

Article 2  
Street Addresses  
(No rules filed)

**NOTE:** Rule-making authority cited for formulation of regulations for street addresses by the Director of Public Works, 5 GCA §52107.

Article 3  
Building Law Regulations

- §1301. General.
- §1302. Codes - General Construction.
- §1303. General Information.
- §1304. Zones.
- §1305. Set Backs.
- §1306. Prohibitions and Penalty.
- §1307. Schedule of Building Permit Fees.
- §1308. Procedures and Requirements for Obtaining a Construction Permit.
- §1309. Application Process, Procedures and Requirements.
- §1310. Review.
- §1311. Construction Permit Issuance Procedures and Requirements.
- §1312. Inspection of Work in Progress.
- §1313. Stop Work Orders.
- §1314. Certificate of Occupancy.
- §1315. Installation of Electrical Systems.

**NOTE:** Rule-making authority cited for formulation of Building Law regulations by the Director of Public Works, 21 GCA §66116-§66118.

The building law regulations of the Department of Public Works are reprinted here in form as exact as possible to those filed on December 23, 1977 with the Legislative Secretary. The substance of the regulations has not been changed. However, for the purpose of uniformity and ease of use, a new system of numbering has been adopted by the Editor. It is hoped that the revised numerical system will eventually be substituted for that formulated by the Director of Public Works. **§ 1 3 0 1 .**

**General.** Regulations and procedures for the grading and clearing of land and construction of buildings and other structures on Guam (pursuant to 5 GCA §9300, 21 GCA §§66116 and 66117).

**§1302. Codes - General Construction.** All construction work within the territory of Guam and under the purview of the Department of Public Works shall be governed by the latest edition of the Uniform Building Code and supplements thereto.

**§1303. General Information.** Before applications are made for a building permit, the following information should be read carefully and thoroughly understood. All questions should be directed to the Building Official.

**§1304. Zones.** The territory of Guam is divided into eight (8) zones known as:

"A"	Rural Zone
"R1"	One-Family Dwelling Zone
"R2"	Multiple Dwelling Zone
"P"	Automobile Parking Zone
"C"	Commercial Zone
"M1"	Limited Industrial Zone
"M2"	Industrial Zone
"LC"	Limited Commercial Zone

**§1305. Set Backs.** The required set backs to the following zones are:

Front Yard Uses Unit	Rear Yard Depth	Side Yard Depth	Lot Depth	Lot Width	Lot Area Per Dwel- Area l i n g
"A," 10,000 25 ft	Rural	25 ft.	15 ft.	120 ft.	40,000 sq. ft. sq. ft.
"R1" 5,000 Family 15 ft.	Single	10 ft.	8 ft.	50 ft.	5,000 sq. ft. sq. ft.
"R2" 1,250 Family 15 ft.	Multiple	10 ft.	8 ft.	50 ft.	5,000 sq. ft. sq. ft.
"C" 400	Commercial		20 ft.	-----	20 ft. 2,000
"M1" 1,250 Indus. 20 ft.	Light	20 ft.	8 ft.	50 ft.	5,000 sq. ft. sq. ft.
"M2" 1,250 Indus. 25 ft.	Heavy	15 ft.	15 ft.	120 ft.	40,000 sq. ft. sq. ft.

Uses	Lot Area	Dwelling Unit
"A"	40,000 sq. ft.	10,000 sq. ft.
"R1"	5,000 sq. ft.	5,000 sq. ft.
"R2"	5,000 sq. ft.	1,250 sq. ft.
"C"	2,000 sq. ft.	400 sq. ft.
"M1"	5,000 sq. ft.	1,250 sq. ft.
"M2"	40,000 sq. ft.	1,250 sq. ft.

**§1306. Prohibitions and Penalty.** (a) It shall be unlawful to construct, enlarge, alter, remove or demolish or change the occupancy of a building from one use group to another requiring greater strength, exit or sanitary provisions, or to change to a prohibited use, or to install or alter any equipment for which

provisions is made or the installation of which is regulated by the Uniform Building Code without first filing an application with the Building Official in writing, and obtaining the required permit therefor except that ordinary repairs as defined in 21 GCA Chapter 66 which do not involve any violation of this Title shall be exempt from this provision.

(b) Any person violating the provisions of the Uniform Building Code and 21 GCA Chapter 66 shall be deemed guilty of a misdemeanor, punishable by a fine of not less than Five Dollars (\$5.00) nor more than Five Hundred Dollars (\$500.00), or imprisonment for not more than one (1) year, or by both such fine and imprisonment.

(c) Such person shall be deemed guilty of a separate offense for each day during which any violation of the provisions of the Uniform Building Code and 21 GCA Chapter 66 occurs.

**§1307. Schedule of Building Permit Fees.** Before a building permit is issued, a permit fee shall be paid to the Building Official in accordance with the following schedule based upon the value of the proposed work:

(a) If the value is Twenty-Five Dollars (\$25.00) or less, no fee shall be required.

(b) If the value is more than Twenty-Five Dollars (\$25.00) but not over One Hundred Dollars (\$100.00), the fee shall be One Dollar (\$1.00).

(c) If the value is more than One Hundred Dollars (\$100.00) but not over Four Hundred Dollars (\$400.00), the fee shall be Two Dollars (\$2.00).

(d) If the value is more than Four Hundred Dollars (\$400.00) but not over Seven Hundred Dollars (\$700.00), the fee shall be Three Dollars (\$3.00).

(e) If the value is more than Seven Hundred Dollars (\$700.00) but not over than One Thousand Dollars (\$1,000.00), the fee shall be Four Dollars (\$4.00).

(f) For each additional One Thousand Dollars

(\$1,000.00) the value or fraction thereof, up to and including Fifteen Thousand Dollars (\$15,000.00), the fee shall be Two Dollars (\$2.00).

(g) For each additional One Thousand Dollars (\$1,000.00) valuation or fraction thereof, over Fifteen Thousand Dollars (\$15,000.00), the fee shall be One Dollar (\$1.00).

(h) For each additional One Thousand Dollars (\$1,000.00) valuation or fraction thereof, exceeding Fifty Thousand Dollars (\$50,000.00) the fee shall be Fifty Cents (\$0.50).

(i) Fee for sign boards shall be Ten Dollars (\$10.00).

(j) Fee for the moving of any building or structure shall be Sixteen Dollars (\$16.00).

(k) Fee for the demolition of any building or structure shall be Four Dollars (\$4.00).

(l) Before plans and specifications are accepted for checking, a plan-checking fee, in addition to the building permit fee, shall be paid to the Building Official, which plan-checking fee shall only be applicable to a building or structure whose total valuation is Ten Thousand Dollars (\$10,000.00) or over. The plan-checking fee shall be one half (1/2) of the building permit fee.

(m) Fill Permit Fees:

Volume of Material	
0 to 2,000 cubic yards	\$1.00 per 100 cu. yds.
Over 2,000 cubic yards	\$20.00 plus \$2.00 for each additional 1,000 cubic yards or fraction thereof

(n) Excavation Permit Fee:

Volume of Material	
0 to 2,000 cubic yards	\$0.50 per 100 cu. yds.
Over 2,000 cubic yards	\$10.00 plus \$1.00 for each additional 1,000 cubic yards or fraction thereof

Fence Permit Fees

Concrete Retaining Wall	\$2.00 per sq. ft. of wall face
Hollow or Decorative	\$1.50 per sq. ft. of wall face

Blocks

Wood or chain link	\$0.50 per sq. ft. of wall face
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**§1308. Procedures and Requirements for Obtaining a Construction Permit.** The following procedures and requirements shall be followed in obtaining a permit for construction permit for work within the territory of Guam under the purview of the Department of Public Works.

**§1309. Application Process, Procedures and Requirements.** A permit application, completely filled out on forms furnished by the Department of Public Works, shall be submitted by the owner, or his licensed contractor. The permit application must be accompanied by at least three (3) complete sets of plans and specifications for the proposed work.

Before specific plans and specifications are reviewed for compliance with the Building Code and other requirements, the plans and specifications shall contain the following as a minimum:

**(a) Plans and Specifications - Drawing Standards:**

(1) Plan Sheet Size - all plan sheets must have a minimum size of 18" x 24" and a maximum of 30" x 42". A set of plans must have a uniform sheet size. Variations sheet size will not be accepted. Exceptions to these size requirements will be permitted only upon sufficient and written approval by the Building Official.

(2) Drawings shall be provided with a border leaving a one-half (1/2) inch margin at the top bottom and right side and a one and one-half (1 1/2) inch margin at the left for binding. Drawings shall also contain a title block in the lower right hand corner identifying the project and the names of the owner and the person or firm responsible for the preparation of the plans.

Specifications - (If not on plan sheets) must be on standard 8-1/2 x 11 sheets, typed, bound and indicating the exact description of the project.

**(b) Civil Requirements:**

(1) Plot Plan - plans must include a plot plan, drawn to scale, completely dimensioned and must contain the following:

(A) Delineation of property boundaries lot number and zone designation.

(B) Delineation of public ROWs, easements access roads (if applicable).

(C) Location of proposed project in relation to property boundaries, public rights-of-way, easements and access roads and existing structures.

(D) Indication of all existing structures on the lot including their location with respect to the lot boundaries.

**NOTE:** Location of all property lines must be verified by the Department of Land Management.

(2) Grading Plan - plans must include a grading plan, which may be a part of, or separate from the Plot Plan and must contain the following:

(A) Location of all existing and proposed drainage channels.

(B) Approximate slope of existing and proposed ground surface.

(C) Location of existing and proposed utilities, roads, paved areas on the site.

(D) Soil test data must be shown on the plans or in a separate bound soils report. Data must include a log of test holes showing all soil formations encountered and the depth of any ground water found.

(E) Soil erosion control plan when required by Guam EPA regulations or the Building Official.

**NOTE:** Soil test requirements may be waived for one (1) or two (2) family dwellings, or building extensions, if in the opinion of the Building Official such tests are not required for a safe design.

Soil test data must be submitted for projects involving individual sewage disposal systems. ( 3 )  
Sewage Disposal Requirements - connection to public sewer - if sewage disposal is to be accomplished by connection to public sewer, the project plans must show the following:

(A) Location of sewer line to connect to;

(B) Elevation of upstream and downstream manholes;

(C) Lowest floor elevation;

(D) Connection details.

Individual Sewage Disposal System - If sewage disposal is to be accomplished by an individual sewage disposal system (usually septic tank and leaching field), the plan must indicate the following:

(A) Soil test data;

(B) Disposal system construction details as approved by Guam EPA and PUAG.

Sewage Treatment Plant - if sewage disposal is to be accomplished by the utilization of a treatment plant, the plans shall contain the following:

(A) Site plan;

(B) Component details;

(C) Flow diagram of the plant;

(D) Design criteria;

(E) Design data indicating organic loading air supply requirements and detention time;

(F) Sludge disposal scheme;

(G) Discharge scheme.

All sewage disposal schemes and plans and specifications must be approved by Guam EPA.

**(c) Architectural Requirements:**

(1) Floor plan (must include room designation);

(2) Elevation (sections);

(3) Details.

**(d) Structural Requirements:**

(1) Foundation plans;

(2) Roof Framing Plan - (if roof is to be concrete or floor above the first story is to be concrete, plans must be approved and signed by a Professional Civil Engineer or Architect licensed to practice in the territory of Guam;

(3) Floor framing plan (if two-story or more);

(4) Details of (1), (2) and (3) above;

(5) Design calculations and analysis;

(6) Soil investigation data (if required).

**NOTE:** If construction of the structure calls for special materials, appropriate test data must be submitted. ( e )

**Mechanical Requirements:**

(1) Mechanical Plan:

(A) Plumbing plan in isometric;

(B) For buildings with central air conditioning, an isometric air condition plan must be submitted along with mechanical floor plan, including refrigerant piping layout;

- (2) Legend of symbols;
- (3) General notes specifying design criteria for all mechanical systems;
- (4) Fixture schedule specifying materials to be used;
- (5) Design calculations of all mechanical systems;
- (6) Food service equipment (if applicable) must have approval from Department of Public Health and Social Services.

**NOTE:** Mechanical plans must be separate and must not be superimposed on other plan categories. (f) **Electrical**

**Requirements:**

- (1) Electrical plan - to include:
  - (A) lighting plan;
  - (B) power plan;
  - (C) communication plan if commercial or industrial (including fire alarm systems);
- (2) Service one line diagram;
- (3) Panel schedules;
- (4) General notes specifying design criteria;
- (5) Legend of symbols;
- (6) Design calculations.

**§1310. Review.** (a) The building permit application accompanied by at least three (3) complete sets of plans and specifications must be submitted to the Building Permits Division, Department of Public Works by the owner or his licensed contractor.

(b) A Building Permit Inspector shall review the plans and specifications to assure that all minimum

requirements listed under §1301 are met. If the plans and specification do not meet the specified requirements, they shall be returned to the owner for corrections.

(c) If plans and specifications meet the minimum requirements, they will be accepted by the Building Permit Inspector and submitted to the Division of Architectural/Engineering Services, Department of Public Works for plan checking.

(d) The review and approval of the following government agencies must be obtained before processing of applications by the Building Permits Division is completed:

(1) Department of Health and Social Services - food service and handling equipment and systems;

(2) PUAG - water and sewer service;

(3) GEPA - sewage disposal systems and erosion control plans as required by GEPA;

(4) Land Management - approval of ownership of land, zoning and conditions under which the property (if applicable) received the approval of the TPC;

(5) Department of Public Safety (Fire Division) - for compliance, conformance with the fire code. This is strictly required for residential, commercial, industrial and other building structures.

(e) If, after review by Department of Public Works, the plans and specifications are found to be inadequate and do not conform to all construction codes, they shall be returned to the owner for corrections. A building permit will not be issued on the basis of marked up prints except in the case of very minor changes which do not affect the safety of a building or any established government standard. This will be determined by the Building Official.

(f) The owner or his licensed contractor shall resubmit the corrected or revised plans and specifications to the Building Permits Division,

Department of Public Works for further review.

**NOTE:** When resubmitting corrected or revised plans and specifications to the Department of Public Works, the plans must be accompanied by the marked-up prints previously returned to the owner. **§1311. Construction Permit Issuance Procedures and Requirements.** (a) If plans and specifications are found to be adequate and conform to all construction code requirements the Building Official shall stamp and sign three (3) complete sets of (prints) plans and specifications:

(1) one (1) set will be retained by the Building Permit Division;

(2) one (1) set for the owner's records;

(3) one (1) set returned to the owner, his licensed contractor which must be available for inspection at the job site any time work is in progress.

The Building Official shall then issue a building permit which must be posted at a conspicuous location at the project site at all times.

(b) **Approved Plans, Changes Prohibited.** Approved plans and specifications shall not be changed, modified or altered in any manner affected by the provisions of this or other applicable laws, without the expressed written authorization of the Building Official, and all work shall be done in accordance with the approved plans and specifications.

(c) **Building Permit Validity.** Any building permit shall be void if the work authorized by said permit is not commenced within three (3) months after its issuance; or is suspended or abandoned for a period of three (3) months at any time the work has commenced; provided that for just cause stated in writing to the Director of Public Works, the Director may allow up to a maximum of three (3) months. All such extensions shall be in writing and noted on the building permit and in the building records of the Division of Building Permits.

**§1312. Inspection of Work in Progress.** The

project shall be inspected on regular basis by building inspectors from the Department of Public Works to assure compliance with approved plans and specifications, and in accordance with all Department of Public Works building and safety regulations.

**NOTE:** In accordance with Public Works standards:

(a) Schedule of concrete pouring must be made twenty-four (24) hours in advance and work must be performed in the presence of a Building Inspector.

(b) All major construction work such as electrical rough-in and finishing, plumbing rough-in, septic tank and leaching field installation must be inspected by a Building Inspector or a GEPA inspector as applicable, prior to covering or concealment. Failure to comply with the above requirements may result in unnecessary delays to the project or a suspension of work or denial of a Certificate of Occupancy and an order to remove portions or all of the offending structures.

After completion of the project, final inspection by appropriate government of Guam officials shall be conducted to assure that the work is in accordance with the approved plans and specifications and that government of Guam requirements are met.

**§1313. Stop Work Orders.** In the event of a project is commenced without a building permit, or work performed is not in accordance with approved plans and specifications or any approved changes or revisions thereto, or unsafe construction practices are continued after sufficient warnings by the Building Official or his authorized representatives, a STOP WORK ORDER shall be issued and take effect until the conflict resolved.

**§1314. Certificate of Occupancy.** After final inspection of the project indicates that the work performed was done in accordance with approved plans and specifications and has met all government of Guam requirements, the Building Official shall issue a Certificate of Occupancy.

**§1315. Installation of Electrical Systems.** Procedures and regulations for electrical systems installation and wiring for single, multiple family

dwelling units, commercial, industrial and public buildings:

(a) Effective August 1, 1973, all electrical wiring, maintenance and installation of electrical systems in multiple family dwelling units, commercial, industrial and public buildings shall be performed by a licensed Electrical Contractor or licensed General Contractor with Registered Electrical Engineer or licensed Master Electricians.

(b) Effective September 1, 1973, all electrical systems, wiring and installation in single family dwelling units shall be performed by a licensed Electrical Contractor or licensed General Contractor with registered Electrical Engineer or licensed Master Electrician.

(c) All electricians performing wiring work shall be under the direct supervision of a licensed Electrical Contractor, registered Electrical Engineer or licensed Master Electrician.

(d) After the electrical work is completed, the Electrical Contractor or General Contractor with their licensed Electrical Engineer or Master Electrician shall endorse the approved job site electrical plans with the statement, "I hereby certify that the electrical work was performed by me or under my supervision".

(e) The endorsed plans must then be approved by the Director of Public Works or his authorized designee.