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Housing Block Course.

FACULTY OF ARCHITECTURE DESIGN AND DEVELOPMENT

UNIVERSITY OF NAIROBI.

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"Legal Requirements, By-Laws,  
Housing Building & Planning Legislation"

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LEGAL REQUIREMENTS, BY-LAWS, HOUSING BUILDING AND PLANNING LEGISLATION.

1. History of Building Legislation.

There were no building by laws prior to 1926 when the first Nairobi City Council ones were introduced. Mombasa also had some by-laws in 1926, but other towns had little or no buildings by-laws.

The first crude attempts at any legislation related to building or planning were, really initiated by the Old Kenya and Uganda surveyors who had the wisdom to see that some orderly attempt at town planning of what were originally the railway camps or townships was essential. Much of the early surveying of Nairobi was in fact carried out by surveyors who were often ex-military men, working for the Railways.

2. A further edition of the Nairobi by-laws were published in 1948, but these have been out of print for a long time and have now been largely superseded by the Local Government Adoptive By-laws which were promulgated in 1968 and are commonly known as the Building Code.

3. The original by-laws introduced into this country to meet the various exigencies which confronted the first urban developers were virtually carbon-copies of British building legislation. These were no doubt adopted in their original state as a matter of expediency, as the first European colonisers were more concerned with opening up the hinterland to trade and settlement than devoting time and thought to predicting the possible future development of urbanisation, and compiling legislation directed to Kenya's growing needs in housing building and planning.

4. Even though the building legislation adopted for Kenya may have been copied wholesale from building practice designed for entirely different social and climatic conditions, nevertheless it probably served reasonably well, with minor adaptations or modifications here and there, for the conditions current at the time of their adoption.