



Architectural Guidelines 005

Fire and safety, Environmental Standards and Miscellaneous

Document Control

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Fire and Safety	Version 03	2023

Important notice

The Development Control Company (DCC) reserves the right to amend or update any information contained in this document as and when necessary .

Only the “latest version” of this document will be valid to guide owners through the design, construction, and maintenance phase. Any previous versions of this document will be invalid and will not be acknowledged for new designs. Houses already built should not be used as a precedent, the revised set of guidelines was created to address architectural inconsistency, inappropriate colour choices, and lack of integrated landscape planning.

1. Fire and safety standards

- 1.1. Buildings must conform to fire safety standards as outlined in the Kenya Building Code (Warehouse Class occupancies); Section S: Fire Safety & Fire Installations of the National Planning & Building Authority -Kenya Planning & Building Regulations 2009; The Occupational Health and Safety Act; and Kenya Bureau of Standards: a Guide to Making Your Premises Safe From Fire KS

2390:2012. The international best practice is strongly encouraged, including reference to BS 9999:2008: Code of Practice for Fire Safety in the Design, Management and Use of Buildings, UK Building Regulations Approved Document B: Fire Safety in Buildings Other Than Dwellings, and Factory Mutual standards.

- 1.2. Buildings must conform to safety standards as outlined in the Kenya Building Code, the Occupational Health and Safety Act, and Kenya Bureau of Standards regulations. Particular attention should be paid to Life safety requirements outlined in the above standards.

2. Environmental Design standards/ Green building

- 2.1. Submission of EIA to NEMA and application to Water Resources Authority (WRA) (as applicable) is obligatory in the event of any processes causing potentially hazardous or toxic fluids, gases, or solid by-products and shall remain the responsibility of the developer.
- 2.2. Facilities shall be designed in the most sustainable way possible in order to reduce resource demand and ensure the highest possible standard of environmental protection. Specific requirements are outlined in the Occupational Safety Act, NEMA regulations, and the Tatu Sustainable Materials & Energy Protection Standards.
- 2.3. Green building references: LEED standards (<https://new.usgbc.org/leed>), GBCSA (<https://www.gbcsa.org.za/>) and BREEAM (<https://www.breeam.com/>).

3. Miscellaneous

- 3.1. Plumbing: Exposed plumbing is not allowed. If used it must not be visible from the street and public areas.
- 3.2. Air conditioning: Air conditioning and heat pumps should not be visible from the street, public areas, or neighboring plots.
- 3.3. Alternative energy-saving products: The installation of environmentally friendly, alternative energy-saving products is encouraged.
- 3.4. Noise: All external equipment, generators, pumps, etc. should be enclosed to ensure that noise levels are within legal controlled limits.

These guidelines should be read jointly with the following guidelines:

- a) DCC Process.
- b) Building Design Architectural Drawings.
- c) Statutory drawings' checklist
- d) Sitting control
- e) Relationship to street front.
- f) Architectural guidelines- vehicular and pedestrian access.
- g) Signage and building names.