GOVERNMENT OF BERMUDA
Department of Planning



BUILDING CONTROL BULLETIN

Let's build Bermuda better - together!

NOVEMBER 2026 ISSUE

THIS MONTH'S SPOTLIGHT

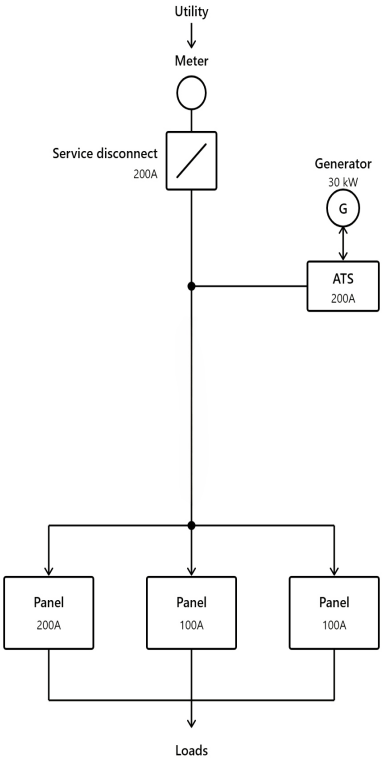
WHY WE KEEP ASKING FOR SINGLE-LINE DIAGRAMS

A single-line diagram helps us understand the "big picture" of your electrical system quickly and accurately. It shows how power flows from the utility to your panels and equipment, and helps ensure safety, reliability and code compliance.

When we need it:

- Service upgrades (for example, 100A to 200A)
- New or additional panelboards
- New or additional meters
- Generators and transfer switches
- Solar photovoltaic systems and battery storage
- Electric-vehicle charging stations
- Instant water heaters
- Swimming pools and associated equipment
- Commercial and multi-tenant buildings
- Any complex electrical installation

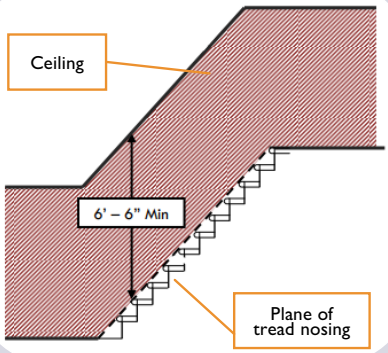
TIP: *Including a single-line diagram up front saves time for everyone!*



WELCOME FROM BUILDING CONTROL

Welcome to the first issue of the Building Control Bulletin!
Our role isn't just to administer the Building Code; we also want to help you submit well-coordinated applications and build safely in Bermuda. Each month we'll share practical guidance and common review findings. Questions and suggestions are always welcome!

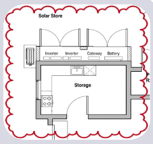
CODE CORNER



BRBC §4.4.2 — STAIRWAYS HEADROOM

Minimum headroom over stairs must be 6'-6". Do not forget to check beams, landings and sloped ceilings. We see this missed more often than you might think.

DID YOU KNOW?



Revision clouds and a clear revision legend can reduce permit-review time significantly. They allow reviewers to see what has changed without having to compare every sheet.

BUILDING CONTROL BLOOPER

NORTH ARROW OF THE MONTH

The north arrow pointed south on a full set of plans. It happens to the best of us—always check twice!



TOP THREE REVIEW COMMENTS THIS MONTH

1. Bathroom exhaust not shown venting to the building exterior.
2. Electrical drawings are not coordinated with architectural plans.
3. Fire-rated doors shown without door schedules or ratings.

FREQUENTLY ASKED QUESTIONS

Question: Do I need an engineer for a small residential addition?
Answer: If requirements for structural elements such as beams, columns or footings, including rock-cuts or retaining walls, are not detailed in the BRBC- an engineer's drawings and certification are required. When in doubt, ask.

LOOKING AHEAD

- **New Guidance Notes -** Sheds, Cess Pits and Rock Cuts: coming soon
- **Accessibility Design Checklist:** draft in progress
- **Solar PV applications -** Guidline update coming soon

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