



Al Buraimi
Governorate



Regulations and Decisions

Building Regulations

Article (3): This decision shall be published in the Official Gazette and shall enter into force as of the date of its publication.

Dr. Khamis bin Mubarak bin Isa Al Alawi
Minister of Regional Municipalities and Environment

Issued on: 11 Muharram 1421 AH

Corresponding to: 16 April 2000 AD

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Ministerial Decision

No. 2000/48

Regarding the Issuance of the Building Regulations

Pursuant to the Law Regulating Regional Municipalities issued under Royal Decree No. 86/87, and in accordance with Ministerial Decisions Nos. (81/40, 86/5, 86/9, 86/10, 86/35, 87/2, 98/317, 98/421, 98/23, 97/277, 93/153, 94/22, 90/22),

And based on what serves the public interest,

It is hereby decided:

Article (1): The provisions of the attached regulations shall apply to the organization of buildings.

Article (2): Ministerial Decisions Nos. (81/40, 86/10, 87/2, 90/22, 93/153, 94/22, 97/277, 98/23, 98/317) are hereby repealed, as well as any provisions contrary to or inconsistent with the attached regulations.

Article (3): This decision shall be published in the Official Gazette and shall enter into force as of the date of its publication.

Dr. Khamis bin Mubarak bin Isa Al Alawi
Minister of Regional Municipalities and Environment

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Building Regulations

Chapter One

General Provisions

Article (1): In the application of the provisions of these Regulations, the following words and phrases shall have the meanings assigned to each of them, unless the context requires otherwise:

Minister: The Minister of Regional Municipalities and Environment.

Municipality: The Regional Municipality.

Committee: The Municipality Committee.

Director: The Director of the Municipality.

Owner: The person in whose name the ownership deed or certificate of rights has been issued.

Consultant: Any engineer or group of engineers responsible for preparing architectural, structural, electrical, sanitary, and mechanical plans for buildings and civil works, as well as supervising their execution, provided that they are licensed to practice their profession by the competent governmental authorities.

Contractor: Any person or company executing buildings or civil works in accordance with the plans, conditions, and specifications set by the Consultant on behalf of the Owner, pursuant to the agreement between the Owner and the Contractor.

Major Building Permit: A building permit issued by the Municipality in accordance with the approved documents and plans.

Minor Building Permit: A building permit issued by the Municipality limited to secondary additions to an existing building without a prior Major Building Permit. It also includes renovation, maintenance, temporary buildings, construction of fences, and any similar works, with the submission of plans if required.

Excavation Permit: A permit issued by the Municipality for excavation works outside the boundaries of land plots in accordance with the documents and plans approved by the competent authorities.

Certificate of Building Completion: A certificate issued upon the partial or full completion of the building or civil works in accordance with the permit issued by the Municipality.

Official Gazette Reference:

Road: Any street indicated on the city's structural plan intended for the passage of vehicles and pedestrians.

Pathway: Walkways for pedestrians or for a limited number of vehicles.

Pavement (Sidewalk): The portion located on the side of the road designated for pedestrian movement, at the same or different level from the road, with a specified width.

Building: A structure consisting of one or more floors, comprising a set of structural elements intended for residential or other purposes.

Permanent Building: A building constructed of solid and durable materials such as reinforced concrete, brick, stone, or others.

Temporary Building: A building constructed of non-solid or non-durable materials, including buildings erected temporarily for a specified period.

Subordinate Building: A building ancillary to the main building, not attached to it, and intended to serve that main building.

Warehouse: A place designated for storage purposes.

Thermal Insulation: Materials added to any part of a building, including roofs, floors, or walls, to thermally insulate the interior from external heat effects.

Fence (Wall): A barrier constructed from any building materials to a specified height on the boundaries of land plots.

Structural Planning: A coordinated study of a general planning project in light of the opinions of specialized experts.

Plans (Drawings): Horizontal layout drawings drawn to a specific scale for a number of units, which together constitute a complete project.

Use (Purpose): The intended purpose for which the land plot was prepared, according to the regulations and plans issued by the competent authorities.

Building Ratio: The percentage ratio of the horizontal footprint of the roofed portions of the building compared to the area of the land plot on which the building is constructed; architectural projections and car park canopies are excluded from this ratio.

Floor Area: The total covered areas of the horizontal projections of all floors, excluding architectural projections and car park canopies.

Official Gazette Reference:

Land Plot Boundaries: The lengths in specified engineering units of the land plot, delineating it from adjacent properties or surrounding streets, or their equivalent.

Building Limit: The line defining the building façade facing the street; it may coincide with the plot boundary or be set back from it in accordance with planning requirements.

Setback: The distance between the building limit and the boundaries of the land plot.

Private Residence: A residential unit (villa or apartment) consisting of several rooms with its associated services.

Residential Apartment: A unit within a building consisting of one or more rooms plus facilities, used for residential purposes.

Ceiling Underside: The lower horizontal plane of any structural component of the building, marking the beginning or end of the vertical height to any other horizontal level.

Building Height: The vertical distance from the level of the main street sidewalk to the highest point of the roof floor level. This excludes domes, stairwell roofs, mechanical equipment, and water tanks. Height is measured from the highest adjacent street if multiple streets surround the building.

Basement Floor: The floor located below the ground floor, arising due to the natural slope within the land plot boundaries. Its area must be less than the ground floor area, and its façade must be fully visible above the natural ground level on the lowest side.

Room Height: The vertical distance from the floor of the room to the underside of the ceiling.

Cellar: The floor constructed below the natural ground level (basement) or below the basement floor if one exists.

Mezzanine (Commercial Floor): A secondary floor that is part of a commercial space, directly connected to it and accessible from within the same space.

Pergola (Trellis Canopy): A canopy with openings in its roof; the total area of these openings shall not be less than 50% of the canopy area.

Balcony: A projection extending beyond the building façade, connected to any building unit via a door. It may be covered or uncovered, and its projection shall not exceed the setback limits. **Projecting Room:** A room overlooking a street, part of which extends beyond the land plot boundaries, applicable only to upper floors. **Light Well (Atrium):** An open space within the building footprint exposed to the outside. No part of it may be covered. **Architectural Projection:** Part of the building including columns, decorative frames, protective canopies from natural elements, and flower beds. **Elevators:** Mechanical devices designed to facilitate the vertical movement of users between building levels using specialized machinery and equipment. **Building Roof:** The final surface covering the building's interior space, excluding stairwells, elevator rooms, and similar structures. **Parapet (Guardrail):** A protective barrier erected along the exterior perimeter of the building roof for public safety and to preserve residential privacy. **Bathroom:** A building unit with a minimum area of 4 m² and a minimum side length of 1.0 × 0.8 m, equipped with a sink, toilet, and shower/bath basin. **Toilet Unit:** A building unit with a minimum area of 1.35 m² and a minimum side length of 0.9 m, equipped with a toilet. **Anaerobic Treatment Tank:** A tank constructed below the natural ground level according to special specifications, in which liquid waste is treated to separate and decompose as much solid matter as possible using anaerobic bacteria. **Retention Tank:** A tank constructed below the natural ground level according to special specifications, intended to collect liquid waste without any leakage or seepage into the surrounding environment. Once full, the waste is suctioned and transported to locations designated by the Municipality. **Absorption Pit:** A pit constructed below the natural ground level according to special specifications.

Reception of Liquid and Decomposed Waste: A facility for receiving liquid and decomposed waste from the anaerobic treatment tank, allowing it to percolate into the ground.

Inspection Chamber: A chamber constructed according to special specifications into which drainage pipe runs discharge, and at every change in pipe direction, to allow inspection of connections and cleaning of connected pipes. The distance between consecutive chambers shall not exceed 12 meters.

Internal Floor Trap: A floor trap with a water seal located inside bathrooms, toilets, or kitchens, receiving liquid waste from sanitary fixtures before it reaches the external floor trap.

External Floor Trap: A floor trap with a water seal located outside the building, receiving liquid waste from the internal floor trap in addition to rainwater and similar drainage before reaching the inspection chamber.

Connections: Internal or external extensions for any electrical or sanitary works.

Wastewater Pipe (Drainage Pipe): A pipe used to convey liquid waste generated by sanitary fixtures in bathrooms, toilets, and kitchens to the nearest floor trap.

Sewage Pipe: A pipe conveying human waste from toilets directly to the nearest inspection chamber and from there to the anaerobic treatment tanks or the public sewer network.

Vent Pipe: A vertical pipe connected to a sewage pipe for ventilation purposes to prevent low internal air pressure in the sewage pipes.

Surface Water Drainage: An open or covered channel used to convey surface water to disposal sites. It shall have adequate capacity and comply with the technical specifications approved in the Sultanate.

Article (2): No building, addition, or modification to its external

or internal form, partial or complete demolition, or execution of any civil works shall be carried out except after obtaining a permit from the Municipality, whether the works are public or private, except as otherwise specifically provided by law, all in compliance with the provisions of the Heritage Protection Law.

Article (3): An application for the issuance of a Building Permit or Excavation Permit shall be submitted to the Municipality in accordance with the prescribed forms.

Article (4): A Major Building Permit shall be valid for two (2) years, and a Minor Building Permit shall be valid for one (1) year from the date of issuance. The permit shall expire if not renewed. Renewal is required for continued construction or addition for a further year, upon payment of the prescribed fees, unless there are reasons preventing renewal, in which case the Municipality shall notify the concerned party in writing, stating the reasons for refusal. An Excavation Permit shall remain valid until the completion of the works.

Article (5): Approval from the competent authorities must be obtained prior to issuing a Building Permit or Excavation Permit.

Article (6): The Municipality shall not be held liable for any impact on the rights of third parties related to the land plot specified in the permit resulting from the issuance or renewal of the permit.

Article (7): No more than one Building Permit, whether Major or Minor, may be issued for a single land plot. No additions shall be made to a Minor Permit except within the allowable limits.

Article (8): In the case of a building exceeding three (3) floors, a soil inspection report for the construction site, certified by a specialized consultancy office or a recognized soil testing laboratory, must be submitted. For buildings of three (3) floors or less, the designer consultant's soil inspection report may suffice.

Article (9): All materials used in any new building, addition, or modification of an existing building shall be of high quality and in accordance with the technical specifications approved in the Sultanate.

Article (10): Any building exceeding four (4) floors shall include a waste collection room on the ground floor, as follows:

- a) The room shall have an area of 7.5 m², with no sideless than 2.5 m.

- b) Shall be constructed of non-combustible materials.
- c) The floor and walls shall have a solid, smooth surface and be moisture-resistant.
- d) Shall be equipped with facilities for water supply and drainage for washing the room and the garbage collection box.
- e) Access shall be from a rear entrance or a side street.
- f) Each building unit shall be provided with an opening on each floor connected to a main vertical pipe extending the full height of the building and connected to the waste collection room.
- g) Waste pipes in buildings shall be circular, with a minimum diameter of 60 cm, made of non-combustible and rust-proof materials, and provided with ventilation openings on the roof, covered with a wire mesh.

Article (11): Building designs shall comply with safety and fire prevention requirements issued by the competent authorities.

Article (12): All drawings submitted for any works must be approved by a specialized consultancy office licensed by the competent authorities, except for projects of public entities. The Municipality shall bear no responsibility for design errors that compromise the safety of the building or its users.

Article (13): All submitted drawings shall comply with health, environmental, technical, and safety regulations and requirements applicable to the respective activities, services, or industrial facilities.

Article (14):

a) Prior to commencing works, holders of a Major Building Permit must submit a signed undertaking from a consultant committing to supervise the execution and monitor the project to ensure the contractor's compliance with the approved plans, conditions, and technical specifications in the following cases:

1. If the building consists of more than one floor, regardless of its cost.
2. If the building consists of a single floor and its cost exceeds OMR 100,000, as determined by the Municipality Engineer based on prevailing market rates. The consultant shall bear full responsibility for any exceedances.

The above provisions shall also apply to buildings whose foundations are designed for more than one floor.

The consultant shall bear full responsibility for any violations in execution.

b) The supervising consultant of any project shall submit periodic reports to the Municipality in accordance with the stages of work.

c) Public authorities shall have the right to supervise their own projects.

Article (15): Safety of residents shall be ensured in private residential buildings, residential complexes, and mixed-use residential-commercial buildings with multiple floors, including the provision of a designated area for gas cylinders in compliance with safety and security requirements.

Article (16): Installation of underground or elevated drinking water tanks is permitted for any building, provided technical and health standards are observed.

Article (17): All connections for public services within buildings and civil works shall comply with the technical conditions and specifications determined by the competent authorities.

Article (18): Building permits within the maritime boundary shall be issued in accordance with the decisions of the Supreme Committee for Urban Planning.

Article (19): The transport of construction waste or debris from one site to another is prohibited except with a permit from the Municipality.

Article (20): The design of flagpoles in government buildings under construction shall comply with the regulations and requirements established by the competent authority and in accordance with applicable rules.

Chapter Two

Architectural and Technical Requirements for Buildings

Article (21): The Municipality shall prepare engineering drawings of model Arab houses for citizens benefiting from the Social Security system, which shall be provided free of charge.

Article (22): The construction of buildings that imitate or resemble Omani forts and towers is not permitted, including walls and fences.

Article (23): Architectural designs for all buildings shall comply with the traditional Islamic-Arab architectural style.

Article (24): Structural calculations for all buildings, regardless of height, shall follow the technical specifications approved in the Sultanate.

Article (25): In the architectural design of a residential unit, due consideration shall be given to compliance with the social values and traditions of the Islamic and Arab family, which determine the spatial relationships within the unit, while maintaining internal privacy.

Article (26): It shall not be permitted to construct any buildings intended for family housing within industrial areas of all types, storage areas, or areas designated for labor camps.

Article (27): The designing consulting office, the soil testing consultant, the supervising consultant, and the executing contractor — each within their respective field of competence — shall be fully liable for the safety of any buildings with which they are involved, in accordance with the laws in force in the Sultanate.

Article (28): Construction drawings shall include a thermal insulation system in accordance with the prescribed rules in this regard for the following buildings and structures:

- a. Government buildings.
- b. Tourist facilities such as hotels, theaters, and exhibition halls.
- c. Buildings consisting of four floors or more, or those whose construction cost exceeds (250,000) Omani Rials, or that require a load capacity of more than (25) tons.
- d. Large industrial facilities.

Article (29): The predominant walls shall be made of reinforced concrete in accordance with the technical conditions and specifications approved in the Sultanate.

Article (30): It shall be permitted to connect utilities to a building immediately upon the partial or complete completion of works and after the issuance of a certificate of completion, provided that it is suitable for use. Temporary utility connections to the construction site shall also be permitted as required for the works.

Article (31): The technical requirements specific to various uses shall be observed when designing and constructing public buildings such as schools, ministries, hospitals, car parks, gardens, as well as commercial and residential buildings, cinemas, theaters, markets, libraries, and similar facilities.

Article (32): It shall not be permitted to exceed the building coverage ratio determined by the competent planning authorities for each plot of land,

according to its detailed cadastral plan. Exceptions shall be made for architectural projections, water tanks, uncovered external staircases, mechanical equipment necessary for servicing the building, children's playgrounds, car park shades, swimming pools, and similar facilities.

Article (33): Floor area shall not be counted within the building coverage percentage unless the planning conditions expressly provide otherwise.

Article (34): The setbacks from the boundaries of adjacent plots in residential, commercial, and industrial areas shall be determined in accordance with planning requirements.

Article (35): The minimum areas and internal dimensions of rooms and shops shall be determined in accordance with the following table:

Specification	Minimum Area (m ²)	Minimum Dimension (m)
Double Room	12.00	3.00
Office	8.10	2.70
Kitchen	5.00	2.00
Bathroom	4.00	1.80
Restroom	1.35	0.90
Shop	8.10	2.70

Article (36): Each room or facility of the building overlooking a street, road, or internal courtyard must be provided with windows for ventilation and natural lighting, with the window area being no less than the following percentages of the floor area:

- a- 10% of the floor area of the room or office.
- b- 7% of the floor area of the bathroom or lavatory.
- c- 10% of the floor area of the kitchen or staircase void on the floor.

Article (37): The vertical height of each floor shall be determined according to the type of building and the purpose of its use, provided that the level of the adjacent road pavement is the reference level from which the heights are measured. In other cases, this shall be determined by the competent planning authority.

Article (38): For residential areas, the minimum internal height shall be as follows:

- a- The ground floor or buildings consisting of a single floor: (3.00 meters).

b – Other Floors (2.80 m)

Article (39): For commercial–residential areas, the minimum internal height shall be as follows:

1. **Ground floor:** In the absence of a mezzanine floor, the minimum height shall be **4.00 meters**; in the presence of a mezzanine floor, the minimum height shall be **6.00 meters**.
2. **Other floors:** When used as offices or residential rooms, the minimum height shall be **2.80 meters**.

Article (40): For commercial areas with a single floor, the minimum height shall be **4.00 meters** in the absence of a mezzanine floor, and **6.00 meters** in the presence of a mezzanine floor.

Article (41): If the structural design of the building necessitates the presence of a reinforced protruding beam from the roof structure inside a room within residential units, offices, or commercial shops, the depth of the protruding part of the beam shall not exceed **0.40 meters** when calculating the minimum height.

Article (42): The following shall be excluded from the calculation of the maximum building height:

- a. Public buildings such as lecture halls, covered theatres, conference halls, and similar facilities, in accordance with the technical specifications approved in the Sultanate.
- b. Sports halls, in accordance with structural requirements.
- c. Stairwells, water tanks, and air-conditioning equipment located on rooftops, provided that they are covered in accordance with the model prepared and approved by the Municipality.
- d. Roof structures (parapets), provided they do not exceed 1 meter above the maximum building height.

Article (43): When adding structures on the rooftop floor, such additions shall not be located on the main façade of the building, and the following conditions shall be observed:

1. They shall be used for purposes serving the building, such as stairwells, central television antennas, and similar facilities.
2. For private residential buildings, such additions shall not exceed **50%** of the rooftop area.
3. For residential, residential-commercial, or purely commercial buildings of three storeys or more, such additions shall not exceed **70%** of the rooftop area.

Article (44):

In the case of the presence of a light well overlooking residential rooms, offices, bathrooms, lavatories, kitchens, or staircases in multi-storey residential or commercial-residential buildings, its area and dimensions shall comply with the following table, provided that the number of residential rooms overlooking a single light well does not exceed one room.

No.	Number of Floors	Type of Building Section on the Lightwell	Minimum Lightwell Area (m ²)	Minimum Lightwell Side (m)
1	a. 1 to 3 floors	Residential room or office	7.5	2.5
	b. More than 3 floors c. 1 to 3	Residential room or office	Pentagonal square with a height of 2.5× H (m)	2.5
2	floors	Kitchens, bathrooms, and toilets	7.5	2.5
3	d. More than 3 to 6 floors	Kitchens, bathrooms, and toilets	10	2.5
4	e. More than 6 floors	Kitchens, bathrooms, and toilets	12.5	2.5

Article (45): Public bathrooms and facilities such as hospitals and schools shall be exempted from the provisions stipulated in items (2), (3), and (4) of the above-mentioned table. Bathrooms and toilets in tourist buildings, as well as certain public buildings consisting of more than three storeys, may also be exempted, provided that proper mechanical ventilation systems and odor extraction methods are installed, and doors are equipped with suitable openings made of wood or aluminum. The consultant shall submit illustrative drawings and technical specifications in this regard.

Article (46): It is permissible to install a pergola on the roof of the building, whether made of permanent concrete or wood materials, within a limit of ten percent (10%) of the roof area, provided that its height is not less than (2.30 meters) measured from the roof floor to the underside of the concrete or wooden beam. The pergola must not appear in the main façade of the building. It may also be located within the yard of the plot of land, in which case the setback requirements shall apply if it is made of permanent materials. The sides of the pergola shall remain open on all sides except for any side adjoining a wall that is part of the building or the boundary wall.

Article (47): Balconies and protruding rooms shall be considered an integral part of the main building and shall be subject to setback requirements, if applicable, in newly planned areas. In old unplanned areas or partially planned areas, the following requirements shall apply:

- a.* Upper-floor balconies are permitted to project beyond the plot boundaries by an amount equal to 10% of the street width, provided that the projection does not exceed 2.00 meters regardless of the street width.
- b.* The width of the balcony must not be less than 0.75 meters.
- c.* The vertical distance from the level of the adjacent street sidewalk to the underside of the balcony slab or projecting room must not be less than 4 meters.
- d.* No projection of any balcony or building unit is permitted onto a street with a width of less than 7.50 meters, and the following shall be observed:
 - 1. In the case of balconies in residential buildings overlooking public streets that are used for drying and airing clothes, such balconies must be covered with one of the screening elements approved by the municipality.
 - 2. Any multi-story residential building containing more than **three (3)** apartments must provide one balcony per apartment for drying or airing clothes, located in an appropriate place according to the architectural design, and covered with one of the screening elements approved by the municipality.

Article (48): The architectural requirements for buildings shall be observed as follows:

- a.* Architectural projections facing the adjacent street are permitted up to **(0.60 meters)** beyond the plot boundaries.
- b.* Sloped roofs in buildings are not permitted, nor is the use of ceramic tiles on them, except to a limited extent on façades, such as at building entrances and canopies above windows.
- c.* The structural roofs of buildings or canopies with wooden or metal frameworks constructed in industrial areas must be covered. The covering may be of fixed, metal, or wooden materials.
- d.* Any parts of air-conditioning units projecting from building façades must be covered with one of the screening elements approved by the municipality.

Article (49): The height of the basement floor (semi-basement) in façades is not included within the permissible building height limits. Only one semi-basement floor is permitted, and all ventilation and natural lighting requirements must be met.

Article (50): No more than one basement is allowed per building unless there are technical constraints. It may be used for storing non-combustible materials, parking, services, and security purposes

It may also be used for residential purposes provided that the basement floor-to-ceiling height is not less than **(1.00 m)** from the level of the internal yard of the plot or the road pavement. Natural ventilation, either direct or indirect, must be provided. The minimum height of the basement shall be **(2.80 m)**, measured from the floor level to the underside of the ceiling slab. One or two bathrooms may be installed in the basement, provided that a proper sanitary drainage system is available.

The provisions regarding setbacks in the main buildings shall apply to this basement, while observing all necessary precautions to prevent water leakage through walls and floors, as well as proper water drainage systems.

All safety and fire protection requirements shall also apply to this basement, and its area shall not exceed the area of the ground floor.

Article (51): Construction of a commercial mezzanine in showrooms and commercial shops is permitted in accordance with planning requirements and under the following conditions:

- a. The area of the commercial mezzanine and the staircase leading to it shall not exceed **50%** of the area of the individual showroom or shop.
- b. The commercial mezzanine shall not protrude beyond the horizontal limits of the showroom or shop.
- c. The mezzanine must be provided with means of natural ventilation and lighting.
- d. The mezzanine space shall be connected to the remaining space of the showroom or shop.
- e. The use of the commercial mezzanine shall be limited to direct service to the showroom or shop or as a complementary part thereof.
- f. The height of the commercial mezzanine shall be determined according to the building height regulations.

Article (52): In case of requesting the removal of the commercial mezzanine and its replacement with a floor, approval must be obtained from the concerned planning authorities.

Article (53): The following must be observed in buildings:

- a. The number of staircases, in addition to exits, must be provided in each multi-story building as follows:
 1. At least one staircase for any building whose floor area does not exceed **300 m²**, provided that the total floor area does not exceed **1,000 m²** for the entire building.

2. An additional staircase shall be provided for every **(500m²)** increase in floor area or for every **(1,500 m²)** increase in the total building area.
- b. Main staircases shall be constructed of reinforced concrete or any other non-combustible material, except for private residences and small shops.
- c. The minimum clear width of the staircase in one direction shall be as follows:
 1. Residential buildings **(1.00m)**
 2. Commercial and industrial buildings **(1.20m)**
 3. Public buildings—hospitals, schools, hotels, etc. **(1.50m)**
- d. The maximum distance served by a staircase shall not exceed **(20m)**.
- e. The width of each step shall not be less than **(28cm)**, and the height of each step shall not be less than **(15 cm)** and shall not exceed **(18cm)**.
- f. Stair calculation shall be determined according to the following formula:
 $(2 \times \text{step height} + \text{step width}) = (60\text{ cm to } 65\text{ cm})$
- g. The number of steps in one direction shall not exceed **(14) steps**.

Article (54): When submitting plans for any building consisting of four floors or more, including the ground floor, at least one electric elevator must be provided. The number of elevators, their load capacity, and any other necessary data must be indicated in accordance with the technical conditions and specifications approved in the Sultanate.

Article(55): Electric elevators in buildings must be operational throughout the year and in good condition. The owner must submit a certificate from a specialized company confirming that the elevator is in good condition or has been maintained. This certificate must be submitted to the municipality at least once a year. The elevator is licensed annually upon review of these certificates. If the license is not renewed, the use of the elevator shall be suspended without prejudice to the necessary procedures and the penalties provided for in these regulations.

Article(56): In every building equipped with an elevator, a qualified person must be appointed to be continuously present in the building to handle emergencies, with the necessary warning systems provided.

Article(57): All contractors and companies specializing in elevator works must submit registration applications to the relevant municipality, accompanied by all documents demonstrating their technical expertise and the qualifications of their personnel,

to enable the authority to examine the applications and proceed with the registration process.

Article (58): The minimum width of passageways in buildings shall be as follows:

1. Residential Buildings:

1. Internal passageways within the residential unit: **(1.20 m)**, and a main corridor between two rows of different residential units: **(1.50 m)** for a corridor up to **(15 m)** in length; if the length exceeds this, the width shall increase up to a maximum of **(2.20 m)**.
2. A main corridor in front of a single row of different residential units: **(1.40 m)** for five units; if the number of units increases, the width shall increase by **(0.05 m)** for each additional unit, provided that the maximum width of the corridor does not exceed **(2 m)**.

b. Commercial Buildings:

1. A main corridor in front of a single row of showrooms or commercial shops: **(0.80 m)**, unless there are specific requirements for the commercial area from the relevant planning authorities.
2. A main corridor between two rows of showrooms or commercial shops: **(2.50 m)**.

c. Hospitals and Schools:

Main corridor: **(2.50 m)**.

d. Hotels and similar establishments:

Main corridor: **(2.20 m)**.

e. Other public buildings:

For sports halls, cinemas, and similar facilities, the passageways shall follow the technical specifications and requirements approved in the Sultanate.

Article (59): Parking spaces must be indicated on the building plans for any building within the plot boundaries, except for small plots in old neighborhoods and plots with special planning requirements, as follows:

a. Residential Areas:

At least one parking space per residential apartment or private dwelling.

b. Commercial and Mixed-Use Areas:

One parking space shall be allocated for each residential apartment, office, or shop. If the office or shop area exceeds 100 m², an additional parking space must be provided for every additional 100 m² of office or commercial space.

Approval must also be obtained from the relevant authority for the area in front of commercial shops according to the applicable regulations, taking into account the following:

Paving a distance of 6 meters in front of shops located on main paved roads along the building frontage.

Paving a distance of 4 meters in front of shops located on secondary paved roads along the building frontage.

Owners of new buildings on main and secondary paved roads must include the above paving areas in their plans.

Owners of buildings and shops in villages, neighborhoods, and alleys located on unpaved main and secondary roads are exempt from paving the above areas in front of their shops.

c. Industrial Areas:

At least one parking space for every ten users.

d. Cinemas, Amusement Centers, and Theaters:

At least one parking space for every 20 seats, or 50% of the remaining area, whichever provides more parking spaces.

e. Clubs and Restaurants:

At least one parking space for every 12 m² of building area.

f. Hotels:

1. Five-star hotels: one parking space for every three beds.
2. Four-star hotels: one parking space for every five beds.

3. Three-star hotels: one parking space for every *ten beds*.

g. Public buildings such as schools and hospitals:

The approved technical specifications for parking spaces in the Sultanate shall apply.

Article (60): The dimensions of a single parking space shall not be less than **7.5 m** in length and **2.5 m** in width. The width of internal driveways in parking areas shall not be less than the following:

- a. **(3.0 m)** if the parking spaces are parallel to the road.
- b. **(3.5 m)** if the parking spaces form a 45-degree angle with the road.
- c. **(6.0 m)** if the parking spaces are perpendicular to the road.

Parking areas in commercial and industrial complexes, hotels, and similar facilities must be paved or surfaced and provided with lighting.

Article (61): When applying the minimum width for internal driveways for vehicle movement within parking areas, the traffic shall be one-way to ensure ease of entry and exit.

Chapter Three

Building Sanitation Specifications

Article (62): Every residential unit housing a single family with two bedrooms must be provided with at least one bathroom, which shall not open directly into any bedroom. In the case of multiple bathrooms in a unit, additional bathrooms may open into bedrooms whenever possible.

Article(63): Commercial shops, offices, and workshops must be provided with a water tap within each facility, and sanitary fixtures shall be specified as follows:

No.	Gender	Number of Users	Required Sanitary Fixtures	Notes
1	Men	1:100	1 toilet and 1 hand wash basin per 10 persons	If no urinals available
	Men	More than 100	1 toilet and 1 hand wash basin per 20 persons	If urinals are available
2			1 toilet per 25 persons, 1 urinal, and 1 hand wash basin per 10 persons	
	Men	More than 100	Add 1 toilet per 40 persons, 1 urinal, and 1 hand wash basin per 20 persons	If urinals are available
3	Women	1:100	1 toilet and 1 hand wash basin per 10 persons	Without urinals
	Women	More than 100	1 toilet and 1 hand wash basin per 20 persons	Without urinals

Article (64): For public places and buildings, sanitary fixtures shall be provided at a minimum as follows, with a water tap in each bathroom and with special facilities for persons with disabilities:

a. Hotels:

1. Halls:

- 1 toilet, 2 urinals, and 2 hand wash basins per 80–100 men.
- 3 toilets and 2 hand wash basins per 100 women.

2. Rooms:

- 1 toilet, 1 hand wash basin, and 1 shower per 10 beds.

b. Theaters and Cinemas:

1. 1 toilet and 1 urinal per 200 men.
2. 2 hand wash basins per 300 men.
3. 1 toilet per 150 women.
4. 1 hand wash basin per 200 women.

3. Hospitals:

- 1 toilet per 18 beds for men.

2. 1 urinal per 30 beds for men.
3. 1 hand wash basin per 25 beds for men.
4. 1 toilet per 12 beds for women.
5. 1 hand wash basin per 15 beds for women.

Additional toilets must be provided for visitors and staff.

d. Sports halls and similar facilities:

Shall follow the architectural requirements and specifications approved in the Sultanate.

e. Mosques:

1 toilet and 4 ablution taps per 100 worshippers. The following must be observed:

1. If there is a prayer area for women, there must be a separate ablution area for women linked to their prayer area, with 1 toilet and 4 ablution taps per 100 women.
 2. Toilets and ablution areas shall not be placed at the front of the mosque facing the Qibla. When locating them elsewhere, utmost care must be taken, considering wind direction and accessibility from outside and to the mosque via an indirect entrance.
 3. Ablution and toilet areas must ensure a high degree of privacy, preventing visibility from outside through doors or windows.
- f. Two toilets shall be provided within the main building of the fuel station, in addition to the employee facilities: one for men, equipped with a toilet and a hand wash basin.

Article (65):

- a. For schools below secondary level, the minimum sanitary fixtures are:
1 toilet and 1 hand wash basin per 8 students.
- b. For secondary schools, the minimum sanitary fixtures are as follows:

No.	Gender	Number of Users	Minimum Required Sanitary Fixtures	Notes
1	Boys	1:100	1 toilet and 1 hand wash basin per 10 students	Without urinals
		More than 100	Add 1 toilet and 1 hand wash basin per 20 students	Without urinals
			1 toilet per 25 students, 1 urinal, and 1 hand wash basin per 20 students	
2	Boys	1:100	Add 1 toilet per 30 students, 1 urinal, and 1 hand wash basin per 20 students	If urinals are available
		More than 100	1 toilet and 1 hand wash basin per 10 students	If urinals are available
3	girls	1:100	Add 1 toilet and 1 hand wash basin per 20 students	Without urinals
		More than 100		Without urinals

This table applies in case of internal sections, with one additional bathroom added to the number specified in each item.

Article (66): Each building shall be provided with the necessary sanitary installations according to the specifications approved in the Sultanate. These installations must be executed in a way that prevents any leakage, and they must be connected to drainage pipes as follows:

- The toilet shall be connected to a wastewater pipe with an internal diameter of not less than **(10 cm)**.
- The bathroom sink, hand-washing basin, and similar fixtures shall be connected to an internal floor trap, from which the wastewater shall flow into a pipe with an internal diameter of not less than **(7.5 cm)**, discharging into an external floor trap before connection to the inspection chamber.
- The kitchen sink shall be connected directly to a wastewater pipe, then to an internal floor trap, from which it shall flow to an external floor trap and then to the inspection chamber.
- The toilet drainage shall be ventilated by a vent pipe with an internal diameter of not less than **(5 cm)**, extending to an acceptable height above the building, and shall not be used for rainwater drainage.
- The internal diameter of sanitary drainage pipes (**ground branches**) shall not be less than **(15 cm)**.

Avoid running drainage pipes beneath buildings. If it is necessary for part of a pipe to pass under a building, it must be made of cast iron or any other approved material, and encased in concrete with a thickness of not less than **(12cm)**, and properly supported at joints and intervals. f. If there are no bathrooms, toilets, or kitchens facing a main or secondary street on the external façades of any building, the spaces allocated for drainage pipes must be covered with approved materials according to regulations, with doors provided in suitable locations to allow inspection and routine maintenance. g. All pipes used in sanitary installations, whether vertical, horizontal, within the building, or underground, must be of high quality, durable, non-combustible, resistant to moisture, and compliant with the specifications approved in the Sultanate. **Article(67):** The depth of a drainage pipe below ground level shall not be less than **(60 cm)**, and the slope shall not exceed: a. (1/40) for pipes with a diameter of **(7.5cm)** b. (1/60) for pipes with a diameter of **(10cm)** c. (1/90) for pipes with a diameter of **(15cm)** It must be ensured that a **(5cm)** pipe discharges into an external floor trap of **(10 cm)** diameter before reaching the inspection chamber. **Article(68):** Surface water drainage channels, whether private or public, must be maintained and cleaned regularly to preserve public health. Disposal of solid waste into these channels is prohibited. **Article(69):** Inspection chambers shall be constructed at the following locations: a. At points where the drainage pipe changes direction, level, or slope. b. Where two or more drainage pipes connect. c. At both exposed ends of underground drainage pipes running beneath a building. d. At the connection of vertical pipes to underground connections. e. At the end of a horizontal drainage pipe before it connects to the main drainage pipe or an aerobic septic tank.

W. The floor of the inspection chamber shall be made of concrete with a thickness of not less than **(20 cm)**, and its walls shall be constructed of blocks or concrete with a thickness appropriate to the chamber depth, but not less than **(20 cm)**, with all internal surfaces and the floor plastered smooth and made waterproof and moisture-resistant.

Z. Floors shall be sloped toward the channels at a gradient of **(2:1)**.

H. The distance between two consecutive inspection chambers shall not exceed **(12 meters)**.

T. The dimensions of the inspection chamber shall not be less than **(60 cm × 60 cm)**, and the inspection opening shall not be less than **(45 cm × 45 cm)**, covered with a tight-fitting lid made of cast iron or reinforced concrete, in accordance with the specifications approved in the Sultanate.

Article (70): In areas where public sanitary drainage lines are not available, an anaerobic septic tank shall be installed, with excess liquid discharged into a holding tank or soak pit, according to the soil conditions at the building site, technical specifications, and applicable rules and tables, subject to the following conditions:

A. Anaerobic septic tank:

1. Its capacity shall be sufficient to accommodate human waste from the building, in accordance with the specifications approved in the Sultanate.
2. It shall be constructed in an open and easily accessible location for maintenance, emptying, or other purposes, or near a location where a public sanitary network may be installed in the future.
3. It shall be located at least **(3 meters)** away from any building on the same plot or neighboring buildings, with insulating layers provided at the base and sides, and interior surfaces plastered with a good cement-sand mix. The minimum distance requirement may be reconsidered for old areas or small plots, provided public safety and the rights of others are not affected.
4. The tank shall be constructed on a plain or reinforced concrete base, with side walls made of solid cement blocks, plain or reinforced concrete, or any other waterproof material, and a roof of reinforced concrete with a thickness of not less than **(15 cm)**, with sufficient inspection openings measuring **(60 cm × 60 cm)** and covered with a tight-fitting lid.

5. The length of the tank shall be calculated at (three to four) times its width, and its depth shall not be less than twenty centimeters (1.20 cm), or fifty centimeters (1.50 cm) in the event it serves more than ten persons.
6. The tank shall be ventilated in an appropriate manner in accordance with the applicable requirements in this regard.
7. The use of prefabricated anaerobic septic tanks approved by the Municipality shall be permitted.
8. All applicable requirements and technical specifications for the construction of anaerobic septic tanks shall be adhered to, and their capacities shall be calculated according to the measurements approved in the Sultanate.

B. Holding Tank: Where soil properties do not permit the construction of a soak pit for the disposal of liquids coming from the anaerobic septic tank, a holding tank for the collection of waste shall be constructed, provided that the following requirements are met:

1. Its capacity shall be calculated on the basis of storage for not less than two days, at the rate of two hundred liters (200 L) per person, provided that the capacity of the tank is not less than two thousand liters (2,000 L).
2. The walls shall be constructed of bricks with a thickness of not less than twenty centimeters (20 cm) or of reinforced concrete to ensure their capacity to withstand vehicular traffic above them, or of any impermeable material.
3. The tank shall be constructed on a concrete base sloped at a ratio of (1:4) towards the suction point, which shall measure sixty centimeters by sixty centimeters (60 cm × 60 cm) and be thirty centimeters (30 cm) deep from the bottom of the tank and located beneath the tank's roof opening.
4. The tank shall be ventilated in an appropriate manner in accordance with the approved requirements and specifications.
5. The depth of the tank shall be not less than one and a half meters (1.5 m) and not more than two meters (2 m).
6. Where more than one tank is constructed, the distance between each tank shall be at least three times the width or diameter of the largest tank.
7. The tank shall be covered with a reinforced concrete roof with an opening of not less than sixty centimeters by sixty centimeters (60 cm × 60 cm) with a tight-fitting cover, through which suction shall be performed.
8. maintenance and emptying, and in a suitable place that allows easy connection to the future public sewage network,

if available, provided that it is located more than (15meters) away from any water source.

9. It is permissible to use approved prefabricated retention tanks.

C. Absorption Pit:

1. The liquids from the anaerobic digestion tank shall be discharged into the absorption pit in the case of permeable soil capable of absorbing liquids, provided that the groundwater level is at a sufficient depth from the soil surface to allow proper drainage. Discharge into an underground system that allows seepage is permissible after approval from the Municipality.
2. The walls of the pit shall be constructed from stone or limestone blocks, laid without cement in some joints, with openings in the walls to allow drainage. The wall thickness shall not be less than (50 cm) for stone walls and (35 cm) for block walls, and the pit floor shall not be concreted.
3. The pit shall be covered with a reinforced concrete slab of at least (15 cm) thickness, with an inspection opening measuring (60 cm × 60 cm), fitted with a tight cover.
4. The depth of the pit shall not be less than (2 meters).
5. The pit depth shall be determined based on absorption rates and surface areas according to soil characteristics.
6. The pit shall be constructed at a distance of no less than (3 meters) from any building.
7. The installation process and method of discharging from the anaerobic digestion tank to the absorption pit shall comply with approved technical specifications.

The following conditions must be met for anaerobic digestion tanks and their associated absorption pits:

1. They must be located more than (100 meters) from public water sources, public wells, or aflaj, and more than (30 meters) from private wells. The Municipality may adjust these distances according to the site characteristics in coordination with the competent authorities.
2. The top level of the tank or pit must never exceed the level of nearby well openings to prevent contaminants from reaching these wells. They should be situated in a location that allows easy connection to the public sewage network in the future, if available.

In case an alternative wastewater treatment method is used, approval from the competent authorities must be obtained.

Article (71): All sanitary drainage installations, anaerobic digestion tanks, holding tanks, soak pits, and similar facilities must be located within the boundaries of the plot of land. Placement outside such boundaries is not permitted except in exceptional cases in older areas with limited space or in regions of rugged terrain, provided that the approval of the competent authority is obtained. **Article (72):** In the event of demolition and reconstruction of a building, anaerobic digestion tanks, holding tanks, and soak pits shall be constructed in locations determined by the Municipality in accordance with the building permit issued for the property. **Article (73):** The contents of sanitary drainage tanks must be pumped out periodically and discharged at locations designated by the Municipality. **Article (74):** The environmental and health requirements and specifications for sanitary drainage must be observed. The Municipality shall connect the drainage pipes to the public sewer network, with the cost borne by the owner. **Article (75):** The Municipality shall inventory and register both private and public drainage channels, and no entity may alter their course, fill them, or close them without the Municipality's approval. **Article (76):** Anyone wishing to construct a drainage channel inside or outside their property must submit an application to the Municipality to obtain its approval. **Article (77):** The Municipality may declare any private drainage channel constructed in accordance with its requirements to have become a public channel, whether based on the owner's consent or after the lapse of one month from the date of the announcement without objection from the owner, provided that the Municipality shall assume responsibility for its maintenance. The owner's objection shall not prevent this if such declaration serves the public interest. **Article (78):** It is prohibited to discharge industrial, commercial, restaurant, workshop, car wash, or other wastes into surface water drainage channels or any public drain without the Municipality's approval, and in accordance with the regulations and technical specifications in force in the Sultanate.

Chapter Four

Monitoring the Execution of Buildings

Article (79): Each of the Director, Engineer, Building Inspector, and Building Technician at the municipality, as well as anyone vested with judicial enforcement authority, shall have the right to enter the worksite at any time to verify that execution is proceeding in accordance with the building permit issued by the municipality.

The municipal engineer shall be responsible for approving the drawings and documents for all civil works within the municipality's jurisdiction in accordance with the applicable regulations.

Article (80): No work on any project shall continue between sunset and sunrise without the approval of the competent authorities.

Article (81): Prior to commencing construction, it must be ensured that the boundary markers of the land plot are visible in their correct positions, and the owner shall maintain them until construction is complete.

Article (82): A- No contractor or entity executing the project may commence work without signing an undertaking to execute the works and to maintain the cleanliness of the site, ensuring that all waste is removed promptly and completely until construction is complete.

B- The contractor or executing entity shall deposit a cash amount or a bank guarantee equal to (1%) of the total project cost as security for fulfilling the obligation to remove waste, with a maximum limit of ten thousand Omani Rials and a minimum of thirty Omani Rials. The bank guarantee shall be made in the name of the Ministry of Regional Municipalities and Environment, issued by one of the banks accredited in the Sultanate, and valid for six (6) months following the completion date of the work. The contractor must renew it if execution is delayed beyond that date and must notify the municipality accordingly.

C- The Municipality shall not allow the commencement of any project until all the aforementioned procedures have been completed. A Certificate of Completion shall not be issued, nor shall the deposit be refunded, until the contractor or executing entity fulfills their obligation to remove the debris and transport it to locations designated by the Municipality.

In the event of non-compliance by the contractor or executing entity, the Municipal Director shall have the authority to order the removal of the debris at the expense of the deposited amount, and if this amount is insufficient, the removal shall be carried out at the expense of the contractor or executing entity.

Article (83):

A. It is a requirement for the contractor, before commencing construction, to erect a fence along the boundaries of the land plot intended for the building, in accordance with the technical conditions and specifications determined by the Municipality.

B. The contractor must place a sign at the construction site with dimensions not less than (0.90 × 1.8 meters) and fix it at a height of not less than (2 meters), or on the outer side of the fence, clearly displaying the following:

1. Name of the project
2. Name and address of the consulting office supervising the execution
3. Name and address of the contractor
4. Building permit number
5. Land plot number, block, and area

C. The contractor must deposit all construction materials, debris, and waste within the fence and ensure their transfer, on an ongoing basis, to locations designated by the Municipality. The contractor must also coordinate with the Municipality to obtain approval for each stage of construction in accordance with municipal requirements.

Article (84): Before commencing the construction of any building, all organic materials and impurities must be removed from the construction site and replaced with materials approved by the Municipality. The site must also be treated with appropriate chemical substances to protect the building from termites and other insects.

Article (85): Temporary buildings for worker accommodation at the construction site are not permitted except with the Municipality's approval and in accordance with the prescribed health and technical conditions, provided that they are removed upon completion of the project.

Article (86): Excavations must be secured with a cover or fence to prevent the fall of passersby, and a warning light must be installed for nighttime. Any other precautions deemed necessary by the Municipality or any other relevant authority shall be implemented to ensure public safety.

Article (87): The contractor must, upon completion of the works, submit a request to the Municipality to obtain a Certificate of Building Completion, which shall only be issued after verification of the following:

A. Completion of the building in accordance with the building permit and the maps approved by the Municipality.

B. Removal of all construction debris from the site and proper leveling of the area.

C. Complete removal of workers' accommodations, offices, warehouses, and temporary fences on the site, cleaning the site thereof, and ensuring that any temporary utility connections are disconnected, if applicable.

D. Verification that the electric elevators have been installed and are operational according to the approved maps and technical specifications.

E. Submission of a certificate from the consulting office supervising the construction confirming the building's completion.

F. Verification that there are no incomplete structural elements or protruding and unsightly construction materials in the building.

G. Submission of a certificate from the Civil Defense Department confirming that the building, for which the maps have been approved, complies with security and safety requirements.

The contractor shall be entitled to recover the deposited security after issuance of the Certificate of Building Completion.

Article (88): It is prohibited to use a public road, square, or vacant land owned by the State or others, temporarily or permanently, by placing materials or equipment thereon without the Municipality's approval.

It is also prohibited to interfere with State-owned properties, whether public or private, or to assume ownership by usurpation.

Article (89): It is prohibited to direct rainwater drains, water channels, air conditioners, or similar installations onto the property of others without their consent, provided that planning regulations are not violated.

Article (90): Owners of old, abandoned, or incomplete buildings must enclose them with walls made of permanent materials in accordance with technical specifications set by the Municipality.

In cases that pose a threat to public health or safety, the Municipality has the right to issue a notice to the owners to remove the structures and completely clean the site of debris at the violator's expense.

Article (91): Owners of vacant land that is lower than adjacent lands must...

fill and level it if it poses a threat to public health and safety or disfigures the general appearance.

Article (92): The owner must remove any building or part thereof that is at risk of collapse and constitutes a danger to residents, neighboring buildings, or passersby.

Article (93): The Municipality may require the owner to repair and maintain their buildings whenever deemed necessary, in accordance with approved technical specifications.

Article (94): The Municipality may issue an order to temporarily stop construction upon the request of any competent governmental authority.

Article (95): Owners of land plots are prohibited from planting trees outside the boundaries of their property except with the Municipality's approval. They must also remove any dead trees or palms on their property that may disfigure the public view.

Article (96): Opening a gate for vehicle entry and exit is only permitted if the width of the road leading to the land plot is not less than six (6) meters in non-planned areas.

Article (97): The main facades of buildings should face the main roads unless the Municipality decides otherwise.

Article (98): An additional service building may be added to an existing building on residential land, limited to the ground floor only, with an area not exceeding 15% of the built-up area. It may consist of a kitchen, bathroom, and room, and must be built along the rear building line without setbacks.

No windows, air conditioners, exhaust fans, or pipes are allowed on the external wall.

For major additions, such as another house on the same land plot, this is only permitted if the distance between the buildings is not less than six (6) meters, or if the additional building is attached to the existing one, within the allowed building ratio per the survey plan, and in compliance with planning regulations.

For additions on agricultural lands, approval from the competent ministry is required.

Article (99): It is permitted to construct residential apartments at the rear of mixed-use residential-commercial buildings, provided that they are part of the ground floor and not detached from it. In the absence of a road passing behind

or alongside the plot, it is permissible for the apartments to be detached, provided that the owner does not benefit from commercial shops.

Article (100): In the case of permitting a commercial shop on residential land, its area must not exceed twenty (20) square meters.

Article (101): Fencing vacant land plots is only allowed in accordance with the regulations that are consistent with their intended use under applicable rules.

Article (102): A. When submitting mosque plans to the Municipality for obtaining a building permit, approval must be obtained from the competent authority regarding the architectural design, inscriptions, and verses to be written or engraved on internal or external walls or doors.

B. Names or signage may not be placed on commercial complexes, mixed-use residential-commercial buildings, or farms except with the Municipality's approval.

Article (103): When applying to the Municipality for a Certificate of Existing Building for a building that has not previously been issued a building permit, the following must be submitted:

Ownership documents.

Architectural plans of the existing building approved by a consulting office, along with a technical report indicating the condition and suitability of the building.

Article (104): The owner of an existing building intending to add additional floors must submit the following:

- a. Ownership documents.
- b. Detailed plans from a consulting office.
- c. A technical report from a consulting office confirming the safety of the existing building and its suitability for additional floors.
- d. Completion of the remaining procedures to obtain a building permit in accordance with the applicable regulations.

Article (105): a. It is permitted to establish worker housing in various industrial areas within appropriate boundaries, according to the type of industry or workshop located on the plot. It is also permissible to provide housing for employees or technicians (single individuals) on large plots

designated as worker camps or barracks, provided approval is obtained from the competent authorities.

B. Exhibitions for industrial products and spare parts are allowed only in light industrial areas, provided that the exhibition area does not exceed thirty percent (30%) of the permitted building ratio for the land plot.

C. Offices are permitted only on the first floor in industrial areas and warehouse zones, limited to fifty percent (50%) of the permitted building ratio for the land plot.

D. Construction of complexes or buildings for workers' or single persons' accommodation is not permitted in residential or mixed-use residential-commercial areas, and no architectural design will be accepted for such purposes. Construction combining family housing with single persons' housing is also prohibited.

Article (106): For residential-commercial and commercial land plots, a corridor (passageway) must be constructed in front of the ground-floor commercial shops in accordance with the survey plan requirements for the land plot. If such requirements are absent, the corridor must be designed in harmony with the commercial shops on the adjacent land plot along the main facade.

Article (107): If an application is submitted to the Municipality for a single-story building, but the plans indicate multiple floors, a building permit may be issued provided that the plans clearly indicate that the upper floors will be constructed in the future. These plans must include all architectural facades of the floor to be constructed, in accordance with the building permit details. In this case, the debris removal security fees shall be calculated based on a single floor only, as specified in the building permit.

Chapter Five

Penalties

Article (108): Without prejudice to any more severe penalties provided under the laws, regulations, and executive rules in force in the Sultanate, a fine shall be imposed on anyone violating the provisions of this regulation, not less than twenty-five (25) Rials

and not exceeding three hundred (300) Omani Rials, with the violation removed at the violator's expense. The fines for specific violations are as follows:

1. Construction without a permit:

A fine of not less than two hundred (200) OMR and not exceeding three hundred (300) OMR after notifying the violator to stop work, with removal of the violation at their expense.

2. Demolition of structures or buildings without authorization:

A fine of not less than one hundred (100) OMR and not exceeding three hundred (300) OMR.

3. Additions to existing buildings or construction of commercial shops in residential areas without a permit:

A fine of not less than one hundred (100) OMR and not exceeding three hundred (300) OMR, after notifying the violator to rectify the situation within two weeks from the date of notification, with removal of the violation at their expense.

4. For the following violations:

A. Continuing construction with an expired permit or expired security, or absence of plans and permit on site.

B. Failure to comply with approved paints or cladding certified by the Municipality.

C. Failure to remove debris from the site promptly.

D. Failure to erect the fence or project sign according to required specifications.

E. Contractor commencing work without paying the required security.

F. Violating approved models and drawings for fences, parking areas, and canopies.

G. Temporary housing on the construction site without a permit.

H. Maintenance or renovation work without obtaining a permit.

I. Dumping construction debris in unauthorized locations.

A fine of not less than fifty (50) OMR and not exceeding one hundred (100) OMR shall be imposed after notifying the violator to stop and correct the situation within one week from the date of notification, with removal of the violation at their expense.

5. Failure to cover or fence craft works to prevent passersby from falling, or failure to install warning lights at night, or other precautions deemed necessary by the Municipality:

A fine of not less than two hundred (200) OMR and not exceeding three hundred (300) OMR, after notifying the violator to correct the situation

6. *Violation of setbacks or building ratios:* A fine of not less than two hundred (200) OMR and not exceeding three hundred (300) OMR, after notifying the violator to correct the situation according to the applicable regulations within two weeks, with removal of the violation required.

7. *Excavation of foundations in violation of approved plans and specifications:*

A fine of not less than one hundred (100) OMR and not exceeding three hundred (300) OMR, after notifying the violator to correct the situation according to the applicable regulations within two weeks, with removal of the violation required.

8. *Using roads, squares, or other people's property by placing materials, violations, or signage without authorization:*

A fine of not less than one hundred (100) OMR and not exceeding three hundred (300) OMR, after notifying the violator to remove them within two weeks from the date of notification.

9. *Placing unsightly objects, assembling car frames, electrical appliances, or any other materials in unauthorized locations, and directing rainwater drains, air conditioners, door and window sills, or sewage pipes towards others' property:*

A fine of not less than twenty-five (25) OMR and not exceeding one hundred (100) OMR, after notifying the violator to remove them within two weeks from the date of notification.

10. *Failure to remove plants and dead trees:*

A fine of not less than twenty-five (25) OMR and not exceeding one hundred (100) OMR, after notifying the violator to remove them within 7–14 days, and a second notification granting an additional 7 days if not complied with.

11. *Failure to fill and level low-lying land with ownership documents that threaten public health and safety:*

The violator shall be notified to carry out the required action within two weeks, and if not complied with, a second notice shall be issued granting 7 additional days, after which the Municipality shall execute the required work at the violator's expense.

12. *Construction of commercial poultry or livestock pens without a license:*

A fine of not less than one hundred (100) OMR and not exceeding three hundred (300) OMR, after notifying the violator to stop work.

13. Failure to renew the electric elevator license from the Municipality:

A fine of fifty (50) OMR per day, after notifying the violator to renew the license within one week from the date of notification.

14. Writing inscriptions on mosques without authorization from the competent authority, or in violation of the issued license:

A fine of not less than twenty-five (25) OMR and not exceeding one hundred (100) OMR, with the violator required to submit the license within two weeks from the date of notification or remove the violation.

15. Failure to remove buildings at risk of collapse:

A fine of three hundred (300) OMR, without prejudice to criminal liability, after the Municipality prepares a technical report with photographs and issues a violation report to the Royal Oman Police. The violator shall be notified to vacate the building immediately; if not vacated within the specified period, removal shall be carried out at the owner's expense.

16. Failure of property owner to maintain their buildings and install air conditioner covers and water tanks:

A fine of not less than twenty-five (25) OMR and not exceeding one hundred (100) OMR, with the violator required to perform the necessary maintenance or installation within two weeks from the date of notification.

17. Violation of specifications and requirements for sewerage tanks:

A fine of not less than one hundred (100) OMR and not exceeding three hundred (300) OMR, with the violator required to correct the situation or remove the violation at their own expense.

18. Construction on government or private land without ownership documents and building permits:

A fine of not less than two hundred (200) OMR and not exceeding three hundred (300) OMR, with the violator required to remove the unauthorized construction.

Article (109): Without prejudice to criminal liability under the applicable laws, the following fines shall be imposed on consulting offices when committing any violation according to the established procedures:

A. A fine of not less than fifty (50) OMR and not exceeding one hundred (100) OMR for a first-time violation.

B. A fine of not less than one hundred (100) OMR and not exceeding two hundred (200) OMR for a second-time violation.

C. A fine of three hundred (300) OMR for a third-time violation.

The Municipality may also suspend the violator from continuing work and request the permanent revocation of their license from the competent authority.

Ministerial Decision
No. 182/2001
Amending the Building Regulation Issued by
Ministerial Decision No. 48 / 2000

Pursuant to the Law on the Organization of Regional Municipalities issued by Sultani Decree No. 96 / 2000, and to Ministerial Decision No. 48 / 2000 issuing the Building Regulation and its amendments, and based on the approval of the Ministry of Finance, and in consideration of the public interest,

It is hereby decided:

Article (1): The text of Article (3) of the aforementioned Building Regulation shall be replaced with the following text:

Article (3): Applications for issuing a Building Permit or Excavation Permit shall be submitted to the Municipality using the designated forms, after payment of the prescribed fees as follows:

First: Issuance of Building Permit:

(Issuance of a Building Permit includes permission for the site sign and use of municipal landfills)

- | | |
|---|----------|
| - Construction area up to 400 m ² : | 5 OMR |
| - For each additional square meter beyond 400 m ² : | 20 Baisa |
| - Renewal of Building Permit: | 5 OMR |
| - Issuance of a replacement for a lost Building Permit: | 5 OMR |
| - Amendment of building plans related to the Building Permit: | 5 OMR |
| - Approval of an additional copy of plans related to the Building Permit: | 3 OMR |

Second: Excavation Permit (includes site sign and use of municipal landfills):

- Without workers' camp: 10 Rials

- With a workers'camp: 15 Rials

Article (2): All provisions contrary to or inconsistent with this decision are hereby repealed.

Article (3): This decision shall be published in the Official Gazette and shall come into force as of 1 August 2001.

Dr. Khamis bin Mubarak bin Isa Al-Alawi

Minister of Regional Municipalities, Environment, and Water Resources

Issued on: 24 Rabi' I 1422 AH

Corresponding to: 16 June 2001

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Ministerial Decision

No. 184 / 2001

Amending Ministerial Decision No. 117 / 95

on the Regulation of Stray or Neglected Animals

Pursuant to the Law on the Organization of Regional Municipalities issued by Sultani Decree No. 96 / 2000, and to Ministerial Decision No. 117 / 95 regulating the keeping of stray or neglected animals, and based on the approval of the Ministry of Finance, and in consideration of the public interest,

It is hereby decided:

Article (1): The text of Article (6) of Ministerial Decision No. 117 / 95 shall be replaced with the following:

Article (6): The Municipality shall collect fees from the owner of a stray or neglected animal upon its receipt, according to the following categories:

- Ten (10) Rials per day for each large animal, such as camels, cows, and horses.
- Five (5) Rials per day for each small animal, such as sheep and goats.

Article (2): All provisions contrary to or inconsistent with this decision are hereby repealed.

Ministry of Regional Municipalities and Water Resources

Ministerial Decision

No. 43 / 2011

Amending Certain Provisions of the Building Regulation

Pursuant to the Law on the Organization of Regional Municipalities issued by Sultani Decree No. 96 / 2000, and to the Building Regulation issued by Ministerial Decision No. 48 / 2000, and in consideration of the public interest,

It is hereby decided:

Article One

The attached amendments shall be made to the aforementioned Building Regulation.

Article Two

All provisions contrary to or inconsistent with this decision are hereby repealed.

Article Three

This decision shall be published in the Official Gazette and shall come into force the day following its publication.

Issued on: 23 Rabi' II 1432 AH

Corresponding to: 28 March 2011

Ahmed bin Abdullah bin Mohammed Al-Shahi

Minister of Regional Municipalities and Water Resources

Published in Official Gazette No. (933)
dated 16 April 2011

Amendments to Certain Provisions of the Building Regulation

First: The texts of Articles Nos. (4, 7, 14, 43, 25, 94, 98) of the Building Regulation shall be replaced with the following texts:

Article (4)

The major building permit shall be valid for a period of two years, and the minor building permit shall be valid for a period of one year from the date of issuance. Both permits shall lapse if not renewed. Renewal shall be for a period equivalent to the original duration in the event of continued construction or if any modifications or additions are desired, upon payment of the prescribed fees, unless there are reasons preventing the renewal. In such cases, the municipality shall notify the concerned party in writing, specifying the reasons for refusal. The excavation permit shall remain valid until the completion of the works. In the event of loss of the permit, the concerned party may obtain a replacement in accordance with the conditions set by the Ministry.

Article (7)

A minor building permit shall not be issued for a plot of land for which a major building permit has already been issued. A major building permit may be issued for a plot of land for which a minor building permit has already been issued. No more than one permit of the same category shall be issued for a single plot of land. Moreover, no additions to a minor building permit shall be allowed except within the permitted limits.

Article (14)

a – Any person who has been issued a major building permit must, prior to commencement of construction, submit a signed undertaking from a consultant confirming their commitment to supervise the execution and follow up on the project to ensure the contractor's compliance with the approved plans, conditions, and technical specifications, in the following cases:

1. If the building consists of more than one floor, regardless of its area or cost, or if its foundations are designed for more than one floor.
2. If the building consists of a single floor with a cost exceeding (10,000) ten thousand Omani Rials, as estimated by the municipal engineer in light of prevailing market prices, the consultant shall bear full responsibility in the event of any exceeding in this estimate.
 - b – The consultant shall bear full responsibility for any violations in execution.
 - c – The consultant supervising the implementation of any project shall submit periodic reports to the municipality according to the stages of work.
 - d – Public authorities shall have the right to supervise their own projects.

Article (43)

When making additions to the rooftop floor, such additions shall not be on the façade of the main building, taking into account the following conditions:

- a – For private residential buildings, investment residential buildings (apartments), commercial-residential, commercial, and tourist buildings (three floors or less), additions shall be within 50% of the roof area. This percentage may be increased to 70%, in which case fees shall be calculated for the area exceeding 50% in accordance with the prescribed fees.
- b – For investment residential buildings (apartments), commercial-residential, commercial, and tourist buildings (four floors or more), additions shall be within 70% of the roof area. This percentage may be increased to 85%, in which case fees shall be calculated for the area exceeding 70% in accordance with the prescribed fees.
- c– Rooftop floor additions are not allowed on plots with industrial use.

Article(52)

A mezzanine (commercial loft) shall be considered a full floor if included within the planning requirements in the survey plan. It may be used for residential purposes provided that all technical and health requirements are met, and its entrance shall be separate from the entrances of shops and showrooms.

Article (94)

The municipality may issue an order to temporarily halt construction based on the request of any competent government authority, provided that such authority states the reasons prompting the halt and coordinates with the relevant entity to find appropriate solutions in this regard. The suspension period shall not exceed one month, and it may be extended upon the request of the requesting authority for a maximum period of one additional month.

Article (98)

a – It is permitted to construct an external annex for workers' housing and external services for the main building on residential plots, provided that the annex is a single ground floor and covers no less than 15% and no more than 25% of the authorized area, after payment of the prescribed fees, in accordance with the following conditions:

1. Its total height shall not exceed the height of the main building's ground floor.
2. Its total height shall not exceed (3.10 meters) from the plot's ground level if it is adjacent to a neighboring property (15 cm ground level + 265 m internal floor to external roof + 30 cm parapet "Warsh" height).
3. The external annex shall not face a street or public space unless the setbacks specified in the survey plan are observed.
4. It shall be separated from the main building by at least one meter.
5. No windows, air conditioners, exhaust fans, or pipes shall be installed on the external wall of the annex.

b – In the case of large additions (such as another house) on the same plot, this shall not be permitted unless the distance between the two buildings is no less than six (6) meters, or the added building is attached to the existing building. In both cases, this must comply with the allowed building ratio in the survey plan and adhere to planning conditions. For additions within agricultural lands, approval from the competent Ministry is required. **Second:** The following paragraph shall be added at the end of Article (44) of the Building Regulation: In the case of bathrooms or toilets facing the light well only, the light well area shall not be less than (1.5 square meters), and the length of any of its sides shall not be less than one meter. **Third:** The following clause shall be added at the end of Article (83) of the Building Regulation: d – Municipal approval must be obtained for the color of external wall paint, architectural projections, and fences if other than white, as well as for cladding of building façades and fences with bricks or stones.

Ministry of Regional Municipalities and Water Resources

Ministerial Decision

No. 10 / 2017

Regarding the Amendment of Certain Provisions of the Building Regulation

Pursuant to the Law on the Regulation of Regional Municipalities issued under Royal Decree No. 96/2000, and the Building Regulation issued under Ministerial Decision No. 48/2000, and based on what serves the public interest,

It is hereby decided:

Article One

The attached amendments to the aforementioned Building Regulation shall be enacted.

Article Two

Any provisions that conflict with or contradict the attached amendments are hereby repealed.

Article Three

This decision shall be published in the Official Gazette and shall come into force the day following its publication.

Issued on: 18 Rabi' al-Thani 1438 AH

Corresponding to: 17 January 2017 AD

Ahmed bin Abdullah bin Mohammed Al Shahi

Minister of Regional Municipalities and Water Resources

Amendments to Certain Provisions of the Building Regulation

Article (1)

The following definitions shall replace the definitions of “Owner,” “Certificate of Completion of Construction,” “Ancillary Building,” and “Private Residence” in Article (1) of the aforementioned Building Regulation:

Owner:

The person in whose name the title deed and survey plan were issued.

Certificate of Completion of Works:

A certificate issued after the construction or civil works have been completed, either partially or fully, in accordance with the permit issued by the municipality.

Service Building:

A building associated with the main building, not attached to it, and designated to serve that building.

Residential Unit:

A villa or apartment consisting of multiple rooms along with its services.

Article (2)

The texts of Articles Nos. (4, 18, 38, 39, 40, 43, 55, 59/C, 82, 87, 98, 108) of the aforementioned Building Regulation shall be replaced with the following texts:

Article (4)

The major building permit shall be valid for two (2) years, and the minor building permit shall be valid for one (1) year from the date of issuance. Renewal shall be for an equivalent period in the event of continued construction or if any modifications or additions are made to a completed building, upon payment of the prescribed fees, unless there are reasons preventing renewal. In such cases, the municipality shall notify the concerned party in writing, specifying the reasons for refusal. In the event of loss of the permit, the concerned party may obtain a replacement in accordance with the conditions set by the Ministry.

The excavation permit shall remain valid until the completion of the works.

Article(18)

A building permit within the coastal boundary shall be issued after obtaining the approval of the Ministry of Housing or the Supreme Council for Planning, as the case may be.

Article(38)

For residential plots, the internal height shall be as follows:

- a – Ground floor or single-story buildings: minimum 3 meters and maximum 4 meters.
- b – Other floors: minimum 2.80 meters and maximum 3.40 meters, provided that the total height does not exceed the limit specified in the survey plan.

Article (39)

For residential-commercial plots, the internal height shall be as follows:

- a – Ground floor: minimum (4 meters) and maximum (4.80) meters.
- b – Other floors, if used as offices or residential rooms: minimum (2.80) meters and maximum (3.40) meters, provided that the total height does not exceed the limit specified in the survey plan.

Article (40)

For commercial plots, the internal height shall be as follows:

- a– Ground floor: minimum (4 meters) and maximum (4.80 meters).

b – Other floors: minimum (2.80) meters and maximum (3.40) meters, provided that the total height does not exceed the limit specified in the survey plan.

Article (43)

When making additions to the rooftop floor, such additions shall not be on the main façade of the building, taking into account the following conditions:

a – For residential buildings, investment residential buildings (apartments), commercial-residential, commercial, and tourist buildings of three (3) floors or less, additions shall be within 50% of the roof area. This percentage may be increased to 80%, in which case permit fees shall be calculated for the area exceeding 50%, according to the prescribed fees.

b – For investment residential buildings (apartments), commercial-residential, commercial, and tourist buildings of four (4) floors or more, additions shall be within 70% of the roof area. This percentage may be increased to 85%, in which case permit fees shall be calculated for the area exceeding 70%, according to the prescribed fees.

c – For buildings with industrial use, rooftop floor additions are not permitted.

Exception: Additions to the rooftop floor may be allowed on the main façade if required by the architectural design of certain special buildings, such as schools, hospitals, theaters, markets, and similar structures, provided that the addition does not extend across the entire main façade and complies with the specified ratios.

Article (55)

Elevators in buildings shall be fit for use throughout the year and maintained in good condition. The owner must submit a certificate from a specialized company confirming that the elevator is in good condition or has been serviced. This certificate shall be submitted to the municipality at least once a year.

Article (59)

c – Industrial Areas: One parking space shall be allocated for every ten (10) users at minimum, taking into account the following:

1. Paving a distance of six (6) meters in front of workshops and commercial shops located on main paved roads along the building frontage. The municipality may specify additional distances to reach the road boundary according to site requirements.
2. Paving a distance of four (4) meters in front of workshops and commercial shops located on secondary paved roads along the building frontage. The municipality may specify additional distances to reach the road boundary according to site requirements.
3. Owners of new buildings on main and secondary paved roads shall include the above paving areas in their maps.

Article (82)

No contractor or executing entity may commence work on a project unless the following requirements are fulfilled:

- a – Signing a commitment to execute the work, maintaining site cleanliness, and removing all waste continuously until the completion of works.
- b – Depositing a cash amount or bank guarantee of two percent (2%) of the total project cost as a security for the commitment to remove waste, with a minimum of fifty (50) Omani Rials. The bank guarantee shall be issued in the name of the Ministry of Regional Municipalities and Water Resources from a bank approved in the Sultanate and shall be valid for six (6) months following the project completion date. The contractor is obligated to renew it if execution is delayed and shall notify the municipality accordingly.

In all cases, the municipality shall not allow the commencement of any project unless the aforementioned procedures are fully completed. The security deposit shall not be refunded until the contractor or executing entity fulfills their obligation to remove waste and transport it to locations designated by the municipality. In the event of non-compliance, the municipal director may order the removal of the waste at the expense of the security deposit, and if the deposit is insufficient, the removal shall be carried out at the expense of the contractor or executing entity.

Article (87)

Upon completion of the works, the contractor or executing entity must submit a request to the municipality to obtain a Certificate of Completion of Works, which shall only be issued after verifying the following:

a – Works related to the building permit:

1. Completion of the building in accordance with the building permit and the plans approved by the municipality.
2. Removal of all construction debris from the site and proper leveling.
3. Complete removal and cleaning of workers' accommodations, offices, warehouses, and temporary fences on site, and ensuring disconnection of any temporary utility connections, if present.
4. Ensuring that elevators have been installed and are operational in accordance with the approved plans and technical specifications.
5. Submission of a certificate from the consultant supervising the construction confirming the completion of the building.
6. Verification that there are no incomplete building structures or protruding/deformed building materials. Submission of a certificate from the Civil Defense and Ambulance Authority confirming that the building,
7. for which the Authority approved the plans, complies with safety and security requirements.

b – Works related to the excavation permit:

1. Completion of the works in accordance with the permit issued by the municipality.
2. Removal of all debris resulting from the execution of the works and proper leveling of the site.

3. The contractor or executing party must remove all worker accommodations, offices, storage units, and temporary fencing from the site completely and clean the site, ensuring that any temporary utility connections, if present, are disconnected.

After the issuance of the Certificate of Completion of Works, the contractor or executing party has the right to recover the deposit.

Article (98)

a. Construction of a service building designated for worker housing and external services of the main building on residential plots is permitted, provided that it is a single-story building and that the total area of the service building does not exceed 50 m² after paying the prescribed fees, and according to the following conditions:

1. Its total height must not exceed the height of the ground floor of the main building.
2. If adjacent to a neighboring property, its total height must not exceed 3.10 meters from the plot's ground level (15 cm ground level + 265 cm internal floor to roof surface + 30 cm ridge height "warsh").
3. It must not face the street or public space unless the setback conditions indicated in the site plan are observed.
4. It must be separated from the main building by at least 1 meter.
5. No windows, air-conditioning units, exhaust fans, or pipes may be installed on the external wall.

b. New additions in the form of another residential unit on the same plot are not allowed unless the distance between the two residential units is at least 3 meters, or the added residential unit is attached to the existing building. In both cases, planning regulations must be observed. In the case of additions on agricultural plots, approval from the competent ministry must be obtained.

Article(108)

a – Without prejudice to the penalty stipulated in Article (9) of the Law on the Regulation of Regional Municipalities, any person committing one of the violations listed in Annex No. (1) attached to this regulation shall be subject to the administrative fine specified for each violation. In case of repetition, the administrative fine shall be doubled, and the municipal director may order the offender to cease work. In all cases, the Minister may refer the offender to the Public Prosecution or limit the action to imposing the administrative fine.

b – The Minister may suspend measures taken against the offender if they remove the cause of the violation or fulfill the required obligations, provided that the competent court is notified accordingly.

Article (3)

The following definition shall be added to Article (1) of the Building Regulation, after the definition of “Residential Unit”:

Villa: A building consisting of one or more floors connected by an internal staircase used for residential purposes.

Article (4)

The following paragraph shall be added at the end of Article (31) of the Building Regulation:

The requirements of persons with disabilities must also be considered in designs, such as suitable ramps at entrances, parking spaces, and facilities for restrooms.

Article (5)

The following new article shall be added to the Building Regulation as Article (82) bis:

Article(82) bis

It is prohibited to cut paved roads except when helicaldrilling is technically infeasible. In the event of a cut, the following must be observed:

- a – Obtaining a digging permit to perform the cutting works after attaching the documents and maps showing the excavation paths, cuts, and works on site, approved by the competent authorities.
- b – Submitting a commitment from a registered road contractor approved by the municipality, confirming that the cutting and restoration of the paved road will be carried out by them.
- c – Depositing an additional cash amount or bank guarantee beyond what is specified in Article (82) of this regulation to cover all resurfacing works for the cut parts of the road by the contractor or executing entity, as follows:

1. Transverse cut: 5,000 Omani Rials per cut.
2. Longitudinal cut: 15 Omani Rials per linear meter.

The bank guarantee shall be issued in the name of the Ministry of Regional Municipalities and Water Resources from a bank approved in the Sultanate and shall be valid for six (6) months following the completion date of works. The contractor is obligated to renew it if execution is delayed and must notify the municipality accordingly. The contractor must comply with all conditions specified in the site's excavation permit. In case of violation, legal actions shall be taken in addition to the deduction of the guarantee amount from the bank.

The guarantee amount shall only be refunded after completion of the work on site and issuance of the Certificate of Completion of Works.

Article (6)

The texts of Articles (21, 51, 52, 56) of the aforementioned Building Regulation shall be deleted.

Annex (1)

List of Violations and Administrative Fines

No.	Violation	Administrative Fine
1	Construction without a permit	A Fine of (1,000) one thousand Omani Rials after warning the violator to stop work, with removal of the violation at their expense.
2	Demolition of structures or buildings without a permit	A Fine of (500) five hundred Omani Rials.
3	Additions to an existing building or commercial shops in residential neighborhoods without a permit	A Fine of (400) four hundred Omani Rials after warning the violator to correct the situation in accordance with applicable regulations within two (2) weeks, with obligation to remove the violation.
4	Exceeding setbacks or building ratios	A Fine of (300) three hundred Omani Rials after warning the violator to correct the situation within two (2) weeks, with removal of the violation at their expense.
5	Failure to remove buildings at risk of collapse	A Fine of (500) five hundred Omani Rials, without prejudice to criminal liability; removal is at the owner's expense.
6	Construction on government land without title deed and permit	A Fine of (1,000) one thousand Omani Rials, with the obligation for the violator to remove the violation within two (2) weeks from the date of issuance.
7	Continuation of construction under an expired permit or invalid security	A Fine of (100) one hundred Omani Rials, with obligation for the violator to correct the causes of the violation within two (2) weeks from the date of issuance.

Annex (1) – continued: List of Violations and Administrative Fines

No.	Violation	Administrative Fine
8	Absence of maps or permit on site	Fine of (100) one hundred Omani Rials, with obligation for the violator to correct the cause of the violation within two (2) weeks from the date of issuance.
9	Failure to comply with approved plans or conditions	Fine of (100) one hundred Omani Rials, with obligation for the violator to correct the cause of the violation within two (2) weeks at their expense.

	ng by the mu nic ipa lity	
1 0	Fai lur e to re mo ve wa ste fro m the site co nti nu ous ly	Fine of (100) one hundred Omani Rials, with obligation for the violator to correct the cause of the violation within two (2) weeks at their expense.
1 1	Fai lur e to ere ct pro jec t fen cin g or	Fine of (100) one hundred Omani Rials, with obligation for the violator to correct the cause of the violation within two (2) weeks.

	signa- ge acc- ord- ing to req- uir- em- ent s	
1 2	Co- ntr- act- or co- m- me- nci- ng wo- rk wit- ho- ut pa- yin- g the req- uir- ed sec- urit- y de	Fine of (200) two hundred Omani Rials, with obligation to stop work.

	pos it	
1 3	Ex cav ati on of fou nd ati ons in vio lati on of ap pro ve d pla ns an d spe cifi cat ion s	Fine of (300) three hundred Omani Rials, with obligation for the violator to correct the cause of the violation within two (2) weeks at their expense.
1 4	Vi ola tio n of ap pro ve d	Fine of (100) one hundred Omani Rials, with obligation for the violator to correct the cause of the violation within two (2) weeks at their expense.

	models and drawings for fences, parking spaces, and canopies	
15	Establishing temporary oratory houses at the work	Fine of (100) one hundred Omani Rials, with obligation for the violator to correct the cause of the violation within two (2) weeks.

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Annex (1) – continued: List of Violations and Administrative Fines

No.	Violation	Administrative Fine
16	Carrying out maintenance or restoration works without obtaining a permit	Fine of (100) one hundred Omani Rials, with obligation for the violator to correct the cause of the violation within two (2) weeks from the date of issuance.
17	Dumping construction waste in unauthorized locations, burning it, or burying it on site	Fine of (200) two hundred Omani Rials, with obligation for the violator to correct the cause of the violation within two (2) weeks at their expense.
18	Failure to cover or fence excavations to prevent pedestrians from falling, or failure to provide warning lights at night, or other precautions deemed necessary by the municipality	Fine of (300) three hundred Omani Rials, with obligation for the violator to correct the cause of the violation within two (2) weeks at their expense.
19	Using roads, squares, or others' property for car structures, electrical devices, obstructions, waste, or signage without a permit	Fine of (100) one hundred Omani Rials, with obligation for the violator to correct the cause of the violation within two (2) weeks at their expense.

20	Directing water gutters, air conditioners, door and window sills, or sewage pipes toward others' property	Fine of (100) one hundred Omani Rials, with obligation for the violator to correct the cause of the violation within two (2) weeks at their expense.
21	Failure to fill and level low-lying lands that threaten public health and safety	Fine of (100) one hundred Omani Rials, with obligation for the violator to correct the cause of the violation within two (2) weeks at their expense.

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Official Gazette, Issue No. (1178)

Annex (1) – continued: List of Violations and Administrative Fines

No.	Violation	Administrative Fine
22	Construction and establishment of poultry or livestock pens without a permit	Fine of (200) two hundred Omani Rials, with obligation for the violator to correct the cause of the violation within two (2) weeks at their expense.
23	Failure to submit a certificate from a specialized company confirming the elevator's fitness for use to the municipality	Fine of (100) one hundred Omani Rials, with obligation for the violator to correct the cause of the violation within two (2) weeks at their expense.
24	Writing inscriptions on mosques without authorization from the competent authority, or contrary to the issued permit	Fine of (100) one hundred Omani Rials, with obligation for the violator to correct the cause of the violation within two (2) weeks at their expense.
25	Failure of property owners to maintain their buildings, including installation of air conditioner covers and water tanks	Fine of (100) one hundred Omani Rials, with obligation for the violator to carry out the required maintenance or installation within two (2) weeks from the date of notice.

26	Violation of specifications and requirements related to sewage tanks	Fine of (100) one hundred Omani Rials, with obligation for the violator to correct the cause of the violation within two (2) weeks at their expense.
27	Violations committed by consultancy offices	Fine of (200) two hundred Omani Rials for each violation, with obligation for the violator to correct the cause of the violation within two (2) weeks at their expense. The municipality may also request permanent revocation of the license from the competent authority.

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Official Gazette, Issue No. (1261)

Ministry of Regional Municipalities and Water Resources

Ministerial Decision

No. 226/2018

Regarding the Amendment of Certain Provisions of the Health Requirements Regulation

Related to Public Health Activities

Pursuant to the Law on the Organization of Regional Municipalities issued under Royal Decree No. 96/2000, and the Health Requirements Regulation for Activities Related to Public Health issued under Ministerial Decision No. 29/2016,
And based on what serves the public interest,

It is hereby decided:

Article One

The attached amendments to the Health Requirements Regulation for Activities Related to Public Health, referred to above, shall be applied.

Article Two

Any provision that contradicts or conflicts with the attached amendments shall be repealed.

Article Three

This decision shall be published in the Official Gazette and shall come into effect on the day following its publication.

Issued on: 8 Muharram 1440 AH

Corresponding to: 18 September 2018 CE

Official Gazette, Issue No. (1261)

***Amendments to Certain Provisions of the Health Requirements Regulation
Related to Public Health Activities***

Article (1)

The definition of “Mobile Café” in Article (1) of the Health Requirements Regulation for Activities Related to Public Health is hereby replaced with the following:

“Mobile Café: a location designated for the preparation, cooking, and sale of food, using a specially designated vehicle, a custom-made trailer, or a trailer adapted for this purpose. It is considered a food establishment, and all food safety regulations shall apply to it.”

Article (2)

The provisions of Chapter Four (Health Requirements for Mobile Cafés) under Part Three of the Health Requirements Regulation for Activities Related to Public Health are hereby replaced with the following:

Article (24)

To operate a mobile café, the following requirements must be met:

1. Obtain approval from the Public Authority for Civil Defense and Ambulance and other relevant authorities.
2. Obtain a license to operate the specially designated vehicle or trailer.
3. Keep the activity license and health cards of workers inside the mobile café and present them to the competent authorities upon request.
4. Maintain the cleanliness of the mobile café at all times.

5. Ensure that the specially designated vehicle or trailer is licensed by the municipality.
6. Clearly display on the doors of the specially designated vehicle or trailer the licensee's name, license number, commercial registration number, and any other information determined by the municipality.

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7. The driver's cabin must be separated from the area designated for preparing, cooking, and selling food in the specially designated vehicle or trailer.
8. The specially designated vehicle or trailer must be used exclusively for this purpose and sleeping inside it by workers is prohibited.
9. The mobile café must be equipped with the following:
 - a. A heater compliant with approved standard specifications for keeping ready-to-serve hot food at temperatures not less than 63°C (sixty-three degrees Celsius).
 - b. A source of water.
 - c. A non-corrosive, fixed preparation table for making sandwiches.
 - d. A refrigerator for cooling, and a dedicated freezer unit.
 - e. An extraction fan.
 - f. An insect-killing device.
 - g. A waste bin with a tightly sealed, self-closing lid.
 - h. Adequate electric lighting.
 - i. A securely closed door that can be opened from inside and outside, and a service window opening from one side of the specially designated vehicle or trailer.
 - j. Electric stoves for preparing authorized food items only; use of other stoves is prohibited.
 - k. Appropriate ventilation and air-conditioning units, including air extraction systems.

- l. A potable water tank with a minimum capacity of (100) liters, equipped with a device to supply water under pressure to the sinks; placing a refrigerator for drinking water is not allowed.
- m. A wastewater collection tank with a minimum capacity of (100) liters, equipped with a device to prevent backflow.

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Official Gazette, Issue No. (1261)

Article(25)

The activity of a mobile café shall be limited to serving light meals prepared entirely within the café, or ready-made food from a licensed shop, including:

1. Preparation of various sandwiches (except those containing meat or poultry, which require approval from the competent municipality).
2. Cakes, biscuits, ready-made pastries, ready-made pizza slices, sweet corn, and potatoes.
3. Ready-made sandwiches.
4. Hot beverages, packaged or ready-to-serve beverages, soft drinks, mineral water, ready-made juices, and ice cream.

No other beverages may be sold without the approval of the competent municipality.

Article (26)

A mobile café must be equipped with its own power generator, and connection to any other power source shall not be permitted.

Article (27)

The activity of a mobile café may not be carried out except in locations designated by the municipality after obtaining the necessary approvals from the relevant authorities.

Article (28)

When operating a mobile café on private property, the following conditions shall be observed:

- a. The land use must be designated as commercial or tourism-related, or within integrated tourism complexes.
- b. Approval must be obtained from the landowner, as well as all other approvals required by the municipality.

Article (29)

The location of a mobile café, whether on public or private property, must be at least (200) two hundred meters away from the nearest restaurant, café, or other mobile café.

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Article(30)

All food items must be removed from the mobile caféatthe end of daily operations, and the special-use vehicle or trailer must be parked in a safe location afterdaily operations, in a manner that prevents exposure to contamination.

Article (31)

The municipality shall have the right to cancel the license of a mobile café activity in either of the following cases:

Failure to comply with parking in the location designated by the municipality.

A general notice issued against the vehicle by the relevant security authorities.

Article (3)

Article (186) of the Regulations on Health Requirements for Activities Related to Public Health, referred to above, shall be replaced with the following text:

Without prejudice to the penalties stipulated in the Penal Code or any other law, any person who violates the provisions of these Regulations shall be punished in accordance with the attached schedule of penalties.

The fine shall be doubled in the event of a repeated violation of the same nature or in case of refusal to rectify the violation, with suspension of the activity until the violation is rectified or removed.

Article (4)

A new chapter shall be added to the Regulations on Health Requirements for Activities Related to Public Health, referred to above, as follows:

Chapter Seven (Repeated)
Health Requirements for Itinerant Vendor Activities
Article (185) bis

It shall not be permitted to engage in itinerant vendor activities except after obtaining a municipal license, fulfilling the health requirements specific to each activity as stipulated in these Regulations, and paying the prescribed fees.

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Article (185) bis (1)

An application for obtaining the license shall be submitted to the competent municipality on the designated form prepared for this purpose, accompanied by the following documents:

License to practice the activity issued by the Ministry of Commerce and Industry.

A valid copy of the identity card of the owner of the activity.

Copies of the identity cards of Omani workers engaged in the activity.

The applicant must also specify the location in which they wish to conduct the activity, in accordance with the sites designated by the municipality.

Article (185) bis (2)

The competent municipality shall determine the sites in which itinerant vendor activities may be conducted.

Article (185) bis (3)

To practice itinerant vendor activities, the following health requirements must be met:

1. Obtaining valid health cards issued by the municipality confirming that workers are free from communicable diseases and undergoing periodic medical examinations.
2. Abstaining from unhealthy practices while conducting the activity, such as smoking.
3. Maintaining personal hygiene and wearing the designated work uniform.
4. Restricting the activity to that specified in the health card.
5. The licensee is prohibited from employing non-Omanis to engage in the activity.
6. The activity shall be practiced between 7:00 a.m. and 12:00 midnight.

7. The vehicle or cart must be removed from the designated site after the completion of daily operations and kept in a suitable location.

In addition, the specific health requirements related to each activity must be observed as follows:

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First: Health requirements for practicing the activity of grilling meat (Mishkak):

1. The cart / trailer / vehicle must comply with the specifications of the Public Authority for Civil Defense and Ambulance.
2. Meat must be prepared and made ready for grilling at the same site where the activity is carried out.
3. The water used in the activity must meet the approved drinking water standards, with appropriate water connections and the presence of a water filter.
4. No leftover food prepared from the previous day may be stored or used.
5. The site must be equipped with a refrigerator for storing meat, and the temperature must be maintained between one (1) and four (4) degrees Celsius.
6. The site must be provided with a fire-resistant waste container with a foot-operated lid, which shall be emptied into garbage collection containers at the end of each working day or whenever necessary.
7. The site must be provided with water and soap for handwashing by workers.
8. Grills, equipment, and tools used for grilling must be made of stainless steel, and they must be kept in good condition and clean at all times.
9. Only single-use wooden skewers may be used; the use of metal skewers is prohibited.
10. Proof of the source of the meat used for grilling must be available and presented to the regulatory authorities upon request (purchase invoices, slaughterhouse certificates, or receipts from licensed shops).
11. Meat shall only be grilled upon request and in the presence of the customer.

12. A thermal container must be provided for transporting and storing meat at the appropriate temperature.
13. Packaging materials must be suitable for storing grilled meat and may not be reused; the direct use of plastic bags is prohibited.

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14. The site of the activity must be located away from restrooms and waste collection areas.
15. The distance between the site and the nearest similar activity must not be less than two hundred (200) meters.
16. An insect killer device must be provided.
17. A first aid kit must be provided.
18. No materials other than those permitted in the license may be placed or displayed.
19. The site must be kept clean at all times.
20. Spices and sauces must be stored in clean, tightly sealed containers.
21. In the case of serving bread, it must be sourced from bakeries licensed by the Municipality.

Second: Health Requirements for Selling Corn:

1. The cart / trailer / vehicle must comply with the specifications of the Public Authority for Civil Defense and Ambulance.
2. The water used in the activity must meet the approved drinking water standards.
3. A first aid kit must be provided.
4. The equipment, devices, and tools used must be made of suitable non-rusting materials.
5. Attention must be given to cleaning the equipment and tools during and after use, and no leftover food prepared from the previous day may be stored or used.
6. The validity and quality of the ingredients used in preparation (corn, butter, lemon juice, spices, etc.) must be observed, and such ingredients must be stored in suitable, tightly sealed containers.

7. Quantities of ingredients prepared must be limited to what is sufficient for daily use. They must not be left exposed to heat or outdoor air for long periods, and leftovers may not be used on the following day.

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***Amendments to Certain Provisions of the Regulation of
Health Requirements Related to Public Health Activities***

Article (1)

The text of paragraph (j) of item (9) of Article (24), and Articles (25), (27), and (29) of Chapter Four (Health Requirements for Mobile Cafés) under Part Three of the Regulation of Health Requirements Related to Public Health Activities referred to, shall be replaced with the following texts:

Article (24)

1-

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j- Electric stoves must be used in the preparation of the authorized foodstuffs, and another source may be used only after obtaining the approval of the Public Authority for Civil Defense and Ambulance.

Article (25)

The activity of a mobile café shall be limited to serving light meals fully prepared in the café, or ready-made food obtained from a licensed establishment, including the following:

1. Preparation of various sandwiches.
2. Hot drinks packaged or ready-made beverages, soft drinks, mineral water, ready-made juices, and ice cream. Other beverages may be sold after fulfilling the special requirements thereof and obtaining the approval of the competent municipality.
3. Cooked and prepared foods supplied by catering companies, public kitchens, and commercial activities licensed by the competent authority.

Article (27)

Without prejudice to the provisions of Article (29), the activity of a mobile café may not be carried out except in locations designated by the Municipality after obtaining the necessary approvals from the competent authorities. Mobility between the designated sites shall be permitted within the limits of the municipality from which the municipal license to practice the activity is issued.

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Article(29)

The distance between the site of the mobile café, whether located in a public area or on private property, and the nearest permanent restaurant or café must not be less than two hundred (200) meters.

Article (2)

1. The following items shall be added to Article (24) of Chapter Four “Health Requirements for Mobile Cafés”:

“....

10. Submission of an interior design of the vehicle showing the spaces and its annexes (preparation tables, stove, exhaust fans, lighting, electrical appliances, etc.).

11. A picture or three-dimensional (3D) drawings reflecting the exterior appearance of the vehicle.

2. An article numbered (29 bis) shall be added to Chapter Four “Health Requirements for Mobile Cafés”, as follows:

Article (29 bis)

A mobile café may participate in national and local events and occasions, provided that prior written approval is obtained from the Municipality supervising the event location.

3. The following violation and the corresponding penalty shall be added to Section (C) of Table No. (5) of the Schedule of Violations and Administrative Penalties annexed to the Regulation:

20 bis	Changing the vehicle location designated by the Municipality.	A fine of fifty (50) Omani Rials, and rectification of the violation within the specified period.
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Article (3)

Article (31) of Chapter Four (Health Requirements for Mobile Cafés) under Part Three of the Regulation of Health Requirements Related to Public Health Activities referred to, shall be repealed.

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8. A refrigerator must be provided on site for storing raw food materials.
9. A foot-operated waste bin must be provided and emptied into the public garbage collection containers at the end of each working day or whenever necessary. In all cases, the cart/trailer/vehicle and its surroundings must be kept clean.
10. The activity site must be located away from restrooms and waste collection areas.
11. No materials other than those permitted by the license may be placed or displayed.
12. The site must be kept clean at all times.
13. Corn must be prepared upon request and in front of the customer.
14. The distance between the site and the nearest similar activity must not be less than two hundred (200) meters.

Third: Health Requirements for Practicing the Activity of Selling Vegetables, Fruits, and Dates:

1. The cart/trailer/vehicle must comply with the specifications of the Public Authority for Civil Defense and Ambulance.
2. A first aid kit must be provided.
3. Suitable shelves must be provided for displaying vegetables, fruits, and dates, sorting and cleaning them before display. Displaying or selling on the ground is not permitted.

4. Vegetables and fruits must be fresh and free from spoilage. Any spoiled quantities must be disposed of immediately.
5. A foot-operated waste bin must be provided and emptied into the public garbage collection containers at the end of each working day or whenever necessary.
6. No materials other than those permitted by the license may be placed or displayed.
7. The site and the displayed items must be kept clean at all times.
8. The method of display must be appropriate.
9. The distance between the site and the nearest similar activity must not be less than two hundred (200) meters.

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Fourth: Health Requirements for Selling Refreshments and Beverages:

1. The cart/trailer/vehicle must comply with the specifications of the Public Authority for Civil Defense and Ambulance.
2. A first aid kit must be provided.
3. The site must be equipped with a refrigerator for storing refreshments and beverages, with due consideration to maintaining the appropriate storage temperature as required by the manufacturer for each product.
4. All refreshments offered for sale must bear complete explanatory labeling in accordance with the prescribed standard specifications.
5. The site and the displayed items must be kept clean at all times.
6. A foot-operated waste bin must be provided and emptied into the public garbage collection containers at the end of each working day, or whenever necessary.
7. No materials other than those permitted by the license may be placed or displayed.
8. Only ready-to-drink and pre-packaged refreshments and beverages shall be permitted, such as carbonated drinks, canned juices, bottled mineral water, and packaged ice cream. Other beverages may be sold upon obtaining approval from the Municipality.

9. The distance between the site and the nearest similar activity must not be less than two hundred (200) meters.

Fifth: Health Requirements for Selling Honey:

1. The cart/trailer/vehicle must comply with the specifications of the Public Authority for Civil Defense and Ambulance.
2. A first aid kit must be provided.
3. Honey must conform to the approved standards and specifications.
4. Honey must be packaged in special containers or bottles intended for this purpose, which comply with the approved standard specifications and have not been previously used to store other substances.

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5. Retain all documents and records proving the source of the honey if it is not produced by the seller's own farm.
6. Honey must not be exposed to direct sunlight.
7. All honey containers in the display and storage areas must include the seller's name, the source, and any other explanatory information.
8. No materials other than those permitted by the license may be placed or displayed.
9. Maintain the cleanliness of the site at all times.
10. Honey may not be displayed in open containers, and packaging is prohibited on-site.
11. The distance between the site and the nearest similar activity must not be less than two hundred (200) meters.

Sixth: Health Requirements for Selling Perfumes, Cosmetics, Decorative Soaps, and Incense:

1. The products offered for sale must comply with the approved specifications and include labeling and Arabic translation.
2. All tools and items must be stored away from chemical and physical contaminants such as sunlight and dust.
3. A first aid kit must be provided.

4. Maintain the cleanliness of the site at all times.
5. The distance between the site and the nearest similar activity must not be less than two hundred (200) meters.

Article (5):

It is added to the Annex of Violations and Administrative Penalties attached to the Health Requirements for Public Health-Related Activities Regulation; a new Table No. (5) as follows:

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5. Violations Related to Street Vendors' Activities

Code	Violation	Penalty
a – Violations Related to Municipal Licensing		
1	Engaging in activity without a license	Fine of 30 OMR and suspension of activity until obtaining the license
2	Failure to renew the municipal license	Fine of 15 OMR
3	Engaging in an activity other than the licensed one	Fine of 10 OMR and suspension of unlicensed activity
4	Failure to keep the municipal license or visitor log in a visible place in the cart	Fine of 5 OMR
5	Engaging in activity during closure periods	Fine of 50 OMR, with closure of activity until the end of the specified period
6	Failure to allow authorized ministry personnel to perform their duties	Fine of 50 OMR and suspension of activity for a period not exceeding 10 days

b – Violations Related to Workers		
7	Engaging in activity without a health card or failure to renew it	Fine of 10 OMR and suspension of the worker until obtaining the health card
8	Vendor engaging in activity contrary to the profession specified on the health card	Fine of 10 OMR and suspension of the worker from performing the activity
9	Presence of a street vendor showing signs of illness or wounds	Fine of 10 OMR and suspension of the worker until recovery, as certified by a medical report

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Code	Violation	Penalty
10	Neglecting personal hygiene	Fine of 10 OMR, with immediate obligation to rectify the violation.
11	Failure to wear the designated work uniform	Fine of 10 OMR.
12	Smoking during work or engaging in unhygienic practices	Fine of 25 OMR.
13	Mobile vendor fleeing during inspection	Fine of 10 OMR.
C – Violations Related to the Mobile Cart / Trailer / Vehicle and Its Facilities		
14	Neglecting maintenance of the cart/trailer/vehicle and its facilities	Fine of 15 OMR, with obligation to rectify the violation within the specified period.
15	Failure to provide adequate ventilation or lighting	Fine of 10 OMR, with obligation to rectify the violation within the specified period.

16	Use of unsuitable water pipe connections or non-functional water filters	Fine of 20 OMR, with obligation to rectify the violation within the specified period.
17	Neglecting pest and rodent control	Fine of 30 OMR, with immediate obligation to rectify the violation; in case of pest or rodent infestation, activity may be suspended for up to 10 days.
18	Failure to provide or operate an insect zapper	Fine of 10 OMR, with obligation to rectify the violation within the specified period.

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Code	Violation	Penalty
19	Failure to provide a first aid kit	A fine of 5 OMR (five Omani Rials), with correction of the violation within the specified period
20	Failure to maintain general cleanliness inside and outside the cart/trailer/vehicle	A fine of 10 OMR (ten Omani Rials), with immediate correction of the violation
D. Violations Related to the Activity		
21	Failure to maintain cleanliness and order of the equipment and tools used	A fine of 15 OMR (fifteen Omani Rials), with correction of the violation within the specified period
22	Inefficiency of the equipment used or Use of unfit or unsuitable containers or tools	A fine of 15 OMR (fifteen Omani Rials), with correction of the violation within the specified period
23	Failure to use detergents and disinfectants that comply with the approved standard specifications	A fine of 25 OMR (twenty-five Omani Rials), with destruction of the unfit containers
24	Improper disposal of waste	A fine of 10 OMR (ten Omani Rials), with correction of the violation within the specified period
25		A fine of 10 OMR (ten Omani Rials), with immediate removal of the causes of the violation

26	Leakage of water in roads and public areas	A fine of 10 OMR (ten Omani Rials), with immediate removal of the causes of the violation
27	Handling of prohibited, adulterated, or unfit food products for human consumption	A fine of 100 OMR (one hundred Omani Rials), with destruction of the food item
28	Promotion of food products unfit for human consumption	A fine of 100 OMR (one hundred Omani Rials), with destruction of the food item
29	Sale and distribution of food products prepared in unlicensed premises	A fine of 25 OMR (twenty-five Omani Rials), with destruction of the food item

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Code	Violation	Penalty
30	Selling and distributing cooked food stored from the previous day Failure to provide a hot food unit, or	A Fine of 25 OMR (Twenty-Five Omani Rials) and destruction of the foodstuff.
31	providing one that is non-functional or unfit for use Failure to provide suitable cabinets,	A Fine of 25 OMR (Twenty-Five Omani Rials) with immediate correction of the violation.
32	shelves, or refrigerators for storage or display	A Fine of 5 OMR (Five Omani Rials) for each unmet requirement, with correction of the violation within the specified period.
33	Non-compliance with proper storage or display at appropriate temperatures	A Fine of 10 OMR (Ten Omani Rials) for each unmet requirement, and destruction of any food proven unfit for human consumption.
34	Storing food in containers not intended for safe food use	A Fine of 10 OMR (Ten Omani Rials) and destruction of the containers with their contents.

35	Refreezing food after it has been thawed	A Fine of 25 OMR (Twenty-Five Omani Rials) and destruction of the foodstuff
36	Failure to provide refrigeration units	A Fine of 25 OMR (Twenty-Five Omani Rials) with correction of the violation within the specified period.
37	Occurrence of a food poisoning incident	A Fine of 300 OMR (Three Hundred Omani Rials), closure of the activity until the cause of food poisoning is investigated and eliminated; in case of repeat violation, the fine is doubled and the license is suspended for six (6) months.
38	Failure to separate the different stages of food preparation	A Fine of 25 OMR (Twenty-Five Omani Rials), with a grace period to correct the violation.

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Code	Violation	Penalty
39	Mixing raw and cooked foods.	A fine of 25 OMR, and confiscation of any items proven unfit for human consumption.
40	Using water not complying with the approved standards.	A fine of 50 OMR, and immediate suspension of water usage until the violation is corrected.
41	Non-compliance of foods with the approved standard specifications.	A fine of 50 OMR, and destruction of the foodstuff.
42	Presence of harmful substances, insects, or rodent traces in the foodstuff.	A fine of 50 OMR, and destruction of the foodstuff.
43	Neglecting the cleanliness of displayed foods.	A fine of 20 OMR, with correction of the violation within the specified period.

44	Failing to separate cleaning and disinfecting materials from foodstuffs.	A fine of 20 OMR, with immediate correction of the violation.
45	Improper thawing of frozen products.	A fine of 20 OMR, and destruction of the foodstuff.
46	Using cooking oil that is unfit for use.	A fine of 20 OMR, and destruction of the cooking oil.
47	Violating food packaging specifications and requirements.	A fine of 15 OMR, and destruction of any spoiled or unfit items for human consumption.
48	Not providing a waste bin.	A fine of 10 OMR, with correction of the violation within the specified period.
49	Using meat from unknown sources.	A fine of 50 OMR, and destruction of the meat.

Article (6)

The minimum requirement for the shop area or the worksite location, wherever mentioned in the Health Requirements Regulations for Activities Related to Public Health, shall be abolished.

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Ministry of Regional Municipalities and Water Resources

Ministerial Decision

No. 325/2019

***On the Amendment of Certain Provisions
of the Health Requirements Regulations for Activities Related to Public Health***

Pursuant to the Law on the Organization of Regional Municipalities issued under Royal Decree No. 96/2000 and the Health Requirements Regulations for Activities Related to Public Health issued under Ministerial Decision No. 29/2016,
and in accordance with the public interest,

it has been decided as follows:

Article One

The attached amendments to the Health Requirements Regulations for Activities Related to Public Health shall be implemented.

Article Two

Any provision that contradicts or conflicts with the attached amendments shall be repealed.

Article Three

This decision shall be published in the Official Gazette and shall come into force the day following its publication.

Issued on: 21 Rabi' al-Thani 1441 AH

Corresponding to: 18 December 2019 AD

Ahmed bin Abdullah bin Mohammed Al-Shehi

Minister of Regional Municipalities and Water Resources

//non-legal translation //

Buraimi
Governorate



غد متجدد ... مستقبل واعد

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