

Muscat Municipality
LOCAL ORDER NO (23/92)
BUILDING REGULATIONS FOR MUSCAT
MUSCAT MUNICIPAL COUNCIL

After perusal of Royal Decree No. 18/84 on the transfer of supervision over Muscat Municipality to the Diwan of Royal Court and Royal Decree NO: 8/92 on the issuance of the Law on the organization of Muscat Municipality and amendments there of.

And Local Order No (1) on Building Regulations issued on 21-1-1974. And Ministerial Decision No. 40/81 on Building Regulations issued on 24/10/1991.

And according to Royal Orders from His Majesty, The Sultan that building specifications and architectural design should be a combination of Omani, Arab, Islamic and contemporary style & character.

The Municipal Council hereby, issues the following Local Order:

A. CHAPTER I

- General Provisions –Definitions

B. CHAPTER II

- Architectural and Technical Conditions of Buildings (% age of covered area)
- Standard Internal Architectural Design of Residential Units, Building Materials, Areas & Dimensions of Rooms
- Windows & Doors
- Heights of Buildings
- Internal Heights
- The Roof Floor
- Open-to-sky
- Setbacks
- Use of Buildings
- Balconies and Projecting Rooms
- Architectural Projection & Building Facades
- Service Floor
- Leveling Floor
- Basement
- Pergola
- Mezzanine
- Staircases
- Passages & Corridors
- Electric Lifts

- **Oriental style Residential Buildings**
- **Water Tanks**
- **Toilets, Drainage & Sanitary items**
- **Requirements for Sewage Disposal**
- **Safety means and Precautions against Fire**
- **Public Utility Connections within Buildings**
- **Car Parks**
- **Refuse Collection Centers**

C. CHAPTER III

- **Inspection and Supervision of Building**

D. CHAPTER IV

- **Penalties**

ENGINEER ABDULLA BIN ABBAS BIN AHMED CHAIRMAN OF THE MUNICIPAL COUNCIL

I hereby endorse and approve this Order according to Article 5 of the Muscat Municipality law issued vide Royal Decree No. 8/12. This Order shall be published in the official gazette and put into effect commencing from date of issue,

SAIF BIN HAMAD BIN SAUD MINISTER OF THE DIWAN OF ROYAL COURT

ISSUED ONS 09 Shawwal 1412 12 April 1992