



WHAT CAN YOU DO TO ENSURE THAT YOUR DEVELOPMENT DOES NOT HAVE ANY NEGATIVE IMPACTS ON THE ENVIRONMENT?

- Apply to the EPD for permission before construction or making material alterations to a habitable structure.
- Ensure that your building development has the approval of the EPD before starting any construction.
- Make sure that lands selected for development have no restrictions e.g. Zone 1, reclaimed land (former landfill) or water courses.
- Construct water storage tank(s) in a manner to prevent mosquito breeding.
- Ensure that wastewater disposal wells and septic tanks are easily accessible to allow for adequate maintenance.
- Contact the EPD to inspect the septic tanks, commercial and industrial properties before use or occupation.

For more details consult the booklet *Guidelines for the Submission of Building Development Applications to the Environmental Protection Department* when preparing applications.



ENVIRONMENTAL PROTECTION DEPARTMENT

MINISTRY OF ENVIRONMENT & DRAINAGE

L.V. HARCOURT LEWIS BUILDING

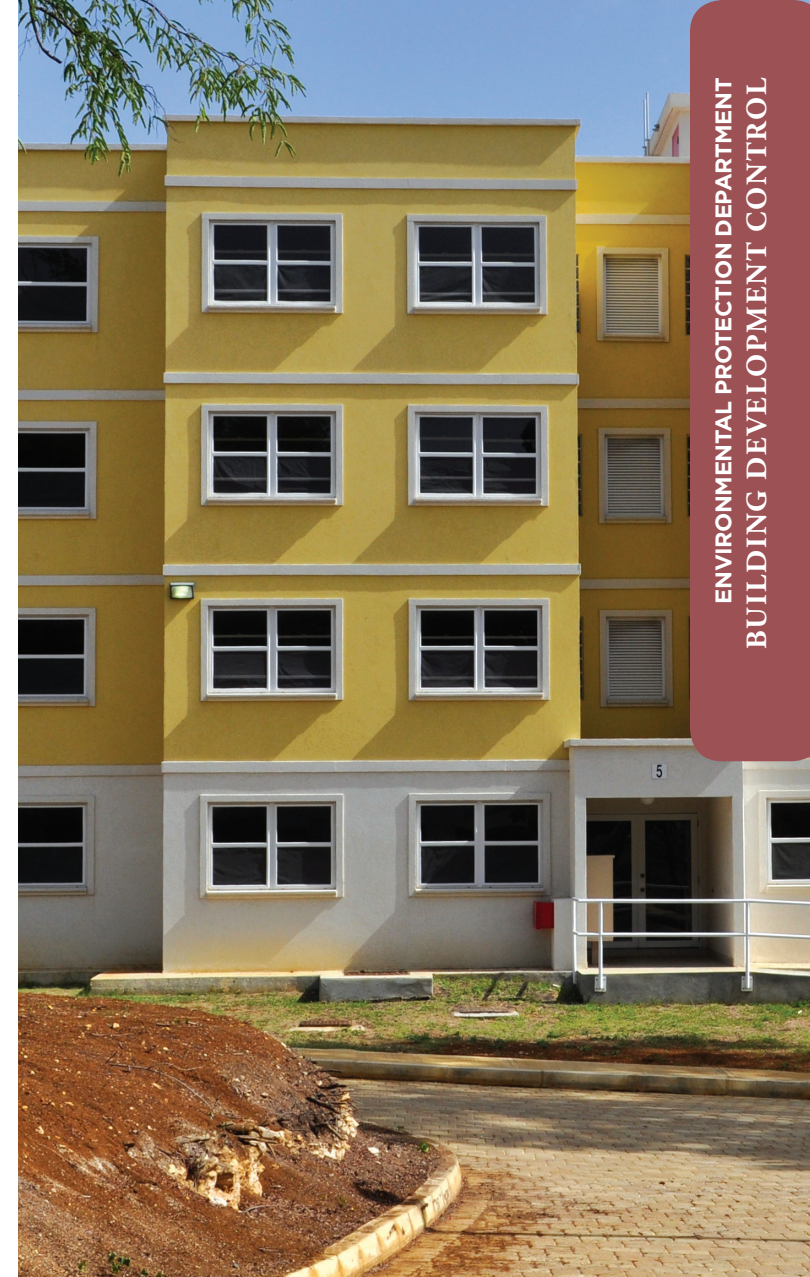
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ENVIRONMENTAL PROTECTION DEPARTMENT

**BUILDING
DEVELOPMENT
CONTROL**



Building Development Control

WHAT IS BUILDING DEVELOPMENT CONTROL?

Building development control is a process which ensures that progressive development of land is organized to promote and preserve the health of the inhabitants and environment of Barbados.

WHAT PROBLEMS COULD RESULT FROM UNREGULATED BUILDING DEVELOPMENT?

Buildings could be sited at inappropriate locations such as:

- Contaminated lands e.g. former landfills;
- Watercourses;
- Erosion prone areas such as steep slopes; and
- Restricted water protection zones.

Buildings could be poorly designed with features such as:

- Lack of proper ventilation;

- Inadequate sanitary facilities; and
- Inadequate disposal facilities for liquids and solid waste.

The erection of unregulated buildings could result in:

- Overcrowding;
- Poor indoor air quality;
- Contamination of groundwater resources;
- Soil and run-off contamination; and
- Reduction in marine water quality.

WHAT IS THE ROLE OF THE BUILDING DEVELOPMENT CONTROL SECTION?

The Building Development Control Section ensures that all development in Barbados complies with national laws, policies and approved standards that promote health, safety and environmental protection. This is achieved by carrying out the following functions:

- Reviewing all applications for residential, commercial and industrial developments;
- Evaluating primary wastewater treatment systems; and
- Providing technical advice with respect to investigation of building related complaints.

All applications for the construction, extension or material alteration of a building are forwarded to the Environmental Protection Department (EPD) by the Town and Country Development Planning Office (TCDPO). **Approval must be granted by both the EPD and the TCDPO before construction is commenced.** Applications are also made directly to the EPD in accordance with Regulation 3 of the Health Services (Building) Regulations 1969.

WHAT ARE THE STANDARDS AND LEGISLATIVE INSTRUMENTS THAT ARE APPLICABLE TO BUILDING DEVELOPMENT CONTROL?

The Building Development Control Section's functions are derived from the Health Services Act CAP. 44 and the Health Services (Building) Regulations, 1969. Section 3 (1) of the Health Services (Building) Regulations, 1969 states that "A person who desires to construct, extend or effect any materials alteration to any building shall apply in writing to the Minister."

Section 3 (2) of the Health Services (Building) Regulations, 1969 further states that "The application shall be accompanied by scale drawings prepared in duplicate, showing details of the proposed construction, extension or material alteration and of the proposed drainage and sanitary facilities."

In addition to the legislation mentioned above, building applications submitted to the EPD are assessed using several statutes and standards including:

1. Health Services (Food Hygiene) Regulations, 1969
2. Health Services (Restaurants) Regulations, 1969
3. Health Services (Private Hospitals, Nursing Homes, Senior Citizen's Homes and Maternity Homes) Regulations, 2005
4. Health Services (Nuisances) Regulations, 1969
5. Health Services (Disposal of Offensive Matter) Regulation, 1969
6. Groundwater Protection Zoning Policy
7. Marine Pollution Control Act, CAP. 392A
8. International codes and standards including the World Health Organization Guidelines for Ambient Air Quality and ASHRAE Standard 62.1-2011