

COUNTY GOVERNMENT OF GARISSA



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Department of Physical planning and Building control

Annual Summary Report on Building Development Permission, Applications and Building Inspections

Year: 2024



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1.0 Executive Summary

An Annual Building Inspection Report typically includes a detailed summary of development activities, inspection findings, and building regulation compliance for a specific jurisdiction within a year.

For context, the Physical and Land Use Planning Act of Kenya mandates that individuals obtain development permission from the respective county executive committee member by applying in the prescribed form and paying the necessary fees. Applicants must provide documents, plans, and particulars indicating the purposes of the proposed development. If the applicant is not the registered owner of the land, written consent from the owner is required. The Act also stipulates that if an applicant does not receive a written response within sixty days, the permission is assumed to have been granted.

Regarding building inspections, the National Building Inspectorate (NBI) was established to profile buildings to ensure they meet safety standards and have the necessary approvals. Their services include building inspections and audits, building safety and quality assurance, capacity building for county construction industry technical staff, legal enforcement of recommended actions after audits, and public education on building regulations and standards.

This report provides an overview of building development permission applications and building inspection activities carried out in Garissa Municipality during the year 2024. It highlights key statistics, emerging trends, compliance levels, and challenges faced in ensuring adherence to building codes and standards. Recommendations for improving efficiency and compliance are also included.

2.0 Building regulations

In Kenya, building and construction inspections for adherence to zoning and building regulations are conducted through a structured process involving multiple phases:



1. Pre-Construction Phase:

Permit Acquisition: Before initiating any construction, developers are required to obtain the necessary permits, including building permits and zoning approvals. This process ensures that the proposed construction aligns with the county's land use plans and zoning regulations¹. Specifically, the process involves;

- **Permit Review:** Inspectors verify that all necessary permits have been issued, including zoning permits, building permits, and environmental compliance clearances.
- **Site Review:** Inspections are conducted to ensure the proposed site aligns with zoning laws, including land use, setbacks, density, and height restrictions.

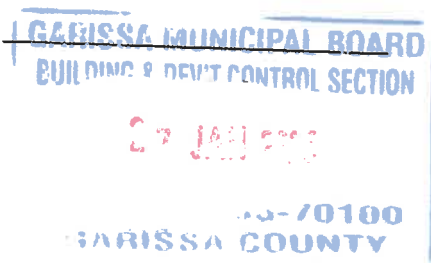
2. Plan Review:

Technical Evaluation: Submitted building plans undergo a thorough review by the county's planning and development department. This evaluation checks for compliance with building codes, structural integrity, and adherence to zoning laws, such as land use, building heights, and setbacks.

3. Construction Phase:

Site Inspections: Throughout the construction process, county inspectors conduct periodic site visits to verify that the work complies with the approved plans and building standards. These inspections focus on various aspects, including structural components, electrical systems, plumbing, and overall safety measures.

- **Foundation Inspection:** Inspectors assess the foundation layout to confirm it adheres to approved plans.
- **Structural Inspections:** Regular site visits are made to check that construction aligns with approved designs, focusing on materials, safety codes, and structural integrity.
- **Utility Checks:** Verification of the proper installation of utilities such as plumbing, electrical, and drainage systems.



- **Zoning Compliance:** Continuous checks ensure the construction doesn't violate zoning ordinances such as space use and building heights.

4. Post-Construction Phase:

Final Inspection and Occupancy Certification: Upon completion of construction, a comprehensive final inspection is conducted to ensure full compliance with all relevant regulations. If the building meets all requirements, an occupancy certificate is issued, allowing the facility to be utilized for its intended purpose.

5. Monthly Reporting:

Documentation and Record-Keeping: Inspection findings, including any noted violations and corrective actions taken, are systematically documented. These records are compiled into monthly reports that provide an overview of construction activities, compliance levels, and any enforcement actions undertaken. Such reports are essential for monitoring trends, identifying recurring issues, and informing policy decisions to enhance building safety and regulatory compliance within the county.

This structured approach ensures that building and construction activities in Garissa Municipality adhere to established zoning and building regulations, promoting safe and sustainable development within the region.²

3.0 Objectives

This report aims to provide a comprehensive summary of development permission applications and building inspections conducted during the year 2024. The key objectives include:

1. Monitoring Compliance:

Evaluate the adherence of development projects to local building codes, zoning regulations, and safety standards.

2. Assessing Trends in Development:

Analyze the types and volume of development applications to identify growth patterns and emerging trends in the construction sector.



3. Identifying Challenges:

Highlight recurring challenges in the building approval and inspection processes, including non-compliance, resource constraints, and enforcement gaps.

4. Informing Policy and Strategy:

Provide data-driven insights and recommendations to support the formulation of policies and strategies for improved regulatory enforcement and sustainable development.

5. Promoting Transparency and Accountability:

Offer a transparent account of the activities undertaken by the building and development department control unit, fostering trust and collaboration among stakeholders in the construction and real estate sectors.

4.0 Overview of Building Development Permission Applications (2024)

4.1 Total Applications Received

- Total applications: 270
- Breakdown by category:
 - Residential: 210 (78%)
 - Commercial: 57 (21%)
 - Industrial: 0 (0%)
 - Institutional: 3 (1%)

4.2 Approval Rate

- Approved applications: 235 (87%)
- Rejected applications: 17 (6%)

4.3 Reasons for Rejections

- Lack of proper documentation



- Failure to meet structural integrity standards
- Other reasons

4.4 Emerging Trends

- Increased demand for residential housing in urban centers such as Garissa Town and other wards such as galbet and waberi.
- Significant growth in applications for eco-friendly buildings using sustainable materials.

4.5 Building Inspections

4.6 Total Inspections Conducted

- **Scheduled inspections:** 48
- **Follow-up inspections:** 40
- **Random spot checks:** 23

4.7 Compliance Levels

- **Compliant structures:** 216 (80%)
- **Non-compliant structures:** 17 (6.3%)

4.8 Common Non-Compliance Issues

- Unauthorized changes to approved building plans
- Poor construction practices compromising structural safety
- Use of substandard materials
- Non-adherence to sanitation and drainage regulations

4.9 Enforcement Actions Taken

- Stop-work notices issued: 102
- Demolition orders issued: 100
- Penalties/fines imposed: KE S 1.2million



4.10 Recommendations

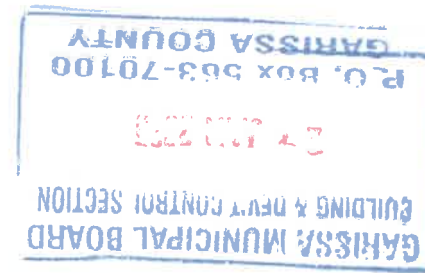
- **Capacity Building:** Recruit additional staff and provide regular training on building standards and inspection protocols.
- **Public Awareness Campaigns:** Conduct outreach programs to educate the public on zoning laws, building codes, and the application process.
- **Digital Systems:** Implement an e-permitting and e-inspection platform to enhance efficiency and transparency.
- **Enhanced Monitoring:** Increase random spot checks to curb non-compliance and unauthorized construction.
- **Stakeholder Collaboration:** Partner with local authorities, developers, and community organizations to promote sustainable building practices.

5.0 General Overview of Development Activities

The year 2024 marked significant growth in **Residential, Commercial and Institutional developments** within Garissa Municipality (Table1). The surge in institutional applications in **Township Ward** reflects the county's growing role as a logistical hub, while increased residential applications in **Galbay Ward** highlight rapid urbanization. Enhanced revenue generation from permit fees has enabled partial reinvestment into monitoring and inspection programs.

Table 1: Applications and Inspection Outcomes, Compliance, including additional metrics for **Revenue Generated from Permits and Regional Distribution of applications:**

Category	Total Applications (2024) (No)	Total Applications (2023) (No)	% Change (2024 vs 2023)	Approved (No)	Rejected (No)	Pending (No)	Total Inspections (No)	Compliant (No)	Non-Compliant (No)	Revenue Generated (KES)	Average Permit Fee (KES)	Region with most Applications
Residential	210	204	+2.94%	200	14	4	32	198	14	2.3m	2m	Galbet Ward
Commercial	57	44	+29.54%	33	3	20	15	16	2	200,000	100,000	Galbet Ward
Industrial	0	0	0	0	0	0	0	0	0	0	0	o
Institutional	3	1	+200%	2	0	1	1	2	1	50,000	50,000	Township Ward
Total	270	249	+8.4%	235	17	48	48	216	17	2.15m	2.15m	Galbet & Township Ward

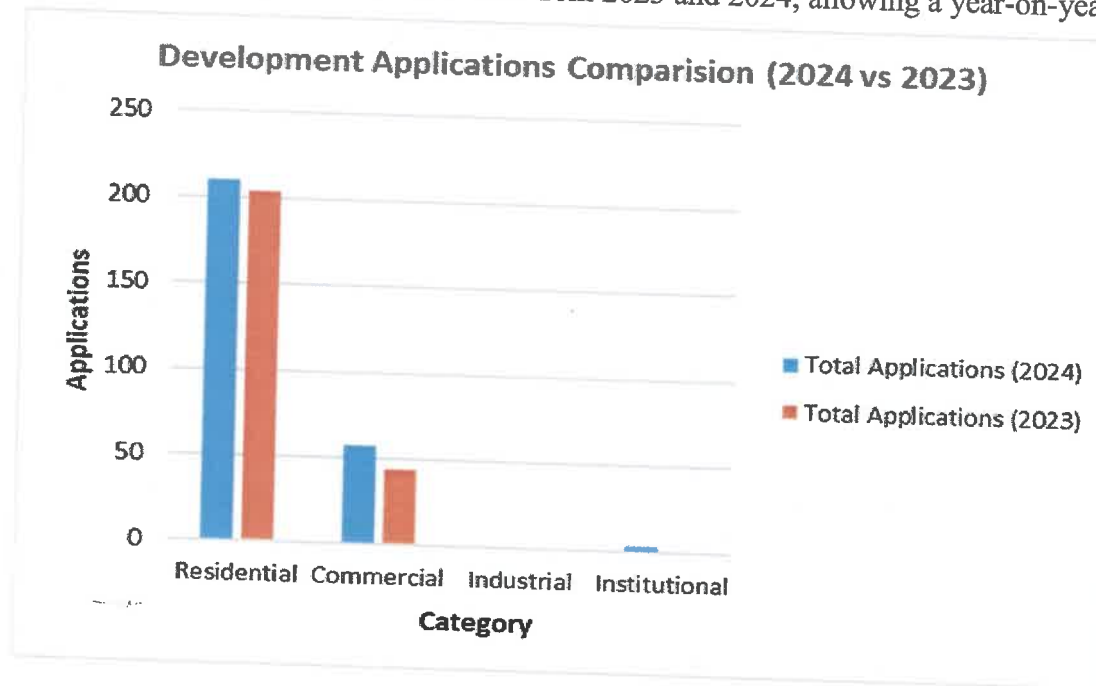


5.1 Observations from the Table:

1. **Residential Applications** dominated, accounting for 78% of total applications, with a compliance rate of 92%.
2. **Commercial Projects** showed a slightly lower compliance rate at 7.4%.
3. **Institutional Projects** had the lowest percentage of non-compliance, with over 5.8% of inspected projects requiring minimal corrective actions.
4. Pending applications are minimal, indicating efficient processing for most categories.
5. **Inspections:** There were more inspections conducted for residential projects due to their volume and phased construction nature.

5.2 Comparison with Previous Years:

- The "Total Applications" column now includes data from 2023 and 2024, allowing a year-on-year comparison (Figure 1).



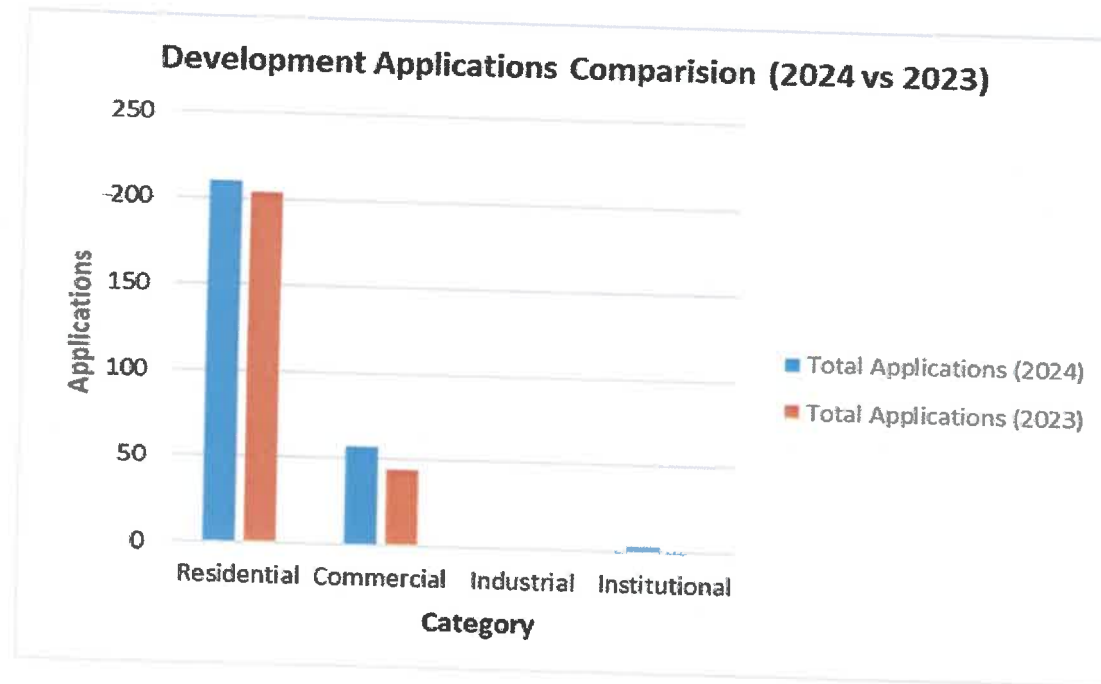


Figure 1: Applications Comparison (2024 vs 2023)

- The **% Change (2024 vs 2023)** column reflects the growth or decline in applications in each category, providing insights into industry trends (Figure 2). For example:
 - **Residential** applications have grown by **2.94%**, indicating increasing demand for housing.
 - **Institutional** applications have seen a significant rise of **200%**, suggesting growth in Institutions in Garissa Municipality.

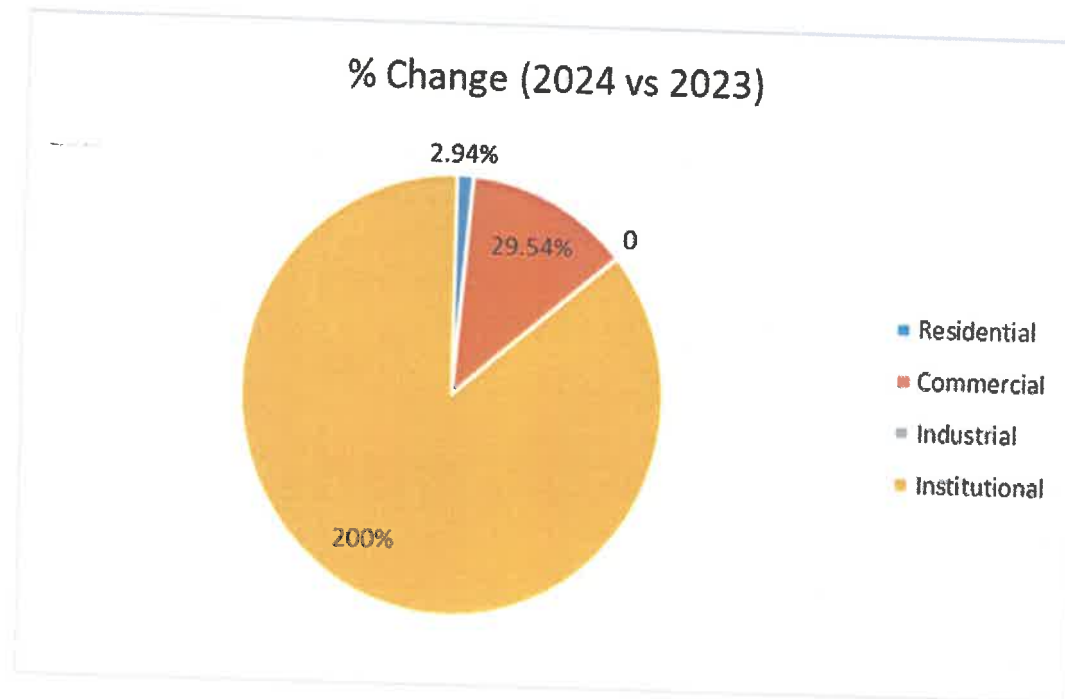


Figure 2: Development Application % Change (2024 vs 2023)

- **Revenue Trends:** Revenue has increased proportionally with applications in most sectors. The **Revenue Generated (KES 2.3m)** for **Residential** has seen a larger percentage increase due to higher permit fees, despite fewer applications.

5.3 Regional Insights on Trends in Development Types:

- Increased demand for residential housing in urban centers such as Garissa Town and Galbet Ward
- **Galbet Ward (Urban Residential)** continues to dominate the residential sector, but there's also notable growth in **Township Ward (Urban Commercial)**, in commercial applications.
- **Institutional developments in Township Ward** have seen high growth (200%), highlighting potential issues with compliance and regulatory enforcement.

5.4 Insights and Policy Recommendations:

1. Rising Demand in Urban Residential Sector:

- **Garissa Municipality** accounts for 78% of residential applications due to urban expansion and growing housing demand.
- Suburban areas like **Galbet Ward** are emerging as residential development hotspots.
- With an **8% increase** in residential applications, particularly in **Galbet Ward** further investment in urban infrastructure (e.g., roads, water, and sanitation) will be needed to keep up with demand.
- Consider incentivizing developers to include affordable housing in residential projects.

5.4 Growth in Industrial Development:

- There is need for Garissa Municipality to shift toward large-scale commercial or manufacturing projects.
- Enhance infrastructure and utilities in rural areas to support industrial growth and streamline permit processes to accommodate the rising number of applications.

5.6 Institutional Development:

- The **institutional sector** showed the lowest compliance rate (**0.92%**), but this was attributed by the total number of inspections.
- Projects such as schools and healthcare facilities often face delays due to incomplete documentation.

5.7 Regional Compliance Monitoring:

- High compliance rates (91.6%), especially in Galbet Ward indicate effective regulatory enforcement.
- The low compliance rate in **Township Ward** for institutional developments requires focused efforts in both inspections and developer education. There may be complex regulatory barriers affecting institutional projects.
- Allocate additional resources for inspections in **all Wards** to increase the compliance rate and prevent unauthorized developments.

5.8 Revenue Trends:

- The Residential sector remains the largest contributor to revenue, despite having fewer applications, due to higher permit fees.
- Residential projects accounted for **88.5%** of total revenue, reinforcing the need for continued investment in urban planning.

5.9 Revenue Projections and Resource Allocation:

- Given the rise in all applications and the larger fees associated with them, allocate part of the additional revenue toward improving regulatory and inspection services in rural areas.

6.0 Financial Analysis

Revenue from Building Development Activities (2024)

Building development activities were a vital source of revenue for Garissa Municipality:

- **Building Permit Fees:** Generated KES 2.6 million.
- **Penalties and Fines:** Non-compliance fines contributed an additional KES 1.2million to county revenues.

7.0 Future Projections

Anticipating Growth in Building Development Activities

Based on 2024 trends and planned interventions, the following projections are made for 2025:

1. **Residential Applications Surge:** Residential applications are expected to grow by **20%**, driven by urbanization and demand for affordable housing.
2. **Adoption of Green Technologies:** Eco-friendly construction techniques and materials are projected to rise by **15%**, fueled by awareness campaigns and policy incentives.
3. **Improved Compliance:** Implementation of the e-inspection platform is anticipated to enhance compliance levels, reducing non-compliance cases by **10%**.
4. **Commercial Expansion:** Commercial building applications in urban areas like Galbet and Garissa Town are forecasted to grow by **10%**, spurred by rising investment in retail and service sectors.

8.0 Challenges Identified

1. **Low Institutional Compliance:**
 - Persistent non-compliance in institutional projects is linked to funding constraints and technical gaps among developers.
2. **Uneven Regional Distribution of Resources:**

- Urban centers like **Garissa Township** and **Galbet** benefit from robust inspection systems, while other rural areas (wards) remain underserved.
3. **Pending Applications:**
 - A backlog of **25 pending applications** highlights inefficiencies in the permitting process.
 4. **Resource Limitations:** Inadequate staffing in the Building and Inspection Department, leading to delays in processing applications and conducting timely inspections.
 5. **Public Awareness:** Limited public awareness of building regulations and compliance requirements.
 6. **Technology:** Insufficient technology adoption for streamlining application and inspection processes.
 7. **Corruption:** Corruption and influence peddling in some cases of approvals and enforcement actions.
 8. **Non-Compliance:** Increase in unapproved or illegal developments in rural and peri-urban areas.

9.0 Recommendations

1. **Streamline Application Processing:**
 - Introduce an **online permitting system** to reduce delays and enhance transparency.
2. **Improve Compliance in Institutional Projects:**
 - Provide **training programs** for developers and technical teams to ensure adherence to building codes.
 - Increase **on-site technical support** for institutional projects in rural areas.
3. **Regional Resource Allocation:**
 - Expand inspection teams in underserved sub-counties to ensure equitable enforcement.
4. **Leverage Revenue for Urban Development:**
 - Reinvest revenue from permit fees into improving infrastructure in high-growth areas in **Garissa Municipality**.

10.0 Conclusion

In 2024, Garissa Municipality recorded steady growth in building development, particularly in residential and institutions construction projects. However, challenges in compliance, capacity, and public awareness remain significant barriers to sustainable urban development. By implementing the recommended measures, the County can strengthen regulatory oversight and support orderly growth aligned with Kenya's Vision 2030.

