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In any correspondence on this subject
please quote No.

MIN/PERS/36

11th May 2020

To: Executive Director, KCCA
All Chief Administrative Officers
All Town Clerks

CIRCULAR INSTRUCTION NO 1 OF 2020

GUIDELINES ON BUILDING CONSTRUCTION AMIDST INCREASING NUMBER OF BUILDING RELATED ACCIDENTS

As you may be aware, there have been a number of reported building construction accidents at construction sites countrywide, including the central business district of Kampala. Building developments have largely been monitored by the local authorities with no other entity to supervise their activities. My Ministry has, over the years, carried out routine inspections of on-going construction sites in districts across the country to ascertain the level of compliance with the existing regulations. However, the level of compliance has been low, which explains the degenerating standards that has led to increase in cases of Construction and Fire related Accidents in Buildings, as has been and continues to be seen today.

To mitigate the above challenge, the Government of Uganda enacted the Building Control Act (BCA), 2013 to “consolidate, harmonize and amend the law relating to the erection of buildings; provide for building standards; establish a National Building Review Board (NBRB) and Building Committees; and promote and ensure planned, decent and safe building structures that are developed in harmony with the environment; and for other related matters.” This Act commenced on April 2, 2018.

The Act established the NBRB to monitor building developments and to oversee, inspect and monitor the operations of Building Committees among

others. In line with her mandate, the NBRB has investigated the recent building accidents and the findings attribute the accidents to employment of unqualified personnel, use of poor work methods, poor materials, inadequate designs, inadequate supervision, long breaks in construction that expose materials to deterioration, careless demolition of neighboring structures inducing stress, and inadequate studies of ground conditions among others. It has been noticed that Building Accidents are predominant in storied structures.

Arising from the above and in order to protect life and property, the following guidance is hereby issued:

1. All local authorities **MUST** with immediate effect operationalize the Building Control Act, 2013, the National Building Code, 2019 and Building Control Regulations, 2020, by establishing Building Committees and designating Building Control Officers in accordance with sections 28 and 32 of the Act;
2. All local authorities **MUST** issue Building Permits to ALL previously approved and prospective building projects in accordance with the Building Control Act, 2013, after ascertaining the competence of the supervision and contractor's technical team.
3. All local authorities **MUST** submit a report containing particulars of all building sites issued with Building Permits within 2 months from the date of this circular to the NBRB offices located on **second floor south wing, Rume House, Plot 19 Lumumba Avenue, Nakasero, Kampala, Tel 0393 241 140, email: info@nbrb.go.ug**
4. All developers of storied buildings **MUST** re-submit particulars of the project team (supervision teams and contractors) to the respective local authorities for vetting and clearance within 14 days;



Gen. Edward Katumba-Wamala

MINISTER OF WORKS AND TRANSPORT

Copy to: Rt Hon Prime Minister
The Attorney General
Hon Minister of Local Government
Hon Minister for Kampala Capital City and Metropolitan Affairs
Hon Minister of Lands, Housing and Urban Development
Hon Minister of State for Works and Transport (Works)
Hon Minister of State for Works and Transport (Transport)

The Permanent Secretary, Office of the Prime Minister
The Secretary, Office of the President
The Permanent Secretary, Minister of Works and Transport
The Permanent Secretary, Minister of Local Government
The Permanent Secretary, Minister of Lands, Housing and
Urban Development
The Undersecretary, Ministry of Kampala Capital City and
Metropolitan Affairs.
The Chairman National Building Review Board
The Executive Secretary, National Building Review Board