

## **Drawings required for review**

The following is a list of documents required for review, but not limited to;

- Site Plan showing setbacks on all sides for all features/ parts of the building to the nearest property line, parking layout and total land occupation. For parking and land occupation requirements follow the National guidelines for subdivision and consolidation of land in Belize and City Zones regulations. Clearly indicate septic Tank, Soak away, leach field or treatment plant if applicable, with all proper setbacks.
- Location Plan (Clearly identifying the location of the property in reference to an easily recognizable feature or landmark).
- Detailed, properly labeled floor plan(s) (Furniture plan(s)) , indicating axes and with a total accurate square footage.
- Elevations for each face of the building.
- Cross sections– Showing from roof to foundation. Location to be identified on floor plan(s) (2 minimum perpendiculars to each other, required).
- Foundation Layout and Details.
- Stair(s) including architectural and structural details. Maximum stair riser height shall be 7” and the minimum tread depth shall be 11”.
- Roof plan and Roof framing plan.
- Wall details and wall intersection details.
- Columns layout, clearly indicated on plan and all necessary details.
- Floor framing plan(s) (Showing beams layout and floor reinforcement– top and bottom).
- Beams details.
- Windows schedule.
- Doors schedule.
- Plumbing plans (Water Supply and Waste disposal, indicating pipes pitch, vents and proper plumbing pipes angles and connections).
- Septic Tank Details and location (10 ft. minimum from property boundary).
- Soak away and/ or leach field details and location (10 ft. minimum from dwelling and 10 ft. minimum from property boundary).
- Fire safety plan, evacuation plan with evacuation route demarked if structure is to be used as a public accessed building.

### **Other Documents required**

- Public Utilities Commission (PUC) approved electrical design
- Approval of Sewage Disposal System (Ministry of Health) for large scale, near water bodies projects or when required by the BCBU
- Environmental Compliance plan (Department of the Environment) for large scale, near water bodies project or when required by the BCBU
- Fire Safety clearance (National Fire Service) For and not limited to apartment buildings, commercial buildings, any public building and any other building required by the BCBU.
- Letter of “No objection” from other relevant authorities depending on the nature of the construction. (See list of supporting documents by relevant authorities).
- Land documents for Lease or Title (Deed, conveyance, Purchase agreement, Notarized letter, other) All documents should be notarized by a Justice of the Peace or attorney at law.

### **List of Supporting Documents by relevant authorities:**

- Environmental Clearance – Department of the Environment
- PUC Approval – Public Utilities Commission
- Approval of Sewage Disposal – Ministry of Health
- Sub-Division Approval and Strata titles – Ministry of Natural Resources
- Approval for Construction of Over the Water structures – Ministry on Natural Resources, Department of the Environment, Belize City Council, Public Utilities Commission, Lan Utilization Authority, Fisheries Department, Belize Port Authority, Coastal Zone Management Authority Institute.