Municipalities and Water Resources interest to complete the projects of developing the Omani cities and providing them with all the necessary modern services, as well as to give all the Wilayates in the different Governorates and Regions of the sultanate a great deal of development in away to preserve the Omani cities heritage as well as the modern features.

In the account of the integral vision, development of the ministry's departments and enhancing the municipal and water services offered by it, as well as progressing its quality and performance, in 1998 the ministry initiated an accurate and comprehensive review for all the regulations and laws that organize the Municipalities in order to make all the services obtainable for the citizens, and removing all the obstacles as well as reviewing the used set of the formats and forms.

Due to the important role represented by the building sector in the constructional expansion and advancement witnessed in the Sultanate. The ministry commenced in issuing the a chain of simple guidebooks, included with the provisions of building permits and the required technical and health rules and conditions that ensure the safety of the citizens, together with protecting the environment.

Simultaneously, the ministry's concerned departments reconsidered all the Ministerial Regulations and laws together with the circulations that organize the process of building and constructing, such as the cancellation of the Ministerial Decision No.(40/81) and its amendments in the Ministerial Decision No. (48/2000), issuing the Building Regulations. In order to activate different roles in the sectors of the society and determine the role of the private sector in enhancing the comprehensive development plans and fulfilling the needs of the current and future phases, the articles were prepared in away to be consistent with the executive and administrative progress witnessed in the country..

The current issue of the Building Regulations included in this leaflet will give the concerned people of the citizens and the constructionists an opportunity to know in general the rules and procedures which they have to comply with to obtain the service they need. It also aimed to facilitate and ensure the achievement in a minimum time and effort without violating the general laws and regulations enforced in the Sultanate.

The aim of this issue is to facilitate for the citizens the procedures of building their residence or establishing projects, in order to realize their wishes in cooperation with their regional municipalities.

Hoping that the articles of this new regulation contribute in identifying all the provisions that ensure the safety of their life and their establishments.



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## Chapter I - (General Provisions)

**Article (1):** Unless stated otherwise the words and phrases used hereafter shall have the following meanings :

- Minister** : The Minister of Regional Municipalities and Water Resources
- Municipality** : The Regional Municipality
- Committee** : The Municipality Committee.
- Director** : The Director of the Municipality
- Owner** : The person in whose name the ownership or survey sketch documents, was issued.
- Consultant** : Any engineer or group of engineers working on the preparation of architectural, structural, electrical, sanitary and mechanical designs for the buildings and civil works together with supervision of implementation and they should be licensed by the concerned government authorities.
- Contractor** : Any person or company working on construction or civil works according to the plans, conditions and specifications prepared by the consultant for the owner as per the agreement concluded between the owner and the contractor.
- Major building permit** : A permit to build issued by the Municipality as per the documents and plans approved by the Municipality.
- Minor building permit** : A permit to build issued by the Municipality and as limited to secondary additions on an existing building without a previous major building permit and also includes repairs, maintenance, temporary buildings, fences and any other similar works and drawings shall be submitted whenever necessary.
- Excavation permit** : A permit to excavate issued by the Municipality to execute the civil works outside the plots boundaries as per the documents and plans approved by the concerned authorities.
- Completion of Construction Certificate** : A certificate to be issued after completion of building or civil works in part or in whole as per the permit issued by the Municipality.
- Road** : Any street shown on the development plan of the city for vehicles and pedestrians.
- Lane** : Pedestrian passages which may be used by a limited number of vehicles.
- Sidewalk** : A part on the street/road side for the exclusive use of pedestrians, with a level equal or different from the road level and certain width.
- Building** : A building consists of one storey or multi storeys incorporating a set of





- construction elements for housing or other purposes.
- Permanent Building** : A building constructed with reinforced concrete bricks or stones .....etc.
- Temporary Building** : A building constructed with non-solid or non-permanent materials and incorporating temporary building constructed for a limited period of time.
- Ancillary Building** : A building annexed to the main building but not connected to it and it is intended to serve the main building.
- Service: building** : Annex; not adjacent to the main building, intended to serve the main building.
- A Store** : A place designated for storage.
- Thermal insulator** : Materials added to any part of the building in ceiling, floor or walls to internally insulate the building from any outside thermal effect.
- Fence** : A barrier constructed with any building material to a certain height on the boundaries of plots.
- Structural plan** : A coordinated study for a general planning project in light of the opinions of authorized experts.
- Plans** : Drawings of the horizontal floor plans drawn by a certain scale to a number of units to form as a group an integrated project.
- Use** : The purpose for which the plot was prepared as per the regulations and plans issued by the concerned authorities.
- Percentage of the Covered area** : The percentage between the horizontal floor plan of the roofed parts of the building as compared to the total of the plot on which the building is erected. This does not include architectural projections and shades of car parks
- Total Floor Area** : The total covered area of the horizontal floor plans. Architectural projections and shades of car parks are not included.
- Boundary of the plot** : The lengths in geometrical units determining the plot and separating it from other neighbouring properties or roads and the like.
- Building limit** : The line determining the building elevation overlooking the road. It may be the line determining the plot boundary or to the rear of it as per the planning conditions.
- Set back** : A space between the building limit and the boundary of the plot.
- Residential unit** : Villa or flat consisting of several rooms with services.
- Villa** : One or more storeys building connected with internal stairs and used for the residence.
- Private Residence** : A residential unit (villa or flat) consisting of several rooms with services.
- Flat** : A unit of the building consisting of one room or more in addition to utilities used for residential purpose.
- Interior Ceiling level** : The level or the horizontal bottom level to any part of the structural components of the building which determines the beginning and end of any vertical height to any other horizontal level.
- Height of Building** : The vertical distance from the plinth level of the main road to the highest point on the roof. The height of parapet walls, staircases, mechanical



equipment and water tanks are not to be included (if are many streets surrounding the building, the height is to be measured from the street with the highest level).

- Levelling Floor** : The floor built below the ground level and the natural slope within the plot boundary is the cause of its existence provided that its area shall be less than that of the ground floor and its whole elevation from the lowest side shall be visible above the ground level.
- Room Height** : The vertical distance from the room floor to the interior ceiling level.
- Basement** : The floor below the ground level or below the levelling floor (if any).
- Mezzanine** : The seconday floor, a part of the commercial shop and joint with it directly. It may be reached through the commercial shop.
- Pergola** : A Shade with vacuums. The vacuums space does not exceed more than 50% of the shade's total space.
- Balcony** : A projection extending outside the limits of the building elevation connected with any of the building units with a door. It may be roofed or un-roofed and its projection not exceeding the boundary.
- Projecting Room** : The room, on the upper floors only, overlooking the street and part of which lies beyond the boundary of the plot.
- Open-to-sky** : An open area within the building and no part of can be covered.
- Architectural Projection** : Part of the building including parts of the columns, beautification frames, sunshades and flower beds.
- Elevators** : An automatic way for facilitating the movement of the users between the vertical levels of the building with special apparatus and tools.
- Building Roof** : The open space covering the top of the building with the exception of the staircase, lifts and the like.
- Parapet Wall** : A protective fence or wall erected around the roof of the building for safety purposes and to maintain the privacy of the residents.
- Bathroom** : A unit of the building of an area not less than (4) square metres and the minimum length of any side (1.80) metres and it contains a hand washing basin, a finish lavatory and a bath tub.
- Water Closet** : A unit of the building of an area not less than (1.35) square metres and the minimum length of any side (90) cm and it contains a lavatory
- Septic Tank** : A tank constructed with certain specifications below the ground level where wastewater is treated to separate a large quantity of solid waste for degradation by anaerobic bacteria.
- Holding Tank** : A tank constructed with certain specifications below the ground level with the purpose of collection of wastewater without any leakage, seepage or overflow of this wastewater into the surrounding environment and when filled-up to be emptied by suction and transported to the sites designated by the Municipality.
- Soakaway Pit** : A pit of certain specifications constructed below the ground level for receiving wastewater and decomposed materials from the septic tank for seep away into the ground by permeability.
- Inspection** : A room of certain specifications where drainage pipes' routes flow and



- Chamber** : should be established whenever the routes of the pipes change with the purpose of detection of joints and cleaning of the pipes connected to them provided that the distance between any two chambers shall not exceed (12.0) metres
- Floor Trap** : A water sealed trap within the bathrooms, toilets or kitchens to receive the discharged from sanitary fittings before reaching the outside gully trap.
- Gully Trap** : A water sealed trap outside the building to receive water discharged from the floor trap in addition to rain water and the like before reaching the inspection chamber.
- Connections** : Any internal or external connections of any electrical or sanitary works.
- Drainage Connection** : A pipe for drainage of wastewater from sanitary fittings of bathrooms, water closets and kitchens to the nearest floor trap.
- Wastewater Drainage Pipes** : A pipe for direct drainage of human waste discharged from water closets to the nearest inspection chamber and in turn to the septic tanks or public sewers.
- Ventilating Pipes** : A vertical pipe joining a pipe connected with the wastewater drainage pipe for the purpose of ventilation and to avoid the decrease in internal pressure of drainage pipes.
- Surface Water Drain** : Any open or covered sewer or channel used to convey surface water to the sites of disposal and it shall be of proper size and according to the technical specifications approved by the Sultanate.

**Article (2):** No building may be constructed or any additions or any internal or external alterations made or demolished in part or in whole or any civil works carried out prior to obtaining permission from the Municipality whether the works are public or private except those excluded by a particular provision with the observation of the law for Protection of National Heritage.

**Article (3):** Applications for building or excavation permits shall be submitted to the Municipality according to the formats designed for this purpose.

★ **The awendment to the text of the article above , according to the Ministerial Decision No. (182/2001) as follows :**

Building permit application or excavation permit shall be submitted to the municipality according to forms designed for such purpose after payment of prescribed fees according to the following:

First: Issue of building permit:

Issue of building permit (including site sign board permit and use of municipality landfills):

- |  |          |
|--|----------|
| 1. Building area till (400) Sq m                                 | R.O 5    |
| 2. Per additional square meter more than (400) Sq m              | 20 Baiza |
| 3. Building permit renewal                                       | R.O 5    |
| 4. Issue of a replacement for building permit                    | R.O 5    |
| 5. Modification of building drawings related to building permits | R.O 5    |





## 6. Approval of additional copy of drawings related to building permits R.O 3

Second: Excavation permit (including site board permit and use of municipality landfills):

1. Without labor camp R.O (10).
2. With labor camp R.O (15).

**Article (4):** The major building permit shall be valid for two years, and the minor building permit shall be valid for one year from the date of issue. It shall be invalid unless renewed. If construction and additions continue, renewal shall be for one year after payment of the prescribed fees unless there are reasons preventing renewal and in such case the Municipality shall inform the person concerned in writing with explanation of the reasons for rejection and the excavation permit shall remain valid until completion of works.

✳ **The amendment to the text of the article above , according to the Ministerial Decision No. (10/2017) as follows :**

The major building permit shall be valid for two years, and the minor building permit shall be valid for one year from the date of issue. If construction or additions on completed building continue, renewal shall be for similar periods after payment of the prescribed fees unless there are reasons preventing renewal and in such case the Municipality shall inform the person concerned in writing with explanation of the reasons for rejection. In the event of permit loss, person concerned may submit application for replacement according to conditions set by the ministry.

Excavation permit shall remain valid until completion of works.

**Article (5):** The approval of the concerned authorities shall be obtained prior to issuing any building or excavation permit.

**Article (6):** The Municipality, as a result of renewal or grant of permit, shall not be held responsible for others rights with regard to the plot indicated in the permit.

**Article (7):** It is not permitted to issue more than one building permit (major or minor) to one plot. No additions shall be made in the minor building permit unless within the acceptable limits.

✳ **The amendment to the text of the article above , according to the Ministerial Decision No. (43/2011) as follows :**

It is not permitted to issue a minor building permit to a plot already issued a major building permit and may issue a major building permit to a plot having a minor building permit . It is not permitted to issue more than one building permit to one plot.No additions shall be made in the minor building permit unless within the acceptable limits.

**Article (8):** If the building height exceeds three storeys, the documents and drawings should be supported by a report on soil test signed by a specialized consulting engineer



office or a recognized laboratory on soil testing. If the storeys of the building are less than three the test report of the consultant may suffice.

**Article (9):** Materials used for construction of new building, additions or alterations of an existing building shall be of high quality and in conformity with the technical specifications recognized by the Sultanate.

**Article (10) :** Multi storey buildings, where the number of storeys exceed four, shall be provided with a refuse collection chamber located on the ground floor and subject to the following conditions:

- a. The area of the chamber shall not be less than (7.5 square metres) and the shortest side not less than (2.5 metres).
- b. It shall be constructed of non-inflammable materials.
- c. The surface of its floor and walls shall be strong, smooth and moisture resistant.
- d. It shall be provided with means for water supply and discharge so as to wash the chamber the refuse collection container.
- e. It shall be accessible from a rear entrance or a minor road.
- f. Every unit of the building in each storey shall be provided with an opening connected with a main pipe extending along the whole building height and connected with the refuse collection chamber.
- g. Refuse pipes in buildings shall be circular in shape, of a diameter not less than (60 cm). They shall be made of non-inflammable and anti-rust materials and provided with vent openings on top of the roof covered with wire mesh.

**Article (11):** Safety conditions and precautions against fire issued by the concerned authorities shall be adhered to, when designing.

**Article (12):** Drawings submitted to any works shall be approved by a specialized consulting engineer office licensed by the concerned authorities. Public authorities projects are excluded. The municipality shall not be held responsible for design errors that render the building unsafe for users.

**Article (13):** Health, environmental and technical regulations and conditions together with safety and security requirements for activities related to health, services or factories shall be adhered to when preparing drawings.

**Article (14):** (A) Every person issued a major building permit shall submit, prior to execution, an undertaking signed by the consultant stating his commitment to supervise the construction and follow-up the project to ensure the contractor compliance with the approved plans, conditions and technical specifications in the following cases:





1. If the building consists of more than a single storey regardless of the value.
2. If the building consists of a single storey and it costs more than (10000) ten thousands Rials Omani.

This estimation shall be made by the engineer of the municipality in light of current market prices and he shall be fully responsible if his estimation is exceeded.

All the previous provisions shall be (implemented) applicable to buildings with foundations designed for more than a single storey.

- (a) The consultant shall be fully responsible for any contravention in construction.
- (b) The consultant supervising any project shall submit to the municipality periodical reports on each phase of work.
- (c) Public authorities have the right to supervise their projects.

★ **The awendment to the text of the article above , according to the Ministerial Decision No. (43/2011) as follows :**

(A)- Every person issued a major building permit shall submit, prior to execution, an undertaking signed by the consultant stating his commitment to supervise the execution and follow-up the project to ensure the contractor compliance with the approved drawings, conditions and technical specifications in the following cases:

1. If the building consists of more than a single storey regardless of the area and value or its foundations are designed to carry more than one storey.
2. If the building consists of a single storey and it costs more than (10000) ten thousands Rials Omani.

This estimation shall be made by the engineer of the municipality in light of current market prices and he shall be fully responsible if his estimation is exceeded.

- b- The consultant shall be fully responsible for any contravention in construction.
- c- The consultant supervising any project shall submit to the municipality periodical reports on each phase of work.
- d- Public authorities have the right to supervise their projects.

**Article (15):** A space shall be provided for the gas cylinder to ensure the safety of residents in single family houses, multi storey residential complexes and commercial-residential complexes and safety and security requirements shall be considered.

**Article (16):** Potable water tanks may be placed on the ground or on top of any building provided that health and technical conditions are adhered to.



**Article (17):** All public service connections within the building and civil service works shall be according to the technical specifications and terms specified by the concerned authorities.

**Article (18):** Building permit within coastal setbacks shall be according to the Decision of the Supreme Committee for Town Planning.

✳ **The awendment to the text of the article above , according to the Ministerial Decision No. (10/2017) as follows :**

Building permit within coastal setbacks shall be issued after the approval of the Ministry of Housing or the Supreme Council of Planning; as appropriate .

**Article (19):** It is not permitted to transport building debris and remnants from one site to another prior to obtaining a permit from the municipality.

**Article (20):** When designing flag poles for government buildings controls and conditions determined by the concerned authorities shall be considered and shall be according to the regulations in force.

## Chapter 2 - (Buildings Architectural and Technical Conditions)

~~Article (21): The Municipality shall prepare free of charge Arab architectural style drawings to and beneficiaries of social security system.~~

❖ **Deletion of the article above , according to the Ministerial Decision No. (10/2017)**

**Article (22):** No construction of buildings resembling or similar to the Omani forts and castles is permitted in buildings and fences.

**Article (23):** Islamic and Arab architectural style shall be considered when preparing designs for all buildings.

**Article (24):** Technical specifications recognized by the Sultanate shall be used for structural calculations of all buildings whatever their heights.

**Article (25):** The architectural design for the residential unit shall comply with the Islamic and Arab family traditions and values which determine the relations within the building and internal privacy.

**Article (26):** No residential units (family housing) shall be constructed in industrial areas of different types, storage's sites and workers' camp sites.

**Article (27):** The consulting office entrusted with design, the soil test consultant, the supervising consultant and the contractor shall be fully responsible for the safety of the relevant buildings, according to their work spheres, taking into account the laws in force in the Sultanate.

**Article (28):** Buildings' plans shall include thermal insulator system according to rules prescribed for this purpose for the following buildings and establishments:-

- government buildings.
- tourism establishments such as hotels, theatres and exhibitions.
- buildings consisting of four storeys or more or their construction cost is more than R.O. (250) thousands or require a carrying capacity more than (25) tons.
- Large industrial establishments.

**Article (29):** Retaining walls shall be built of reinforced concrete and according to the standard technical specifications in force in the Sultanate.

**Article (30):** It is permitted to connect the public services immediately after completion of work in part or in whole and after issuing the building completion certificate



provided that the building is suitable for use. Temporary services may also be connected to the building site as the work may require.

**Article (31):** Technical conditions for different uses shall be considered when designing and constructing public buildings such as schools, ministries, hospitals, car parks, gardens, commercial and residential buildings, cinemas, theatres, markets, libraries and the like. **Requirements of the disabled shall be considered in the designs such as appropriate ramp for entrances, car parkings and toilet aids.**

✳ **Added the text to end of article above , according to the Ministerial Decision No. (10/2017)**

**Article (32):** It is not permitted to exceed the percentage of covered area determined by the planning authority to each plot according to its survey sketch (krooki) . Architectural projections, water tanks, external open staircases, mechanical equipment necessary for the service of the building, children playgrounds, car parks, swimming pools and the like are excluded.

**Article (33):** The calculation of the percentage of covered area does not include total floor area unless this is explicitly stated in the planning conditions.

**Article (34):** Setbacks for boundaries of the adjacent plots in residential-commercial and industrial areas shall be determined according to the planning conditions.

**Article (35):** The minimum areas and internal dimensions of rooms and shops shall be according to the table below:

Description	Minimum area (Sq.m)	Minimum dimension (ML)
Double room	12.00	3.00
Office	8.10	2.70
Kitchen	5.00	2.00
Bathroom	4.00	1.80
Water Closet	1.35	0.90
Shop	8.10	2.70

**Article (36):** Every room or building utility overlooking a road, street or internal yard shall be provided with windows for ventilation and normal lighting on the condition that the minimum area of the window shall be as follows:

a-10% of the room or office floor area.

b-7% x 2-7% of the bathroom and water closet floor area.

c-10% of the kitchen floor area of staircase space.

**Article (37):** The perpendicular height of one floor shall be determined according to the type of building and its usage. The level of the sidewalk of the neighbouring road is the datum plane from which heights are measured and for other cases it should be determined by the concerned technical authority.



**Article (38):** The minimum headroom for residential areas shall be as follows:

- a- ground floor or single storey buildings (3.00metres).
- b- other floors (2.80 metres).

✳ **The awendment to the text of the article above , according to the Ministerial Decision No. (10/2017) as follows :**

The headroom for residential areas shall be as follows:

- a- Ground floor or single storey buildings with minimum of (3 meters) and maximum of (4 meters).
- b- Other floors with minimum of (2.80 meters) and maximum of (3.40 meters) provided that the total height shall not exceed the limits specified in the survey sketch (krooki).

**Article (39):** As for commercial – residential areas:

- a- the minimum height of the ground floor if there is no mezzanine is (4.00 metres) and (6.00 metres) if there is a mezzanine.
- b- the minimum height of other floors used for offices or sleeping rooms is (2.80 metres).

✳ **The awendment to the text of the article above , according to the Ministerial Decision No. (10/2017) as follows :**

The headroom for commercial – residential plots shall be as follows:

- a- Ground floor with minimum of (4 meters) and maximum of (4.80 meters).
- b- Other floors; if used as offices or residential rooms, the minimum height is (2.80 meters) and the maximum is (3.40 meters) provided that the total height shall not exceed the limits specified in the survey sketch(krooki).

**Article (40):** The minimum height of a single storey commercial buildings is (4.00 metres) if there is no mezzanine and (6.00 metres) if there is a mezzanine.

✳ **The awendment to the text of the article above , according to the Ministerial Decision No. (10/2017) as follows :**

The headroom for commercial plots shall be as follows:

- a- Ground floor with minimum of (4 meters) and maximum of (4.80 meters).
- b- Other floors with minimum of (2.80 metres) and maximum of (3.40 meters) provided that the total height shall not exceed the limits specified in the survey sketch (krooki).

**Article (41):** If the structural design necessitates provision of a reinforced projected beam within the room, offices or shops, the depth of the projecting part of the beam shall not exceed (0.40 metre) provided that the minimum headroom is used.

**Article (42):** The maximum height of the following buildings shall be excluded:

- a- public buildings such as lecture rooms, covered theatres, conference halls and the like according to the technical specifications in force in the Sultanate.
- b-Sport halls according to the structural requirements.



- c- Staircases, water tanks and air conditioners on top of the buildings provided that they are enclosed according to the design prepared and approved by the municipality.
- d- The parapet shall not be more than one metre above the maximum height of the building.

**Article (43):** When constructing additions on the roof floor they shall not made on the building main frontage and the following conditions shall be adhered to:

- a- They shall be used for services of the building such as the staircase, central television antenna and the like.
- b- As for private residential buildings they shall be within (50%) of the roof area.
- c- As for multi storeys (three storeys or more) residential, commercial-residential or commercial, they shall be within (70%) of the roof area.

✱ **The awendment to the text of the article above , according to the Ministerial Decision No. (10/2017) as follows :**

When constructing additions on the roof floor they shall not be made on the building main frontage and the following conditions shall be adhered to:

a- As for the residential buildings, residential (appartments), commercial residential, commercial and tourist buildings; three storeys and less, they shall be within (50%) of roof area. This percentage may be increased to (80%). In this case, permit fees for the area exceeding (50%) shall be speciefied, as per the prescribed fees.

b- As for the residential buildings (appartments), commercial residential, commercial and tourist buildings; four storeys and more, they shall be within (70%) of roof area. This percentage may be increased to (85%). In this case, permit fees for the area exceeding (70%) shall be speciefied, as per the prescribed fees.

c- It is not permitted to add a roof floor in the industrial -use plots.

Excluded from the provision of this article, constructing additions on the roof floor of the building main frontage may be made if necessary according to the architectural design of some buildings of special characteristics such as schools, hospitals, theaters, markets, and the like provided that additions shall not be made in the whole main building frontage and as per the specified percentages.





**Article (44):** An open – to – sky provided in t multi storeys residential and commercial – residential buildings overlooking rooms, offices, bathrooms, water closets, kitchens or staircases shall be according to the table below provided that the residential rooms overlooking the open-to-sky shall not be more than one room:

No	Number of storeys	The part of the building overlooking the open-to-sky	Minimum area of the open-to-sky (s.q.m.) (Square metres)	Minimum open-to-sky side (ml)
1	a) One to three storeys	Sleeping rooms and offices	7.50	2.50
	b) More than three storeys	Sleeping rooms and offices	$(2/5 \times H)^2$	2.50
2	One to three storeys	Kitchens, staircases, bathrooms and water closets	7.50	2.50
3	More than three to six storeys	Kitchens, staircases, bathrooms and water closets	10.00	2.50
4	More than six storeys	Kitchens, staircases, bathrooms and water closets	12.50	2.50

In the case there are toilets or WCs only overlooking open-to-sky, Open-to-sky area shall not be less than (1.5 SM) and the length of any side shall not be less than one meter.

**Article (45):** Bathrooms and public utilities such as hospitals and schools are exlcuded .from the conditions under (2, 3 & 4) of the above schedule and bathrooms and water closets of tourism buildings and also some public buildings consisting of three storeys or more may be excluded on condition that proper means of ventilation and release of noxious odours together with adequate wooden or aluminium louvers on doors are provided and the consultant shall submit details drawings and technical specifications to this effect.

**Article (46):** The pergola may be constructed of concrete or wooden materials on the roof of the building and shall be within (10%) of the roof area provided that its height shall not be less than (2.30) metres measured from the roof floor to the interior level of the concrete or wooden beam and shall not become apparent in the



main frontage of the building. It may also be constructed within the yard of the plot and in case constructed of permanent materials the conditions of setbacks would apply. The pergola shall be opened on all sides except the sides adjoining part of the wall of the building or fence.

**Article (47):** The projecting rooms and balconies, if any in recently planned areas, shall be considered an integral part of the main building, therefore the conditions of setbacks would apply. If any in unplanned old buildings or partly planned areas the following conditions shall apply:

- a- Balconies of the upper floors may project beyond the boundaries of the plot by (10%) of the width of the road on condition that the projection shall not exceed (1.20 metres) regardless of the width of the road.
- b- The width of the balcony shall not be less than (0.75 metre).
- c- The distance between the soffit of the slab of the projecting room or balcony and the level of the neighbouring foot-path shall not be less than (4 metres).
- d- Any of the balconies units of the building on a road of width less than (7.50 metre) , shall not be projected , taking into account the following :
  1. Where the balconies of residential buildings overlooking main roads are used for drying clothes, they should be enclosed with one of the materials approved by the municipality.
  2. Any multi storeys residential building which consists of more than (3) flats shall be provided with a balcony in every flat for drying clothes and it shall be located on a proper place according to the architectural design they should be enclosed with one of the materials approved by the Municipality.

**Article (48):** The following architectural requirements for buildings shall be considered:

- a- Architectural projection on the neighbouring road is permitted provided that it shall not be beyond (0.60) metre of the boundary of the plot.
- b- The appearance of lean-to-roof is not permitted and the use of ceramic tiles is not permitted unless to a certain extend in elevations such as buildings entrances and shades above windows.
- c- Structural roofs of buildings or shades of wooden or metal structures erected in industrial areas shall be enclosed with permanent wooden or metal materials.
- d- Projecting parts of airconditioners on the buildings elevations shall be enclosed with one of the materials approved by the municipality.

**Article (49):** The conditions regarding the heights shall not apply to the levelling floor and no more than one levelling floor is permitted. All the conditions regarding ventilation and normal lighting shall apply to this floor.

**Article (50):** It is not permitted to have more than one basement in each building unless there are technical restrictions, it shall be used for storage of non-inflammable materials, car parks, services and security purposes and may be used for



residential purposes. The ceiling height of the basement shall not be less than (1.0) metre from the level of the internal yard of the plot or the level of the adjacent foot-path and shall be provided with direct or indirect normal ventilation. The minimum height of the basement shall be (2.80) metres and shall be measured from the floor of the basement to the soffit of the slab of the ceiling. The construction of one or two water closets may be permitted on the condition that proper wastewater drainage is provided. Provisions regarding setbacks of the main buildings shall also apply to the basement. All precautions against leakage of water through the walls and surfaces of the basement shall be considered and means for drainage from the basement shall be provided.

**Article (51):** ~~The construction of a mezzanine in show rooms and commercial buildings may be permitted subject to the following conditions:~~

- ~~The area of the mezzanine and the staircase leading to it shall not exceed (50%) of the area of the show room or shop.~~
- ~~The mezzanine shall not project beyond the horizontal floor plan of the show room or shop.~~
- ~~The mezzanine shall be provided with ventilation and normal lighting.~~
- ~~The mezzanine space shall be connected to that of the show room or shop.~~
- ~~The mezzanine shall only be used for the direct service of the show room or shop or it may be complementary to these only.~~
- ~~The conditions regarding the heights of buildings shall apply to the mezzanine.~~

✳ **Deletion of the article above , according to the Ministerial Decision No. (10/2017)**

**Article (52):** ~~The concerned planning authorities shall be referred to so as to obtain their approvals when submitting an application to replace the mezzanine by a floor.~~

✳ **Deletion of the article above , according to the Ministerial Decision No. (10/2017)**

**Article (53):** The following shall be considered in buildings:

a- Any multi storeys building shall be provided with a number of staircases and fire exists as follows:

1. At least one staircase, for each building when the area of one floor is not more than (300 square metres) and the total area of the floors in the whole building is not more than (1000 square metre).
2. An additional staircase shall be provide for every (500) square metres added to the area of one floor or for every (1500) square metres added to the total area of the building.

✳ **The awendment to the text of the article above , according to the Ministerial Decision No. (318/2001) as follows :**

a- ~~Any multi storeys building shall be provided with a number of staircases and fire exists as follows:~~

1. ~~At least one staircase, for each building when the area of one floor is not more than (500 square metres) and the total area of the floors in the whole building is not more than (1000 square metre).~~





**2. An additional staircase shall be provide for every (500) square metres added to the area of one floor or for every (1500) square metres added to the total area of the building.**

- b. The main staircases shall be constructed with reinforced concrete or any non-inflammable material. Private residential buildings and small shops are excluded.
- c. The net minimum width of the staircase leading in one direction shall be as follows:
  - 1. Residential building 1.00 metre.
  - 2. Commercial and industrial buildings 1.20 metres.
  - 3. Public buildings (hospitals, schools, hotels, etc...) 1.50 metres.
- d- The maximum travel distance served by the staircases shall be (20 metres).
- e- The tread of one step shall not be less than (28 cm) and the rise of the step shall not be less than (15 cm) and not more than (18 cm).
- f- The step shall be calculated according to the following formula:  
(Twice the rise of one step + the tread) = (60 cm – 65 cm.)
- g- The number of stairs in each part of the staircase leading in one direction shall not exceed (14).

**Article (54):** When submitting drawings for any building with four storeys or more including the ground floor, it shall have at least one electric lift. The number of lifts and the capacity of each together with any necessary information shall be stated according to the technical conditions and specification in force in the Sultanate of Oman.

**Article (55):** Electric lifts shall work efficiently throughout the year and each owner shall submit a certificate from a specialized company confirming that the lift is in good condition or properly maintained. This certificate shall be submitted to the municipality at least once a year. ~~The lift shall receive an annual licence of the lift without prejudice to any other necessary actions and imposing penalties stated in this regulations, the usage of the lift shall be prevented.~~

✳ **Deletion of the text of the article above, according to the Ministerial Decision No. (10/2017)**

**Article (56):** ~~Every building provided with a lift shall have an appointed person to be continuously available and vested with the responsibility of dealing with any emergency that may arise and shall be provided with adequate warning devices.~~

✳ **Deletion of the article above, according to the Ministerial Decision No. (10/2017)**

**Article (57):** All contractors and specialized companies working in lifts shall submit applications to the concerned municipality for registration together with all documents certifying the experience and efficiency of the employed technical staff in order to consider the applications and finalize the registration procedures.

**Article (58):** The minimum width of corridors and passages within the buildings shall be as follows:

**a) Residential buildings:**

1. Passages and corridors within the residential unit (1.20) metres and a main corridor between two rows of different residential units of width (1.50) metres to a passage up to (15) metres long, if the length exceeded that, then the width shall be increased to a maximum of (2.20) metres.
2. A main corridor in front of one row of different residential units of width (1.40) metres for five units, if the units exceeded this number, then the width shall be increased by (5%) for every additional unit provided that the maximum width shall be (2.0) metres.

**b) Commercial buildings:**

1. A main corridor in front of a row of show-rooms or commercial shops of width (1.80 metres) unless other conditions for commercial areas are stipulated by the concerned planning authorities.
2. A main corridor between two rows of show-rooms or commercial shops (2.50) metres.

**c) Hospitals and schools:**

A main corridor (2.50) metres.

**d) Hotels and the like:**

A main corridor (2.20) metres.

**e) Other public buildings:**

Such as sporting stadiums, cinemas and the like shall adopt the technical requirements and specifications in force in the Sultanate.

**Article (59):** Car parks shall be stated in the drawings for any buildings and shall be within the legal boundaries of the plot. Plots of small areas in old quarters and those of special planning requirements are excluded. This shall be as follows:

**a) Residential areas:**

At least one car park for every flat or a single family residence.

**b) Commercial and commercial-residential areas:**

At least one car park for every flat, officer or shop. If the area of office or shop exceeded (100 sq.m) an additional car park shall be provided for every additional (100 sq.m)

The following shall be considered after obtaining the approval of the concerned authorities:

1. A distance of (6) metres shall be tiled along the frontage of shops located on tarmac main roads.
2. A distance of (4) metres shall be tiled along the frontage of shops located on tarmac sub-roads.
3. Owners of new buildings located on tarmac main roads and sub-roads shall include the above tiles area in the drawings.
4. Owners of buildings and shops in villages, quarters and lanes located on graded main roads and sub-roads are excluded.



- c) Industrial areas:  
At least one car park for every ten employees.
- d) Cinemas, entertainment centres and theatres:  
At least one car park for every (20) seats or (50%) of the area whichever provides the largest parking space.
- e) Clubs and restaurants:  
At least one car park for every (12.00 sq.m) of the covered area.
- f) Hotels:
  - 1. Five stars : A car park for every three beds.
  - 2. Four stars : A car park for every five beds.
  - 3. Three stars: A car park for every ten beds.
- g) Public buildings such as schools and hospitals:  
Technical specificatin for car parks adopted in the Sultanate shall be applied.

✳ **The awendment to the text of the article above , according to the Ministerial Decision No. (10/2017) as follows :**

c- Industrial areas:at least one car park for every ten employees, subject to the following:

- 1. A distance of (6) meters shall be tiled along the frontage of commercial workshops and shops located on tarmac main roads. The municipality may extend additional distances till the road limit according the site requirements.
- 2. A distance of (4) meters shall be tiled along the frontage of commercial workshops and shops located on tarmac sub-roads. The municipality may extend additional distances till the road limit according the site requirements.

Owners of new buildings located on tarmac main roads and sub-roads shall include the above mentioned tiles area in the drawings

**Article (60):** The parking area for one car shall not be less than (5.75 metres) in length and (2.50 metres) in width. The width of paths within car parks shall not be less than the following:

- a. Three metres if the parking is parallel to the path.
  - b. Three and a half metres if the parking makes an angle of (45%) with the path.
  - c. Six metres if the parking makes a right angle with the path.
- Car parks of commercial and industrial complexes, hotels and the like shall be provided with lighting and shall be tiled or paved.

**Article (61):** When the minimum limit of paths within car parks is applied, traffic shall be in one way to facilitate car entry and exit.





### Chapter III (Buildings' Drainage specifications)

**Article (62):** Every single family residence consisting of two bedrooms shall have at least one bathroom which shall not directly open on any of the bedrooms. When there are more than one bathroom in a single family unit the additional bathrooms may indirectly open on bedrooms.

**Article (63):** A water tap shall be fitted in each utility in commercial buildings, offices and workshops and sanitary fittings shall be provided according to the following table:

No	Sex	No. of users	Required sanitary fittings (Min. No.)	Remaks
1	Men	1:100	(1) W.C. and (1) hand washing basin for every (10) persons	If there is no urinal
	Men	Above 100	(1) additional W.C. and (1) hand washing basin for every (20) persons	If there is no urinal
2	Men	1:100	(1) W.C. for every (25) persons,(1) urinal and (1) hand washing basin for every (10) persons	If there is no urinal
	Men	Above 100	(1) additional W.C. for every (40) persons,(1) urinal and (1) hand washing basin for every (20) persons	If there is no urinal
3	Ladies	1:100	(1) W.C. and (1) hand washingBasin for every (10) persons	No urinals
	Ladies	Above 100	(1) additional W.C. and (1) hand washing basin for every (20) persons above the (100)	No urinals

**Article (64):** The following shows the minimum number of sanitary fittings in public buildings on the condition that a water tap shall be fitted in each bathroom and special water closets shall be provided for disabled.

a- Hotels:

1- Auditoriums:

- (1) W.C., (2) urinals and (2) hand washing basins for every (80-100) men.
- (3)W.Cs and (2) hand washing basins for every (100) ladies.

2- Rooms:

- W.C., (1) hand washing basin and (1) bath tub for every (10) beds.



b- Theatres and cinemas:

- 1- (1) W.C. and (1) urinal for every (200)men.
- 2- (2) hand washing basins for every (300) men.
- 3- (1) W.C. for every (150) ladies.
- 4- (1) hand washing basin for every (200) ladies.

c- Hospitals:

- 1- (1) W.C. for every (18) beds (men).
- 2- (1) urinal for every (30) beds (men).
- 3- (1) hand washing basin for every (25) beds (men).
- 4- (1) W.C. for every (12) beds (ladies).
- 5- (1) hand washing basin for every (15) beds (ladies).
- 6- Additional number of W.C.s shall be provided for the staff and visitors.

d- Sporting stadiums and the like:

Architectural requirements and specifications approved in the Sultanate shall be applied.

e- Mosques:

W.C. and (4) abluion water taps for every (100) persons.The following shall be considered:

- 1- When ladies place of prayer is annexed to the mosque, an independent abluion connected with the place of prayer shall be provided with (1) W.C. and (4) water taps for every (100) ladies.
- 2- The building of W.Cs, and abluion shall not be located in front of the mosque (the direction of Qiblah). The location on other sides shall be carefully selected taking into consideration the wind direction and accessibility from within and outside through indirect sub-entrance.
- 3- The abluion place and W.Cs shall be of high privacy in such a manner that prevents looking from outside through doors and windows.

f- The main building of filling stations shall be provide with (2) W.Cs in addition to those provided to the staff, one for men together with a hand washing basin and (2) urinals and the other for ladies with one hand washing basin.

**Article (65):** a- The minimum number of sanitary fittings for schools below the secondary level are as follows:

b- W.C. and (1) hand washing basin for every (8) students. The table below shows the minimum number of sanitary fittings required in secondary schools:



No	Sex	No. of users	Required sanitary fittings (Min. No.)	Remakes
1.	Boys	1:100	(1) W.C. and (1) hand washing basin for every (10) students	No urinals
	Boys	Above 100	(1) additional W.C. and (1) hand washing basin for every (20) students	No urinals
2.	Boys	1:100	(1) W.C. for every (25) students. (1) urinal and (1) hand washing basin for every (20) students	If there are urinals
	Boys	Above 100	(1) additional W.C. for every (30) students (1) urinal and (1) hand washing basin for every (20) students	If there are urinals.
3.	Girls	1:100	(1) W.C. and (1) hand washing basin for every (10) students.	No urinals
	Girls	Above 100	(1) additional W.C. and (1) hand washing basin for every (20) students.	No urinals

A bathroom shall be added to the number under each category when the above table is applied to boarding schools.

**Article (66):** Every building shall be provided with necessary sanitary connections according to the specifications approved by the Sultanate. They shall be connected in such a manner that prevents any leakage. They shall flow into drainage pipes as follows:

- W.Cs. shall discharge into wastewater pipes of an internal diameter not less than (10 cm).
- Bathrooms, hand washing basins and the like shall discharge into an internal floor trap which in turn shall discharge into a wastewater pipe of an internal diameter not less than (7.5) cm. On the condition that it shall discharge into an outside fully trap before reaching the inspection chamber.
- The dishes washing basin in the kitchen shall directly discharge into the wastewater pipe then into an internal floor trap which in turn shall discharge into the gully trap then into the inspection chamber.
- Water closets shall be ventilated by means of ventilating pipe of a diameter not less than (5 cms.) and shall be carried to an acceptable height above the building and shall not be used for carrying rain water.
- The diameter of wastewater pipes (ground connections) shall not be less than (15 cm). Laying wastewater pipes under buildings shall be avoided. Where part of them are to be laid under the building, they shall be of cast iron or any other approved material and shall be surrounded by concrete not less than (12 cm) thick and shall be supported at distances and joints.





- f- Where any bathrooms, water closets or kitchens in external height of any building are overlooking a main road or a sub-road, the spaces provided for the wastewater pipes routes shall be covered with acceptable materials in accordance with the regulations in force. Doors shall be provided in suitable places to facilitate periodical inspection and repair.
- g- All pipes used in sanitary connections (vertical or horizontal) in the building or laid below the ground level shall be of good quality, strong, non-inflammable, anti-corrosion and conforming with specifications recognized by the Sultanate.

**Article (67):** The wastewater pipe shall not be less than (60 cm) below the ground level and its slope shall not exceed the following:

- a- (1/40) for pipes of (7.5 cm) diameter.
- b- (1/60) for pipes of (10.0 cm) diameter.
- c- (1/90) for pipes of (15.0) diameter.

The wastewater pipe of (7.5 cm) diameter shall discharge into a Gully Trap of (10.0 cm) diameter before reaching the inspection chamber.

**Article (68):** Channels for the discharge of surface water whether private or public shall be maintained, periodically repaired and cleaned in order to protect the public health and no solid refuse shall be deposited in them.

**Article (69):** The inspections chambers shall be constructed in locations according to the following conditions:

- a- At the point the wastewater pipe changes either its direction or gradient.
- b- When two or more wastewater pipes are connected.
- c- At the end of the two open ground drainage pipes when laid below the building.
- d- When the vertical pipes are connected to the ground connections.
- e- At the end of the vertical pipe before connected to the main pipe or the septic tank.
- f- The inspection chamber floor shall be constructed of reinforced concrete not less than (20 cm) thick. Its walls shall be constructed of blocks or concrete proportionate to the chamber depth but not less than (20 cm) and internal surfaces and the floor shall be rendered with cement mortar finished off smooth, impervious and moisture free.
- g- The floors shall be formed above the level of every drainage channel in a manhole or inspection chamber and fall towards the channel at a gradient of (1:2).



- h- The distance between the two chambers shall not exceed (12 metres).
- i- The dimensions of every inspection chamber shall be determined on the condition that they shall not be less than (60 cm x 60 cm) and the manhole not less than (45 cm x 45 cm) and shall be provided with sealed cast iron or reinforced manhole cover as per the specifications approved by the Sultanate.

**Article (70):** In areas with no public sewers, a septic tank shall be provided and the flow over of wastewater shall be discharged into a soakaway pit or a holding tank according to the ground nature at the building site, the technical specifications, the rules, the prescribed tables and the following conditions:

**a- Septic Tanks:**

- 1- The septic tank shall be of an adequate capacity to accommodate the human waste discharged from building and shall be according to the requirements and specifications approved by the Sultanate.
- 2- It shall be constructed on an open space and be sited in a position where it can be accessible to maintenance, emptying....etc. or to be sited adjacent to the side where it is expected to be connected to the public sewer in the future.
- 3- It shall be located at least (3 metres) away from any building within the plot or adjacent buildings. Its floor and sides shall be provided with insulation layers and internally plastered with proper cement and sand mortar. The above mentioned distance is subject o reconsideration as regard to unplanned areas and plots of small areas on the condition that this shall not have an impact on public safety and right of others.
- 4- The septic tank shall be constructed on plain or reinforced concrete foundation and the side wall of solid blocks or plain or reinforced concrete or any impervious material. The ceiling shall be of reinforced concrete not less than (15 cm) thick with adequate openings not less than (60 cm x 60 cm) provided with sealed covers.
- 5- The length of the septic tank shall be (three to four) times its width and its water depth shall be (1.20) metres and (1.50) metres for tanks serving more than ten persons.
- 6- The tank shall be properly ventilated according to the specifications adopted in this respect.
- 7- Ready-made septic tanks approved by the municipality may be used.
- 8- All other technical methods and specifications followed when constructing septic tanks shall be adopted, and the size shall be calculated according to the measurements approved by the Sultanate.



#### **b- Holding Tanks:**

When the nature of soil does not permit the construction of a soakaway pit to receive wastewater from the septic tank a holding tank for the collection of wastewater shall be constructed and shall comply with the following:

- 1- The holding tank capacity shall be a minimum of two days storage (200 litres) for each person, with the provision that the capacity shall not be less than (2000 litres).
- 2- Its walls shall be of blocks not less than (20) cm thick or of reinforced concrete to ensure that it is strong enough to withstand heavy loads or any impervious material.
- 3- It shall be constructed on a foundation of reinforced concrete and shall have a slope of (1 in 4) down to the suction side and a sump (60 cm x 60 cm x 30 cm) deep shall be made under the opening on its ceiling.
- 4- It shall be properly ventilated according to the conditions and specifications adopted in this respect.
- 5- The water depth of the tank shall not be less than (1.50) metres and not more than (2.0) metres.
- 6- When more than one tank are constructed the minimum distance between them shall be three times the width or the diameter of the largest tank.
- 7- The holding tank shall be covered with reinforced concrete ceiling with an opening, through which suction shall be made, not less than (60 x 60 cm) provided with sealed cover.
- 8- It shall be constructed on an open space and sited in a position where it can be accessible to maintenance and emptying and to facilitate future connection when a public sewer becomes available provided that it is located more than (15.0) metres away from any water source.
- 9- Approved ready-made holding tanks may be used.

#### **d- Soakaway Pits:**

- 1- The wastewater of septic tanks shall be discharged into soakaway pits where the soil porosity permits leaching of liquids and the ground water level at an adequate depth from the soil surface to allow drainage. The discharge into a permeable underground construction approved by the municipality may be permitted.
- 2- The walls shall be of bricks or limestones and shall be piled up without mortar with openings through which the effluent may discharge. The limestone walls shall not be less than (50 cm) thick and the brick walls shall not be less than (35 cm) thick. The soakaway pit floor shall not be casted.





- 3- It shall be covered with a reinforced concrete ceiling not less than (15) cm thick with an opening for inspection provided with sealed cover.
- 4- The depth (60x60) of the pit shall not be less than (2 metres).
- 5- The pit depth shall be determined on the basis of the absorption areas and rates according to the nature of soil.
- 6- It shall be constructed at least (3 metres) away from any building.
- 7- The construction of the soakaway pit and the means of discharge from the septic tank to the soakaway pit shall be according to other technical conditions adopted in this respect.

Septic tanks and its soakaway pit shall comply with the following conditions:

- 1- Be located at least (100) metres away from public water sources, public wells or afalaj and (30) metres away from private wells. The municipality, in coordination with the concerned authorities, may change these distances according to the nature of the site.
- 2- Their top levels, in any case, shall not be more than the levels of the nearest well heads so as to prevent pollutants from reaching such wells. They shall be sited in an appropriate position to facilitate future connection when a public sewer becomes available.

The approval of the concerned authorities shall be obtained when using an alternative mean of wastewater treatment.

**Article (71):** All connections of wastewater pipes, septic tanks, holding tanks and soakaway pits and the like shall be within the boundaries of the plot, exceptional cases in unplanned areas with plots of small areas or rocky lands may be excluded provided a prior approval is obtained from the concerned authorities.

**Article (72):** If a building is demolished and re-built, the septic tanks, holding tanks and the soakaway pits shall be constructed on the locations determined by the municipality according to the issued building permit.

**Article (73):** The contents of wastewater tanks shall be pumped periodically and discharged at site designated by the municipality.

**Article (74):** The wastewater health and environmental conditions and specifications shall be considered and the municipality shall connect the wastewater pipes to the public sewer and collect the cost from the owner.

**Article (75):** The municipality shall register and make an inventory to all the private and public channels. No authority have the right to alter the routes, fill up or close any channel prior to obtaining an approval from the municipality.



**Article (76):** Every person who intends to construct a drain or a channel within or outside his properties shall submit an application to the municipality to obtain its approval.

**Article (77):** If any sewer, not being a public sewer is constructed to the satisfaction of the municipality, it may at its discretion declare that the said sewer shall become a public sewer, whether at the approval of the owner or after expiration of one month from the date of declaration without objection by the owner and the municipality shall thereafter maintain it. An objection by the owner shall not prevent the declarations of a public sewer if this is deemed to be in the public interest.

**Article (78):** No trade, industrial, restaurants, workshops, car wash....etc. wastes shall be discharged into surface water or any public sewers prior to obtaining the approval of the municipality and as per the regulations and technical specifications approved by the Sultanate.

## Chapter IV Building Implementation Control

**Article (79):** The Municipality Director, Engineer, Building Inspector and Technician and everyone who have the legal powers are authorized to enter the building site at any time and check that the implementation is according to the building permit issued by the municipality.

The municipality Engineer shall approve the drawings and documents of all civil works within the contract of the municipality and according to the regulations in force.

**Article (80):** It is not permitted to continue construction work in any project between sun-set and sun-rise prior to obtaining the approval of the concerned authorities.

**Article (81):** The plot pegs shall be clearly kept in position prior to starting construction and the owner shall keep them in position until the building is completed.

**Article (82):**

- a- No contractor or any agency implementing a project may start work prior to signing an undertaking to implement, maintain the site clean and remove building debris for the site as soon as possible and shall continue removing them until the building is completed.
- b- The contractor or the implementing agency shall deposit a bank guarantee of (1%) of the total cost of the project as insurance to remove the building debris to a maximum of (ten thousands Omani Rials) and to a minimum of (thirty Omani Rials). The bank guarantee shall be issued by one of the banks approved by the Sultanate and addressed to the (Ministry of Regional Municipalities and Water Resources) and valid for (6) months after the date of completion of the work. The contractor shall renew the bank guarantee in case of any delay in implementation and shall notify the municipality thereof.
- c- The municipality shall not allow the implementation of any project prior to fulfillment of the previous provisions and shall not issue the building completion certificate or refund the insurance unless the contractor or the implementing agency removed all debris and transported them to the sites designated by the municipality. If the contractor or the implementing agency failed to do so, the Director of the Municipality may order removal of the debris and deduct the amount from the deposited insurance amount. If the amount does not cover the cost the removal shall be at the expense of the contractor or the implementing agency.





**d- ✨ The amendment to the text of the article above , according to the Ministerial Decision No. (10/2017) as follows :**

No contractor or any agency implementing a project may start work prior to fulfillment of the following:

- a- Signing an undertaking to implement, maintain the site clean and remove building debris from the site on continuous basis until the works is completed.
- b- The contractor or the implementing agency shall deposit cash amount or a bank guarantee of (2%) of the total cost of the project as insurance to remove the building debris to a minimum of (Fifty Omani Rials). The bank guarantee shall be issued by one of the banks approved by the Sultanate and addressed to the (Ministry of Regional Municipalities and Water Resources) and valid for (6) months after the date of work completion. The contractor shall renew the bank guarantee in case of any delay in implementation and shall notify the municipality thereof.

In all cases, the municipality shall not allow the implementation of any project prior to fulfillment of the previous provisions and shall not refund the insurance unless the contractor or the implementing agency remove all debris and transported them to the sites designated by the municipality. If the contractor or the implementing agency failed to do so, the Director of the Municipality may order removal of the debris and deduct the amount from the deposited insurance amount. If the amount does not cover the cost, the removal shall be at the expense of the contractor or the implementing agency.

**Article (82 repeated) :** Cutting tarmac roads is prohibited unless thrust boring is technically impossible, in case of cutting the following shall be adhered to:

- a- Obtaining of excavation permit to carry out the cutting works prior to submitting documents and drawings that clarify excavation and cutting tracks and site works approved by the concerned authorities.
- b- Submission of an undertaking from one of the road contractors registered in the municipality proves that it will undertake the works of cutting and repair of the tarmac roads.
- c- Deposit of cash or additional bank guarantee other than specified in article (82) of this regulation to cover all repavement works of the cut parts of the road by the contractor or the implementing agency, as follows:
  - 1- Cross cut: RO (5,000) five thousand Omani Rials per every cut.
  - 2- Longitudinal cut: RO (15) fifteen Omani Rials per linear meter

The bank guarantee shall be issued by one of the banks approved in the Sultanate and addressed to the (Ministry of Regional Municipalities and Water



Resources) and valid for (6) months after the date of work completion. The contractor shall renew the bank guarantee in case of any delay in the implementation and shall notify the municipality thereof. The contractor shall adhere to all the conditions stated in the site excavation permit. In case of violation, enforced legal procedures shall be taken in addition to withdrawal of the guarantee amount from the bank.

The guarantee amount shall not be refunded prior to the completion of site works and issue of work completion certificate.

- Article (83):** a- The contractor shall erect a temporary fence along the boundaries of the plot prior to starting any construction and this shall be according to the conditions and specifications determined by the municipality.
- b- A sign board of dimensions not less than (0.90 x 1.8 metres) shall be placed by the contractor at the building site and fixed at a height of (2.0 metres) or on the fence bearing the following in block letters:
- 1- The project title.
  - 2- Name of the consulting office supervising the building.
  - 3- Name and address of the contractor.
  - 4- Building permit number.
  - 5- Plot, block number and area.
- c- The contractor shall keep all building materials, and building remnants within the fence and shall transport them, as soon as possible, from the site to the places designated by the municipality. The Contractor shall also refer to the municipality for approval of each construction phase according to the municipality conditions.
- d- Municipality approval shall be obtained prior to painting the external wall, architectural projections and boundry wall with a color other than white along with cladding the facades and boundry walls.

**The awendment to the text of the article (83) , according to the Ministerial Decision No. (43/2011)**

- Article (84):** Before starting any construction work, all organic materials and blemishes shall be removed from the construction site and replaced by materials approved by the municipality. The site shall be sprayed and treated with proper chemicals so as to protect it from termites and other insects.

- Article (85):** Temporary workers accommodation shall not be erected at building sites prior to obtaining the approval of the municipality. These accommodations shall be erected according to the health and technical conditions and shall be removed after completion of the building.

- Article (86):** Excavations shall be secured with covers or fences to protect passers-by and by placing red lamps between sun-set and sun-rise or any other requirements deemed necessary by the municipality or other concerned authorities.



**Article (87):** The contractor shall submit to the municipality an application to obtain a building completion certificate immediately after completion of work and the said certificate shall not be issued prior to fulfillment of the following:

- a- Completion of the building according to the building permit and drawings approved by the municipality.
- b- Removal of all building debris and proper levelling of the site.
- c- Proper removal of all workers accommodations, offices, stores and temporary fences and clearing the site together with removing temporary service connections if any.
- d- Assure that the lifts are being provided and operated according to the approved drawings and technical specifications.
- e- Submit a building completion certificate issued by the consulting office supervising the construction of the building.
- f- Assure nonexistence of incomplete building structures or projecting and defacing building materials in the building.
- g- Submit a certificate from the Directorate General of Civil Defence which approved the building drawings stating that it is in conformity with the safety and security requirements.

The contractor, after the issue of the building completion certificate, shall have the right to recover the insurance.

✳ **The awendment to the text of the article above , according to the Ministerial Decision No. (10/2017) as follows :**

The contractor or the implementing agency shall apply for a building completion certificate from the municipality immediately after completion of work and the said certificate shall not be issued prior to fulfillment of the following:

**a- Works related to the building permits:**

- 1- Completion of the building according to the building permit and drawings approved by the municipality.
- 2- Removal of all building debris and proper levelling of the site.
- 3- Removal of all workers accommodations, offices, stores and temporary fences completely and cleaning the site together with removing temporary service connections if any.
- 4- Assure that the lifts are instelled and operated according to the approved drawings and technical specifications.
- 5- Submit a building completion certificate issued by the consulting office supervising the construction of the building.
- 6- Assure nonexistence of incomplete building structures or projecting and defacing building materials in the building.





7- Submit a certificate from the Public Authority for Civil Defence and Ambulance approve that the building drawings are in conformity with the safety and security requirements.

**b- Works related to excavation permits:**

- 1- Completion of work, as per the permit issued by the municipality.
- 2- Removal of all building debris and proper levelling of the site.
- 3- Removal of all workers accommodations, offices, stores and temporary fences completely and cleaning the site together with removing temporary service connections if any.

The contractor, after the issue of the building completion certificate, shall have the right to recover the insurance.

**Article (88):** No road, public square or open space owned by the government or others shall be temporarily or permanently used for placing materials or equipment prior to obtaining the approval of the municipality.

The intrusion or taking possession of the state public or private properties is not permissible.

**Article (89):** No rain gutters, drainage pipes, airconditioners and the like shall be directed towards others properties unless after obtaining their approval and without prejudice to the planning conditions.

**Article (90):** Owners of old, deserted and uncompleted buildings shall make a wall boundary of permanent materials according to the technical specifications set by the municipality. If these buildings threaten the public health and safety, the municipality shall have the right to warn the owners to remove them and properly clear the site at their own expense.

**Article (91):** Owners of open lands which are relatively lower than the surroundings and which may threaten the public health and safety or deface the general appearance, shall fill them up with earth and level them.

**Article (92):** Any building or part of it which is about to fall or its existence any create hazards to residents, neighbours or passers-by shall be removed by the owner.

**Article (93):** The municipality shall force the owner to repair and maintain his building, whenever necessary, according to the technical specifications approved by the municipality.

**Article (94):** The municipality shall issue an order to cease the construction work temporarily at the request of any competent government authority.



✱ **The amendment to the text of the article above , according to the Ministerial Decision No. (43/2011) as follows :**

The municipality shall issue an order to cease the construction work temporarily at the request of any competent governmental authority. The authority shall clarify the reason of its request for ceasing and coordinate with the concerned body to develop appropriate solutions in this regard. Ceasing period shall not exceed one month and it may be increased to maximum one upon the request of the authority requesting the cease.

**Article (95):** Owners of plots are not permitted to grow any plants outside the boundaries of their properties unless after obtaining the approval of the municipality. They shall remove dry palm trees and other dry trees located within their properties which may deface the general appearance.

**Article (96):** No vehicle's entrance and exit gate shall be opened unless the width of the road leading to the plot in unplanned areas is not less than (6 metres).

**Article (97):** The main elevations of the buildings shall overlook the main roads unless otherwise decided by the municipality.

**Article (98):** A service building consisting of a single storey only may be added to the residential plots and its area shall not be more than (15%) of the constructed area. This building shall consist of a kitchen, a bathroom and a room. It shall be constructed on the back yard adjacent to the external wall without any setbacks provided that no windows shall be opened, no air conditioners, exhaust fans or pipes shall be placed on the external wall. In case of sizable additions (another house) in the same plot, the above shall not be permitted unless the distance between the two buildings is not less than (6 metres) or the additional building is constructed adjacent to the previous building and within the limits of the percentage of covered area stated in the drawings and in conformity with the planning conditions. In case of additions in agricultural lands, the approval of the concerned ministry shall be obtained.

✱ **The amendment to the text of the article above , according to the Ministerial Decision No. (10/2017) as follows :**

a - A service building for labor accomodation and external services of the main buildig may be added to the residential plots. It shall consist of a single storey only and its area shall not be more than (50 sq.m) of the constructed area after payment of the prescribed fees. As per the following condition:

- 1- The total height shall not exceed the ground floor height of the main building.
- 2- Total height of the service building shall not exceed (3,10m) from the Natural ground level if it is adjacent to the neighbour side ( 15 cm ground level height + 265cm from internal ground level height to the external roof floor + 30 cm parapet wall height).



3- It is not permitted to build the external annex from the street side or open space unless complied with setbacks conditions specified in the survey sketch (krooki).

4- It shall be separated from the main building by a distance of not less than (1) meter.

5- No windows shall be opened, no air conditioners, exhaust fans or pipes shall be placed on the external wall.

b- It is not permitted to construct new additions as another residential unit in the same plot unless the distance between the two buildings is not less than (3 meters) or the additional building is constructed adjacent to the previous building. In both cases, additions shall be in conformity with the planning conditions. In case of additions in agricultural lands, the approval of the concerned ministry shall be obtained.

**Article (99):** Flats on the backyard of residential-commercial plots is permitted provided that they shall be within and not separated from the ground floor. If no road passes behind or beside the plot, the flat may be constructed separately if the owner is not benefiting from the commercial shops.

**Article (100):** If the construction of a shop within the residential plot is permitted, the area of such shop shall not be more than (20) metres.

**Article (101):** It is not permitted to fence open plots unless according to the controls which conforms with their use and according to the regulations in force.

**Article (102):** a- When submitting mosques drawings to the municipality for obtaining the building permit, the approval of the concerned authority should be obtained with regard to the architectural design, phrases and verses from the Holy Quran to be written or engraved on walls or external and internal doors.

b- No trade names shall be fixed on commercial and residential-commercial complexes or farms prior to obtaining an approval from the municipality.

**Article (103):** When submitting an application to the municipality for obtaining a certificate to an existing building not previously issued a building permit, the following documents shall be submitted:

a- The ownership documents.

b- The existing building architectural plans approved by the consulting office together with a technical report on the building's condition.

**Article (104):** The owner who intends to increase the height of an existing building shall submit the following documents:

a- The ownership documents .





- b- Detailed plans from a consulting office.
- c- A technical report from a consulting office indicating that the existing building is safe and suit to the requested increased height.
- d- Completion of other requirements for obtaining the requested building permit according to the regulations in force.

**Article (105):** a- A building for accommodation of workers in the various industrial areas within the acceptable limits and according to the type of the industry or workshop established within the plot may be permitted. Also a bachelor accommodation for staff or technicians in plots of large areas

b- Show-rooms (for the display of industrial products and spare parts only) may be erected in the light industry areas provided that the show-room shall be within the limit of (30%) of the approved percentage of the covered area of the plot.

c- Offices on the first floor only in the industrial areas and storage sites of (50%) of the approved percentage of covered area of the plot is permitted.

d- No complexes or buildings for the accomodation of workers or bachelors shall be permitted in residential or commercial-residential areas and no architectural design of such buildings shall be accepted. Also no building combining family and bachelor accommodation shall be permitted.

**Article (106):** As for the commercial-residential and commercial plots, arcades shall be made in front of the shops on the ground floor as per the conditions of the plot survey sketch (krooki), if such conditions were not mentioned, the arcades shall be made on the main elevation to suits the shops existing in the adjacent plot.

**Article (107):** When submitting an application to the municipality for the construction of a single storey building only and the drawings include a multi storeys building, a building permit may be issued provided that it shall be stated in the drawings that the other storeys will be constructed in the future. These drawings shall include all the elevations of the storey intended to be constructed according to the permit. In this case the fees for removal of debris shall be calculated according to the issued building permit (single storey only).



## Chapter V Penalties

✱ The amendment to the text of the article above , according to the Ministerial Decision No. (10/2017) as follows :

- Article (108):** a - Without prejudice to any penalty stated in the article (9) of the law regulating the Regional Municipalities mentioned above, an administrative fine according to the violations ascribed thereto shall be inflicted on any person who commits any violation included in the appendix No.(1) attached to this regulation. If the offender repeats the violation the administrative fine shall be multiplied and the municipality director may order the offender to cease the work. In all cases, the minister may refer the offender to the public prosecution or only sign the administrative fine.
- b- If the offender removed the violation or met all requirements then the Minister may stop all procedures taken against him and notify the competent Court accordingly.

### Appendix (1)

#### List of administrative violations and fines

No	Violation	Administrative fine
1	Building without a permit	A fine of R.O. (1000) one thousand Omani Rial after warning the offender to cease the work and remove the contravention at his own expense.
2	Demolishing establishments and buildings without a permit	A fine of R.O. (500) five hundred Omani Rial
3	Additions on an existing building or construction of commercial shops in residential quarters without a permit	A fine of R.O. (400) four hundred Omani Rial after warning the offender to rectify the situation within two weeks from the date of warning and to remove the contravention at his own expense.
4	Exceeding the limits of setbacks and percentage of covered area	A fine of R.O. (300) three hundred Omani Rial after warning the offender to rectify the situation within two weeks from the date of warning according to the enforced regulations and to remove the contravention at his own expense.
5	Non-removal of buildings which are about to fall	A fine of R.O. (500) ) five hundred Omani Rial without prejudice to the punitive responsibility, removal of the building is at the expense of the owner.
6	Construction on government lands without a title deed or a permit	A fine of R.O. (1000) one thousand Omani Rial and forcing the offender to remove them within two weeks from the date of contravention issue.



7	Continue construction with invalid permit or expired insurance	A fine of R.O. (100) one hundred Omani Rial and forcing the offender to rectify the situation within two weeks from the date of contravention issue.
8	Nonexistence of drawings and permit at the site.	A fine of R.O. (100) one hundred Omani Rial and forcing the offender to rectify the situation within two weeks from the date of contravention issue.
9	Noncompliance with the paints and cladding approved by the municipality.	A fine of R.O. (100) one hundred Omani Rial and forcing the offender to rectify the situation within two weeks from the date of contravention issue.
10	Non-removal of building debris on continuous basis	A fine of R.O. (100) one hundred Omani Rial and forcing the offender to rectify the situation within two weeks from the date of contravention issue.
11	Not erecting a fence or placing a sign board according to the specified conditions	A fine of R.O. (100) one hundred Omani Rial and forcing the offender to rectify the situation within two weeks from the date of contravention issue
12	The contractor starting work without depositing the prescribed insurance	A fine of R.O. (200) two hundred Omani Rial and forcing the offender to cease the work
13	Excavating foundations in violation of the drawings and specifications	A fine of R.O. (300) three hundred Omani Rial and forcing the offender to rectify the situation within two weeks from the date of contravention issue.
14	Violating models and drawings approved for fences, car parks and shades	A fine of R.O. (100) one hundred Omani Rial and forcing the offender to rectify the situation within two weeks from the date of contravention issue.
15	Erecting temporary workers accommodation at the work site without a permit	A fine of R.O. (100) one hundred Omani Rial and forcing the offender to rectify the situation within two weeks from the date of contravention issue
16	Maintenance and repair works without obtaining a permit	A fine of R.O. (100) one hundred Omani Rial and forcing the offender to rectify the situation within two weeks from the date of contravention issue
17	Discharging building debris at sites undesignated for such purpose or burning or landfilling it in worksites	A fine of R.O. (200) two hundred Omani Rial and forcing the offender to rectify the situation at his own expense within two weeks from the date of contravention issue
18	Not securing excavations with covers or fences to avoid falling of passers-by or not placing warning lamps at night or any other requirements deemed necessary by the municipality	A fine of R.O. (200) two hundred Omani Rial and forcing the offender to rectify the situation at his own expense within two weeks from the date of contravention issue and assume the compensation cost of resulted damage.





19	Using roads, squares and others' properties for placing vehicle châssis, electric equipment, building materials, remanents or land marks without a permit	A fine of R.O. (300) three hundred Omani Rial and forcing the offender to rectify the situation at his own expense within two weeks from the date of contravention issue
20	Directing the rain gutters, air conditioners, door steps, windows and drainage pipes towards others properties	A fine of R.O. (100) one hundred Omani Rial and forcing the offender to rectify the situation at his own expense within two weeks from the date of contravention issue
21	Not filling up and levelling lower lands which threaten the public health and safety	A fine of R.O. (100) one hundred Omani Rial and forcing the offender to rectify the situation at his own expense within two weeks from the date of contravention issue
22	Establishment and construction of commercial pens (poultry and animal) without a permit	A fine of R.O. (200) two hundred Omani Rial and forcing the offender to rectify the situation at his own expense within two weeks from the date of contravention issue
23	Nonsubmission of a lift validity certificate from a specialized company to the municipality	A fine of R.O. (100) one hundred Omani Rial and forcing the offender to rectify the situation at his own expense within two weeks from the date of contravention issue
24	Writing phrases on mosques without a permit from the concerned authority or in violation to the permit issued in this regard	A fine of R.O. (100) one hundred Omani Rial and forcing the offender to rectify the situation at his own expense within two weeks from the date of contravention issue
25	Noncompliance of owners with regard to building maintenance and enclosures of air conditioners and water tanks	A fine of R.O. (100) one hundred Omani Rial and forcing the offender to carryout the necessary maintenance and enclosure work within two weeks from the date of warning.
26	Violation of wastewater tanks' requirements and specification	A fine of R.O. (100) one hundred Omani Rial and forcing the offender to rectify the situation at his own expense within two weeks from the date of contravention issue
27	Violations of the consulting offices	A fine of R.O. (200) two hundred Omani Rial and forcing the offender to rectify the situation at his own expense within two weeks from the date of contravention issue. The municipality has the right to request the concerned authority to finally withdraw the licence