REPUBLIC OF KENYA

MINISTRY OF LANDS, PUBLIC WORKS, HOUSING & URBAN DEVELOPMENT

State Department for Public Works

NATIONAL FRAMEWORK ON BUILDING INSPECTIONS, AUDITS AND SAFETY TESTING SERVICES IN KENYA -2026

1.0 TITLE, COMMENCEMENT AND APPLICATION

1) This Framework may be cited as the National Buildings Inspection, Audit and Safety Testing Services Framework, 2026 (hereinafter referred to as *"this Framework"*).
2) This Framework is issued as a statutory Instrument pursuant to the National Building Code, 2024 (Legal Notice No. 47 of 2024) and shall, accordingly, have the force of law. It is to be read together-with and construed as an integral part of, the National Building Code, 2024.
3) This framework shall apply throughout Kenya and shall be binding on both the National and County Governments.
4) Each County Government shall incorporate and harmonize the provisions of this Framework into county-level planning, building control and related regulations within eighteen (18) months of the Framework's commencement.
5) This Framework applies to the following categories of buildings and structures;
    i. All new buildings and structures constructed within Kenya, irrespective of ownership (public or private) or use (residential, commercial or institutional);
    ii. All buildings undergoing renovation or refurbishment which impacts more than 25% of the building envelope or its structural system;
    iii. All existing buildings classified within high-risk occupancy categories as defined by the Framework;
    iv. All buildings receiving public financing, guarantees or land allocation from National or County Governments;
    v. All buildings located within designated urban regeneration zones or critical infrastructure corridors as specified by the relevant planning authorities.

2.0 PURPOSE AND OBJECTIVES

1) The purpose of this Framework is to establish a coherent, risk-based and enforceable regulatory structure with clearly defined standards, procedures and responsibilities for all stakeholders engaged in Kenya's building safety regulatory system.
2) The objectives of this Framework are to:—
    i. PROVIDE a harmonised National framework delineating building inspection, audit and safety testing requirements, methodologies and institutional roles across National and County Governments;
    ii. ENSURE that all buildings undergo appropriate inspections, audits and safety testing, at critical stages of their lifecycle with scope and frequency commensurate to their risk classification, occupancy and intended use;
    iii. SUPPORT enforcement of the National Building Code 2024 and associated regulations through clear, transparent and auditable inspection, audit and testing regimes that facilitate compliance verification and regulatory oversight;

iv. PROMOTE the engagement of accredited laboratories, competent persons and accredited conformity assessment bodies in carrying out, where necessary, comprehensive building inspections, audits and safety testing services;

v. EMBED robust quality assurance and quality control mechanisms consistently throughout the planning, procurement, execution, documentation and verification of building inspections, auditing and safety testing including sample traceability, equipment calibration, personnel competency validation and records retention;

vi. ENCOURAGE the adoption of digital tools, integrated data management systems and National building safety databases to support evidence-based regulation, real-time monitoring, lifecycle management and audit trail generation.

3) To effectively implement these objectives, Conformity Assessment Bodies(CABs) shall:

i) Maintain full compliance with KENAS accreditation requirements ensuring accreditation under ISO/IEC 17025 and all other relevant National and international standards applicable to inspection, auditing and testing services;

ii) Establish and operate robust internal quality management systems that guarantee impartiality, technical competence, transparency and traceability in all building inspections and safety testing and certification activities.

iii) Submit regular compliance, performance and audit reports to the National Buildings Inspectorate, on behalf of the State Department, as specified in this Framework, thereby ensuring ongoing accountability and transparency;

iv) Cooperate fully with regulatory audits, inspections, oversight investigations and compliance reviews by competent authorities, providing open access to records, data and personnel as required;

v) Implement prompt and effective corrective actions to address any identified non-conformities, deviations or deficiencies arising during testing, inspection, internal or external audits, thereby maintaining the integrity and reliability of building safety assessments;

vi) Uphold the highest ethical standards and professional conduct to maintain public trust, credibility and integrity in all building inspections auditing and safety testing services.

4) All persons and entities implementing this Framework shall adopt a risk-based, proportionate and non-discriminatory approach, prioritizing high-risk buildings, vulnerable user populations and critical public infrastructure, consistent with the Framework's principles of equitable and effective building safety management.

3.0 INTERPRETATION AND DEFINITIONS

1) In this Framework, unless the context otherwise requires—

"Accredited laboratory" means a testing or calibration laboratory accredited in accordance with ISO/IEC 17025 by the National Accreditation Service, established under the Accreditation Act, 2019.

"Building" has the same meaning as defined under the National Building Code 2024 and includes any structure designed or intended for human occupation or use.

Building category means the risk classification (Category A, B or C) assigned to a building under this Framework.

"Building Code 2024" means the National Building Code 2024 issued under the National Construction Authority Act, 2011 and referenced in Legal Notice No. 47 of 2024 and as amended from time to time

"Building lifecycle" means the complete sequence of stages through which a building passes, from initial planning and design, through construction, commissioning, occupation, modification to decommissioning.

Building lifecycle means the complete sequence of stages a building passes through, from initial planning and design, through construction, commissioning, occupation, modification, to decommissioning.

"Building safety testing" means a systematic verification of materials, components and systems through laboratory testing, non-destructive testing, computational analysis or in-situ monitoring to confirm compliance with performance objectives.

"Conformity Assessment Body" means an organisation accredited by National Accreditation Service to conduct testing, inspection or product certification activities under this Framework.

"Competent person" means an individual who, through training, education, qualifications and experience, has acquired the knowledge and skills to perform a specified task safely and effectively and is registered with the relevant professional body, where applicable.

Forensic investigation means a systematic, evidence-based examination of building failure, collapse or serious structural incident conducted by competent persons under this Framework, to establish causes, contributing factors and to guide remedial or preventive actions.

High-rise building means a building whose height, number of storeys, occupancy or function classifies it as Category C – High Risk, as defined in this Framework and further specified under the Building Code 2024.

"Inspection body" means an entity accredited or recognised to perform inspections of buildings, building materials, systems or processes, in accordance with, among others, ISO/IEC 17020 or equivalent standards adopted by the Kenya Accreditation Service.

"Kenya Standard (KS)" means a standard issued by the Kenya Bureau of Standards pursuant to the Standards Act, Cap 496.

"Material passport" means a digital dataset documenting the materials, products and components used in a building, enabling their identification, tracking, recovery and reuse at end-of-life.

"Non-destructive testing" means analytical techniques employed to assess the properties of materials, components or systems without causing damage, including, but not limited to, rebound hammer testing, ultrasonic pulse velocity, ground-penetrating radar and radiographic testing.

"Occupation certificate" means a certificate issued by the relevant Authority confirming that a building has been inspected, tested and found compliant with applicable standards including this framework and safe for its intended occupancy.

"Performance-based compliance" means demonstration of compliance with building safety requirements through evidence that a building or structural system achieves defined performance objectives, irrespective of the specific methods employed.

"Product Certification Bodies" are independent organizations that certify products conform to specified standards per ISO/IEC 17065, must demonstrate impartiality, competence and consistent evaluation to ensure trust and compliance in product certification.

"Stop-work order" means a formal written directive issued by a competent Authority requiring immediate cessation of construction, occupation or other activities at a building or site, pending rectification of identified safety risks or non-compliances.

"Structural failure" means the collapse, partial collapse or significant distress of a building or structural element resulting in or threatening loss of life, injury or displacement of occupants.

2) Words and expressions used but not defined in this Framework shall have the meaning assigned to them in the National Building Code 2024; where not defined therein, they shall be construed in accordance with their ordinary meaning relevant to building control and safety regulation.
3) In this Framework, State Department shall mean State Department for Public Works

4. LEGAL FRAMEWORK

1) This Framework is promulgated pursuant to the Building Code 2024 (Legal Notice No. 47 of 2024) and shall be applied alongside all relevant National and County laws, regulations and by-laws governing building planning, approval, construction, occupation, maintenance, inspections, audits, safety testing and decommissioning.
2) Without limiting subsection 4.1, the implementation of this framework shall align with and give effect to the following principal legal instruments—
    i) The Constitution of Kenya, 2010, particularly provisions on the right to accessible and adequate housing, reasonable standards of sanitation (Article 43), the right to a clean and healthy environment (Article 42) and the principles of public participation, transparency and accountability in governance;
    ii) The National Building Code 2024 and all standards made there-under inclusive of provisions governing building inspections, audits and safety testing protocols;
    iii) Relevant national policies and frameworks on building safety, disaster risk reduction, climate change mitigation and urban development and performance-based building assessments
3) National Construction Authority Act, 2011 (No. 41 of 2011) —
    i) Establishes the National Construction Authority (NCA) tasked with the registration, regulation and oversight of contractors and construction workers; and
    ii) Confers enforcement powers including suspension of construction works and imposition of sanctions, which shall be exercised in a manner consistent with and supportive of the inspections, audits and testing requirements detailed in this framework.
4) Occupational Safety and Health Act, 2007 (OSHA) —
    i) Provides for the safety, health and welfare of workers and lawful persons at workplaces, including construction sites, existing occupied buildings and premises undergoing inspection or audits;
    ii) Grants the Directorate of Occupational Safety and Health Services authority to inspect workplaces, investigate accidents and hazardous occurrences and issue improvement or prohibition notices; and
    iii) Shall be read alongside this framework to ensure inspection and audit findings effectively inform and support occupational safety and health enforcement actions.

5) Environmental Management and Coordination Act, 1999 and its regulations shall govern environmental impact assessments, audits, inspections and management obligations related to buildings. Results from building inspections, audits and safety testing under this framework shall be incorporated, where applicable, into environmental compliance reporting, monitoring and enforcement processes.
6) County Governments, pursuant to their Constitutional mandate over county planning, housing and public works and inspection services, shall incorporate and enforce this framework's requirements through county physical planning, development control and building permitting systems, inspection schedules and audit protocols.
7) Physical Planning Act, 2019 establishes National and County-level frameworks for land use, zoning and development control inspections and audits. This framework shall be implemented in harmony with physical planning approvals, integrating building inspection, audit and safety testing requirements into development conditions and periodic compliance reviews issued under this Act and related laws.
8) Public Health Act, Cap 242 mandates that building inspection and safety testing findings evidencing risks to public health—including dampness, mould, inadequate ventilation or hazardous materials, structural defects or unsanitary conditions —be promptly reported to relevant public health authorities for coordinated inspection, issuance of health notices and remedial orders.
9) CABs inspection agencies and accredited auditors shall comply with all legal and regulatory provisions herein, ensuring inspection, audit and testing activities meet statutory requirements on accuracy, impartiality competence, reporting and record-keeping. CABs and audit agency compliance shall be subject to periodic audits, accreditation reviews and enforcement by competent authorities.
10) CABs inspection teams and audit officers are legally obliged to report any non-compliance, safety risks or environmental hazards identified during inspections, audits or testing without undue delay to relevant regulatory agencies, facilitating effective coordinated multi-agency responses consistent with this framework and applicable laws.
11) In cooperation with the regulatory framework, CABs inspection agencies and audit entities shall uphold transparency and accountability and data integrity by maintaining accessible records of all testing, inspection and audit outcomes, certifications and reports, providing these to authorised entities upon lawful request and subject to confidentiality and data protection provisions.

5. GOVERNANCE PRINCIPLES

1) This Part establishes the overarching governance framework, clearly defining institutional roles, mandates and coordination mechanisms for effective implementation of this framework. It articulates the responsibilities of National and County Government authorities and sets clear expectations for meaningful collaboration among stakeholders involved in building safety oversight
2) The primary objective of this governance framework is to ensure that all activities related to building inspections, audits and safety testing are coherent, transparent, accountable and fully aligned with Kenya's constitutional and legal provisions, including but not limited to:
    i) Article 43 of the Constitution of Kenya, 2010, which guarantees the right to accessible and adequate housing and a clean and healthy environment;
    ii) Article 46, which recognizes consumer rights, including the right to goods and services that are reasonably safe and of acceptable quality; and
    iii) The Fourth Schedule of the Constitution, which clearly delineates the distribution of functions and powers between National and County Governments, including physical planning, housing, public works, environmental management and occupational safety.
3) Conformity assessment bodies—including testing laboratories, building inspection agencies and audit firms—shall operate with the highest standards of transparency, accountability and professionalism within this governance framework. These bodies shall maintain comprehensive and verifiable records of all inspections, audits and testing activities; cooperate fully with oversight and regulatory authorities; and actively participate in stakeholder engagement forums to enhance trust, consistency and effectiveness in building safety assurance.
4) The implementation of this Framework shall be anchored on the following core governance principles:
    i) Inspection, audit and testing intensity, scope, and oversight shall be commensurate with the building's risk classification, occupancy type, and lifecycle stage, in accordance with the established hierarchy and protocols specified in the National Building Code or any other risk management framework. This ensures a judicious and efficient allocation of resources aligned with recognized best practices.
    ii) All inspections, audits, testing results, enforcement decisions and corrective actions shall be fully documented, subjected to mechanisms that promote public accountability, transparency and access to information, consistent with the Access to Information Act, 2016;
    iii) Functions related to inspections, audits and testing shall be executed at the lowest effective level of government, generally at the County Government level, while the National Government retains oversight and coordination roles to ensure National consistency, harmonization and policy coherence;

iv) Lessons learned from building inspections, audits, safety testing, structural failure investigations, forensic analysis and enforcement actions shall be systematically captured, disseminated and integrated into ongoing policy formulation, standards revision, regulatory practice and professional capacity

v) The safety and welfare of building occupants, workers, neighbouring communities, consumers and the general public shall remain paramount in all regulatory decisions, inspection protocols, audit findings and enforcement activities.

5) Conformity assessment bodies shall adhere strictly to their defined mandates and ethical standards, promoting collaboration and effective coordination with Government agencies, professional bodies and other relevant stakeholders to support holistic and integrated implementation of the Framework

6) The State Department, County Governments, professional regulatory bodies and other relevant state agencies shall collaborate to operationalize this governance framework, maintaining clear institutional roles, defining coordination and communication protocols and establishing joint platforms for oversight, information sharing, dispute resolution and stakeholder engagement.

7) Conformity assessment bodies shall embrace a culture of continuous quality improvement through regular competency enhancement, peer learning, post-inspection and audit reviews and sharing of lessons learned. Contributions from these bodies shall inform Government policy updates, National standards development, regulatory reforms and capacity-building initiatives aimed at strengthening the building safety ecosystem.

A. NATIONAL-LEVEL INSTITUTIONS

5.1.1. National Buildings Inspectorate

1) The National Buildings Inspectorate, operating within and on behalf of the State Department, shall serve as the principal regulatory, oversight and enforcement authority for building inspections, audits and safety testing services in Kenya.

2) The Inspectorate shall be empowered to:

i) Provide National policy direction, strategic technical leadership and oversight for building inspections, audits, safety testing services and quality assurance within the building and construction sector;

ii) Issue building safety certificates, occupancy certificates and other authorisations as stipulated under this Framework and applicable laws;

iii) Conduct, commission and supervise building inspections, structural safety audits and safety testing activities, ensuring compliance with statutory requirements;

iv) Issue, periodically review and update this Framework, including associated technical guidelines, regulatory circulars and operational

protocols, in close consultation with relevant stakeholders to remain adaptive to evolving technologies, risks and sector developments;

v) Design, implement and maintain a National building categorisation system, incorporating risk-based testing frameworks and minimum mandatory testing requirements to ensure uniform application across all counties and jurisdictions;

vi) Register, accredit and maintain regulatory oversight of CABs, inspection and audit agencies and testing laboratories;

vii) Maintain a secure National repository and digital database of critical test data, inspection, audit reports and certification documents, with special emphasis on high-risk, strategic and public-use buildings;

viii) Establish formal review and investigative mechanisms to assess building incidents, collapses and structural failures, ensuring that lessons learned are systematically captured and integrated into policy development, technical standards updates and this Framework;

ix) Facilitate and support capacity-building programmes and technical competency enhancement initiatives at County Government levels, among testing laboratories, inspection agencies, audit firms and built environment professionals; and

x) Take all necessary regulatory and enforcement actions within its mandate to ensure effective implementation and compliance with this Framework, including issuing directives, penalties, sanctions and coordinating multi-agency interventions as required.

3) All regulatory decisions, directives and administrative actions taken by the National Buildings Inspectorate in the exercise of these powers shall carry the full force and effect of decisions made directly by the State Department and shall be enforceable accordingly under Kenyan law.

5.1.2. Kenya National Accreditation Service-KENAS

1) Operate, manage, and/or formally recognize accreditation schemes for testing laboratories in strict compliance with ISO/IEC 17025 and related international standards. The Kenya Accreditation Service (KENAS) may also accept accreditations issued by non-Kenyan CABs that are signatories to the ILAC/IAF Mutual Recognition Arrangement, ensuring alignment with globally accepted technical competence and quality benchmarks and product certification bodies in strict accordance with ISO/IEC 17065 requirements.
2) Publish and maintain a publicly accessible, online register of accredited laboratories and product certification bodies, detailing their scopes of accreditation, with updates conducted at least quarterly to provide timely and accurate information to stakeholders.
3) Maintain an authoritative register of all accredited laboratories and product certification bodies; and their scopes of accreditation, ensuring transparency, accessibility and compliance with data protection laws; the publication and update responsibilities are encompassed within clause 2).

4) Conduct or coordinate regular surveillance, on-site assessments, audits and proficiency testing programs for all accredited laboratories to sustain high standards of testing quality, technical competence and compliance with accreditation criteria.
5) Collaborate proactively with other relevant state agencies—such as the State Department and KEBS—to identify systemic quality control challenges and emerging deficiencies discovered through laboratory testing activities and jointly develop corrective action strategies.
6) Establish and administer a dedicated fast-track accreditation pathway specifically for laboratories seeking accreditation for building safety test methods deemed critical under this Framework. This accelerated pathway shall target an assessment and accreditation decision timeline not exceeding six (6) months from the receipt of a fully completed application, facilitating timely enhancement of capacity within the building safety testing sector.
7) Work closely with regulatory authorities, professional bodies and other stakeholders to ensure comprehensive accreditation coverage of laboratories undertaking building safety testing and to promote continual improvements in laboratory quality, competence and product certification.
8) CABs shall maintain valid KENAS accreditation for all testing activities conducted under this Framework, ensuring full compliance with ISO/IEC 17025 for laboratories or ISO/IEC 17065 for product certification bodies and demonstrating ongoing technical competence by participating diligently in surveillance activities, proficiency testing and audits.
9) CABs shall cooperate fully and transparently with KENAS and relevant regulatory authorities during accreditation processes, promptly implementing corrective actions identified through audits and maintaining regular, clear communication concerning their accreditation status, scope changes and operational capabilities.

5.1.3. Kenya Bureau of Standards-KEBS

1) Develop, review and maintain KS related to building materials, testing frameworks, structural design, fire safety, building services, environmental performance and related technical areas, ensuring that standards promote safety, quality, durability and sustainability within the built environment.
2) Publish a rolling three-year programme prioritising the development, revision and harmonisation of building safety-related standards. This programme shall be prepared in consultation with the State Department, County Governments, professional bodies, industry stakeholders and other relevant entities. An accompanying annual progress report shall document achievements, ongoing tasks and future priorities.
3) Collaborate closely with State Department, County Governments and other relevant bodies to promote adoption, enforcement and consistent application of building safety standards referenced in this Framework, thus ensuring

harmonised quality assurance throughout National and County-level jurisdictions.

4) Maintain proactive and continuous engagement with the construction sector, professional bodies, conformity assessment bodies, testing laboratories and innovation hubs to ensure that standards remain current, practical and responsive to emerging technologies, materials and evolving safety challenges
5) Ensure that conformity assessment bodies and testing laboratories continuously align their testing methodologies, procedures and quality assurance practices with the latest approved Kenyan Standards, incorporating updates promptly and effectively into their operations.
6) Actively collaborate with conformity assessment bodies and other relevant stakeholders by receiving and evaluating feedback on testing methodologies, practical field experiences and technical challenges, thereby supporting continuous improvement, relevance and applicability of Kenyan Standards within the building safety testing ecosystem

5.1.4. National Construction Authority (NCA)

1) The Authority shall perform the following functions to support the implementation and enforcement of this Framework:
    i) Require strict compliance with this Framework as a mandatory condition for the registration, classification and licensing of contractors, construction works and related activities under its jurisdiction;
    ii) Monitor active construction sites to ensure adherence to approved designs, applicable building standards sound engineering and construction practices and full compliance with mandated testing, inspection and audit regimes;
    iii) Review testing reports, certificates, inspection records and audit findings during project and site compliance audits, initiating enforcement actions or corrective measures promptly upon identification of non-compliance, procedural failures or quality deficiencies;
    iv) Participate in forensic investigations of building collapses and other serious construction-related incidents in close collaboration with the National Buildings Inspectorate, County Governments and other relevant authorities;
    v) Collaborate intimately with County Governments and the National Buildings Inspectorate to harmonize enforcement activities, share enforcement data and intelligence and coordinate with professional regulatory boards to ensure appropriate disciplinary measures are investigated and applied when warranted;
    vi) Require that CABs submit accurate, comprehensive and compliant testing reports and certificates to facilitate effective monitoring, enforcement and risk mitigation measures;

vii) CABs shall fully cooperate with NCA investigations, audits and compliance reviews, providing timely access to testing data, inspection and audit documentation and expert technical support to assist in determining causes of non-compliance, construction defects or structural failure events.

2) The NCA shall serve as a critical regulatory and enforcement partner within the National building safety ecosystem, working in seamless concert with other institutions to uphold the highest standards of building safety, quality assurance and professional conduct nationwide.

5.1.5. Professional regulatory bodies

1) Professional regulatory bodies responsible for engineers, architects, quantity surveyors and other built environment professionals shall perform the following key functions

ii) Register, license and maintain updated registers of qualified professionals actively engaged in the design, supervision, inspection, auditing, certification and forensic investigation of buildings and related infrastructure;

iii) Set, promulgate and enforce rigorous professional standards, codes of conduct and continuing professional development requirements specifically addressing areas of building safety, structural testing, inspections and forensic investigations;

iv) Undertake appropriate disciplinary actions—such as suspension, revocation, reprimands or other sanctions—where investigations or building safety testing establish professional negligence, misconduct, incompetence or malpractice;

v) Collaborate proactively with the State Department and other bodies to disseminate updated technical guidance, policy directives and lessons learned from building collapses, safety audits, forensic investigations and enforcement actions to all registered practitioners within their respective professional cadres;

vi) Require, as a mandatory condition for the annual renewal of practising certificates, submission of verifiable evidence demonstrating completion of a minimum of forty (40) hours of Continuing Professional Development (CPD) annually, with focused learning activities relating to building safety testing, forensic investigation methodologies, emerging technologies and updates to relevant standards and Frameworks.

2) Professional bodies shall ensure that licensed practitioners remain competent, current in their technical knowledge and professionally accountable, thereby promoting enhanced safety, quality and ethical standards within the built environment sector.

3) CABs shall align their day-to-day operational and technical practices with the professional standards, competency frameworks and codes of ethics established

by these regulatory bodies. They must ensure that their testing, inspection and audit personnel hold relevant professional qualifications and commit to ethical conduct.

4) CABs shall actively support the continuing professional development ecosystem by facilitating access to high-quality training on emerging testing and inspection methodologies, participation in professional forums and knowledge-sharing initiatives promulgated or endorsed by these professional regulatory bodies.

B. COUNTY AND LOCAL-LEVEL AUTHORITIES

5.1.6. County planning and building control authorities

1) Integrate this Framework into county physical planning legislation, building by-laws, permit issuance systems, inspection protocols and enforcement practices to ensure coherence and compliance with National building safety requirements;
2) Process development applications, building plans and change-of-use requests in strict accordance with applicable regulations, including the application of building risk categories defined within this Framework to determine appropriate testing, inspection and audit requirements;
3) Attach mandatory testing, inspection and audit conditions as part of the approvals process, explicitly referencing this Framework and applicable KS and international ISO standards to ensure consistency and clarity;
4) Require and verify robust evidence of compliance with prescribed testing and inspection regimes as mandatory preconditions for plan approval and the issuance of building and occupancy permits. For critical or high-risk products and systems, or those used in performance-based designs, product certification from an accredited certification body shall be required in addition to testing reports. This ensures building control officers can more reliably confirm product compliance throughout all mandatory project stages.
5) Maintain comprehensive, accurate and secure records of approvals, inspections, test reports, audit outcomes and enforcement actions at the county level. Counties shall submit quarterly data returns in the prescribed format to the National Buildings Inspectorate, operating within and on behalf of the State Department,, covering all approvals issued, inspections and audits conducted, test reports received and enforcement actions undertaken to facilitate National oversight and data integration;
6) Initiate and execute timely enforcement actions—including stop-work orders, remedial notices, penalties or prosecutions—where testing, inspections or audits reveal non-compliance, unsafe conditions or imminent risks to public safety;
7) County Governments shall designate at least one qualified building safety officer per sub-county to coordinate effective implementation of this Framework at the local level. These officers shall provide annual reports

to the National Buildings Inspectorate, operating within and on behalf of the State Department on staffing capacities, training needs and resource gaps affecting building safety oversight;

8) In instances where the County Government lacks requisite technical capacity to review complex testing reports, inspection data or specialist audit evaluations, it shall request technical assistance from the National Buildings Inspectorate, operating within and on behalf of the State Department
9) CABs shall:
    i) Ensure that all test reports, inspection data, audit findings and certificates submitted to county authorities are accurate, complete and compliant with this Framework, enabling effective and timely review and decision-making at the county level;
    ii) Collaborate actively with county building control authorities by providing expert technical support upon request and responding promptly and comprehensively to inquiries or follow-up actions related to their testing, inspection and audit services.

5.1.7. Other local entities and utilities

1) Coordinate closely with county planning authorities and the State Department on activities that may affect building safety, including major excavations, infrastructure development, utility installations and other works conducted in close proximity to existing buildings;
2) Provide timely, accurate technical input and data to inform building safety assessments, risk prioritisation and testing programme planning, thereby supporting integrated and proactive safety management at the local level.

MARKET ACTORS: DESIGNERS, CONTRACTORS, DEVELOPERS, OWNERS AND LABORATORIES

5.1.8. Designers; (engineers, architects and other consultants

1) Prepare clear, comprehensive, and coordinated drawings, specifications and schedules that facilitate the effective demonstration of compliance through testing, inspection and audit of materials, structural components, fire safety systems and building services.
2) Testing results, inspection reports and audit findings shall be reviewed during construction, commissioning, and occupancy certification stages. Professional certifications of compliance with applicable standards and safety criteria shall be issued only by accredited Certification Bodies (CABs) or the relevant building consent authorities. Designers are responsible for ensuring design compliance and shall maintain professional indemnity insurance proportional to the project's scale and

risk, effective for a minimum of ten (10) years following project completion.

3) The building authority shall advise building owners on the necessity of periodic safety audits, maintenance testing of materials and systems, and renewal inspections—especially for high-risk, complex, or strategic buildings—to ensure ongoing safety and compliance with applicable codes and standards.
4) Inspections shall be conducted by the building consent authority or its authorized third-party inspectors, who shall ensure timely, accurate and accessible delivery of inspection and audit reports to relevant parties to support effective review and certification in accordance with this Framework.
5) CABs shall provide technical expertise, clarifications, and interpretive support to designers concerning testing methodologies, compliance criteria, and result interpretations. Such information should be clearly documented and communicated within testing reports (for laboratories) or product evaluation/listing reports to facilitate informed design decisions and regulatory compliance.
6) Regulatory authorities shall ensure that all applicable KS, codes and this Framework are enforced, requiring manufacturers to demonstrate compliance through recognized marks of conformity. Designers are responsible for selecting and integrating materials, products, and systems that are certified and fit-for-purpose, ensuring their suitability and compliance with applicable standards throughout the design and construction process.

5.1.9. Contractors and sub-contractors

1) Execute construction works in strict accordance with approved designs, technical specifications, recognized standards, contractual obligations and all mandated testing, inspection and audit requirements;
2) Maintain comprehensive site records during the construction process documenting material sampling, all test results, inspection and audit outcomes, corrective actions undertaken, identified non-conformities, and resolutions achieved. These records shall be made available upon request to supervising professionals, conformity assessment bodies, and regulatory authorities.
3) Promptly report and initiate rectification of any non-conformities or deviations detected through testing, inspections or audits. Such actions shall be undertaken under the direction of the supervising designer, in consultation with the building owner and relevant regulatory authorities. No resumption of affected construction works shall occur until the non-conformity has been formally closed out with documented written confirmation from the supervising designer;

4) Product manufacturers shall be responsible for arranging and coordinating all required material testing and inspections with accredited laboratories and inspection bodies to demonstrate compliance with applicable regulations, unless otherwise specified by contract clauses or competent regulatory authorities.
5) CABs shall coordinate effectively and expediently with contractors and sub-contractors to schedule and conduct all mandatory tests, inspections and audits, providing timely, clear and accessible reporting of results to facilitate project progression and compliance verification;
6) CABs shall assist contractors by explaining testing and inspection procedures, identifying non-compliance issues revealed during testing or audits and advising on necessary corrective measures consistent with this Framework, thereby facilitating the effective resolution of issues and safe resumption of construction activities.

5.1.10. Developers and building owners

1) Ensure engagement of competent, appropriately registered and licensed professionals, contractors and conformity assessment bodies and provision of adequate financial resources and sufficient timelines to facilitate all required testing, inspections and audits specified under this Framework and relevant approval conditions;
2) Ensure that all mandatory tests, inspections and audits as prescribed by this Framework, regulatory approvals and permit conditions are properly conducted, fully documented and timely submitted to the relevant authorities for review and acceptance;
3) Maintain comprehensive and organized building documentation—including inspection reports, audit findings, maintenance logs and safety certifications—throughout the building's lifecycle to support effective risk management, regulatory compliance, and stakeholder accountability. While building owners are responsible for retaining inspection and safety certification records, the retention of individual test reports for all regulated building materials shall be managed by manufacturers, accredited laboratories, or certification bodies, unless otherwise mandated by digital product passport requirements.
4) Commission periodic safety audits and maintenance testing at prescribed intervals and in response to trigger events (such as renovations, incidents or system failures) and implement all recommended corrective or preventive actions within clearly defined timeframes:
    i) Critical findings: rectification within 7 calendar days;
    ii) Major findings: rectification within 30 calendar days;
    iii) Minor findings: rectification within 90 calendar days,

   Unless otherwise directed by competent regulatory authorities;

5) CABs shall provide developers and building owners with accurate, certified and comprehensive test reports, inspection data and audit documentation, supporting their obligations to ensure compliance, inform decision-making and maintain continuous building safety and quality records
6) CABs shall actively advise and collaborate with developers and building owners regarding appropriate testing schedules, audit requirements and timely follow-up actions to address identified safety concerns efficiently, thereby promoting sustained structural integrity, regulatory compliance and occupant safety over the building's operational lifespan..

5.1.11. Facility managers and occupiers

1) Operate, manage and maintain buildings, including all safety, fire protection, mechanical, electrical and structural systems, in strict accordance with manufacturers' instructions, maintenance contracts, relevant standards and applicable regulatory requirements;
2) Promptly report emerging defects, safety incidents, hazards or complaints that may indicate potential or actual risks to building safety and facilitate unhindered access for periodic inspections, testing, audits and regulatory assessments;
3) Ensure that any alterations, fit-outs, refurbishments or changes in building use are submitted for prior approval by the relevant authorities and assessed appropriately to determine their impact on building safety, compliance with applicable codes and the need for additional testing or inspections;

5.1.12. Testing laboratories and inspection bodies

1) Comply fully with all accreditation requirements, technical standards and operational protocols as set out in Part IV of this Framework, including adherence to ISO/IEC 17025 and related conformity assessment standards applicable to testing and inspection activities;
2) Carry out all testing, inspections and assessments strictly in accordance with applicable Kenya Standards (KS), allowable international standards or approved normative criteria provisions to ensure consistency, accuracy and reliability;
3) Operate in a manner that is impartial, transparent and technically competent, supported by robust and documented quality management systems that systematically govern all aspects of laboratory and inspection operations;
4) Provide clear, accurate, comprehensive and fully traceable documentation of all test and inspection results, including timely notification to clients and—where applicable—relevant regulatory authorities of any findings indicating serious or imminent safety concerns that require urgent remedial actions;

5) CABs shall regularly review, update and improve their quality management systems, ensuring sustained compliance with accreditation standards and international best practices, while maintaining high levels of personnel competency and operational effectiveness;
6) CABs carry a responsibility to proactively engage with regulatory authorities and enforcement agencies by providing prompt reporting, expert technical advice and consultation, thereby enabling rapid risk mitigation, informed decision-making and effective implementation of enforcement actions whenever safety issues are detected through testing or inspections..

5.1.13. Insurance and financial assurance

1) Developers and building owners of Category B and Category C buildings, as classified under this Framework, shall maintain adequate and valid building insurance coverage, including comprehensive third-party liability insurance, for the entire lifecycle of the building to protect against property damage, structural failures and claims arising from injury or loss related to building safety issues.
2) Developers and owners shall submit verifiable evidence of current and effective insurance coverage together with each periodic safety audit report or building condition assessment, ensuring that insurers' obligations remain in force and stakeholders are appropriately protected.

5.4. Obligations for laboratories

1) Obligations for laboratories supporting regulatory building safety testing are comprehensively detailed in Part V of this Framework. All laboratories engaged in such testing shall fully comply with those requirements. For ease of reference, the key obligations include:
    i) Holding valid and current KENAS accreditation to ISO/IEC 17025 for all relevant testing scopes and methods;
    ii) Maintaining robust and formally documented quality management systems consistent with internationally recognised standards;
    iii) Participating actively in proficiency testing schemes and inter-laboratory comparisons pertinent to their areas of expertise to verify and enhance technical competence; and
    iv) Issuing test reports that meet the requirements set out in Part V, Section 3.5, ensuring clarity, accuracy, traceability and compliance with regulatory standards.
2) CABs shall ensure continuous compliance by establishing and operating internal quality controls, ongoing technical and competency training for staff and conducting scheduled internal self-assessments and readiness audits to maintain and improve the integrity of all testing activities.
3) CABs are required to promptly and effectively address any non-conformities or deficiencies identified through external audits,

surveillance visits, proficiency testing results or internal reviews. This includes the implementation of corrective and preventive actions and maintaining transparent and timely communication with relevant regulatory authorities to uphold trust, accountability and confidence in building safety assessments and regulatory compliance.

Coordination, information-sharing and dispute resolution

1) Effective implementation of this Framework relies on robust, structured coordination and transparent information-sharing among National and County-level institutions, conformity assessment bodies, market actors and other relevant stakeholders.
2) To this end, the National Buildings Inspectorate, operating within and on behalf of the State Department, shall, within eighteen (18) months from the commencement of this Framework, establish:
    i) A shared National building safety data platform, ensuring secure, real-time access to inspection, audit and testing data for all authorised regulatory bodies to promote transparency, data integrity and evidence-based decision-making;
    ii) Annual joint training and calibration exercises targeted at county building control officers, Nationally certified inspectors, conformity assessment personnel and other regulatory officials, designed to promote uniform understanding and consistent application of building inspection, audit and safety testing requirements Nationally;
3) In circumstances where disputes arise concerning test results, responsibility allocations, procedural compliance or required remedial actions, the matter shall be promptly referred—within thirty (30) calendar days of the dispute emerging—to an arbitration mechanism designated by the State Department.
4) Such referral shall be without prejudice to any legal remedies available to the parties involved. The designated arbitration body shall issue a binding determination within sixty calendar days from the date of referral. Determinations shall remain binding on all parties unless subsequently appealed to the competent court or tribunal in accordance with Kenyan law.
5) CABs, inspection agencies and auditing firms shall be mandated to cooperate fully and promptly in all dispute resolution processes, providing comprehensive, accurate and transparent documentation, expert testimony and technical assistance necessary to facilitate fair, timely and equitable resolutions.

6. STRUCTURAL SAFETY PRINCIPLES

6.1. Life safety priority

1) All building inspections, audits and safety testing conducted under this framework shall be firmly guided by fundamental physical safety priorities aimed at protecting human life.
2) Comprehensive inspection and audit regimes shall prioritize verification and assessment of structural elements whose failure presents the greatest risk of loss of life, such as load-bearing members, foundations, primary structural frames, critical fire escape routes and emergency egress systems.
3) The National Buildings Inspectorate, operating within and on behalf of the State Department, shall develop and maintain a dynamic, risk-tiered testing schedule for inspections, audits and testing activities which allocates the highest priority and directs resources towards structural components and systems with direct life-safety implications.
4) This prioritization framework shall ensure systematic coverage of all critical safety elements without diminishing the importance of periodic assessment of ancillary structural components, thereby optimising allocation of technical and regulatory resources.
5) Building designers, accredited testing laboratories inspection bodies, auditors and building control authorities shall collaborate to ensure consistent application of life-safety risks prioritization throughout all phases of a building's lifecycle, including design, construction, commissioning, occupancy and maintenance.

6.2. Structural robustness

1) Buildings shall be designed constructed, inspected, audited and tested to demonstrate sufficient redundancy and structural robustness, ensuring localized failures do not trigger disproportionate or progressive collapse.
2) Compliance with progressive collapse resistance requirements shall be verified through a combination of inspections, audits and testing in accordance with the National Building Code 2024.
3) Structural systems shall be engineered and subject to rigorous verification via inspections and testing to sustain alternative load paths if primary members fail. This requirement is mandatory for buildings in high-risk occupancy categories and those with structural spans exceeding ten (10) metres.
4) Building designers and structural engineers carry the primary responsibility for design verification, while building control authorities shall enforce these robustness standards through review, scheduled inspections, audit evaluations and commissioning assessments
5) Accredited testing laboratories, inspection bodies and auditing firms shall support and verify these standards utilizing appropriate structural testing and non-destructive evaluation techniques, complemented by document and process audits.

6.3. Material integrity

1) Testing, inspection and audit activities shall be conducted on all structural materials to, in accordance with recognized national or international standards. Tests must demonstrate that materials meet defined thresholds for durability and performance appropriate for Kenya's diverse climatic zones and geotechnical conditions, including factors such as moisture, temperature variations, soil characteristics, and load-bearing requirements. Test reports shall include detailed methodologies, results and certification that materials are suitable for long-term use under specified conditions
2) Such verification shall explicitly address material resistance to tropical humidity, expansive soils, seismic activity prevalent in the Rift Valley and saline environments along coastal regions.
3) Material integrity shall be examined comprehensively at designated stages—including design approval, manufacturing, delivery, installation, and key construction milestones—as specified in relevant material standards and regulatory requirements. Testing, inspection, and audit processes at these stages shall comply with recognized national or international standards to ensure consistent enforcement and material performance throughout the project lifecycle.
4) CABs and accredited inspection and audit agencies shall maintain rigorous adherence to National and international accreditation standards, impartiality mandates and quality management systems that guarantee reliability, traceability and transparency of results.
5) The National Buildings Inspectorate, operating within and on behalf of the State Department, shall publish detailed technical guidance on material durability and performance requirements adapted to Kenya's climatic zones and geotechnical contexts to guide implementers in appropriate testing, inspections and audit regimes.
6) This guidance will support designers, contractors, testing laboratories, inspection bodies, auditors and building control authorities in executing consistent and rigorous quality assurance processes with respect to materials.
7) CABs, inspection and audit agencies shall submit periodic compliance and audit reports to relevant authorities, documenting adherence to this Framework and continuous improvement in testing, inspection and auditing practices.

6.4. Safety before compliance

1) Where testing, inspection or audit findings reveal imminent or potential risks to structural stability or occupant safety, immediate mitigation shall override procedural compliance formalities to prevent harm.
2) The State Department holds statutory authority to issue immediate stop-work orders, safety directives and mandatory remediation notices whenever structural safety is compromised, regardless of whether formal compliance documentation or approvals are pending.
3) This authority ensures that safeguarding life and property takes precedence over administrative and procedural considerations.

4) Building owners, designers, contractors, conformity assessment bodies, inspection and audit agencies and regulators shall cooperate fully and promptly in implementing safety directives and remedial actions.
5) CABs, inspection teams and auditing officers are mandated to report without delay any findings indicating safety risks to relevant authorities and to initiate emergency actions as part of their compliance duties.
6) These entities shall maintain comprehensive, transparent documentation of safety-related assessments and demonstrate consistent adherence to this Framework's protocols intended to mitigate hazards effectively.

6.5. Material neutral principle

1) This Framework maintains material neutrality and neither prescribes nor endorses specific building materials, products or systems, provided the selected materials comply fully with all applicable performance standards verified through rigorous testing, inspection and audit procedures.
2) The material-neutral principle promotes:
    i) Innovation and advancement in construction materials and technologies uninhibited by prescriptive specifications;
    ii) Equal consideration for traditional, locally sourced or indigenous materials alongside imported or industrially produced alternatives, conditional on verified equivalence or superior performance;
    iii) Procurement decisions, especially for public infrastructure, based solely on verified performance data without bias towards brand origin or familiarity;
    iv) Access for manufacturers and suppliers of novel or untested materials to Framework-sanctioned type-approval testing, inspection and audit processes for validation purposes.
3) Oversight and facilitation of compliance with the material-neutral principle shall be undertaken by the National Buildings Inspectorate, operating within and on behalf of the State Department, in coordination with other National regulatory agencies, ensuring transparent, fair and performance-driven material evaluation and approval processes.
4) CABs and inspection and auditing bodies shall uphold impartiality and objectivity in evaluation, strictly adhering to accreditation requirements supporting material neutrality.
5) These bodies shall maintain detailed records of testing, inspection and audit outcomes and provide transparent reports to the National Buildings Inspectorate, operating within and on behalf of the State Department and other stakeholders, aiding equitable material selection based on evidence-based performance data.

6.6. Technology neutrality

1) Testing, inspection and audit methodologies employed under this Framework shall be technology-neutral; no specific technology, software or proprietary system shall be mandated.
2) Acceptable compliance demonstration methods include but are not limited to:
    i) Physical laboratory testing by accredited CABs;
    ii) Non-destructive testing and evaluation techniques;
    iii) Computational structural analysis including Building Information Modelling-based tools;
    iv) Third-party peer reviews conducted by registered professionals;
    v) Performance monitoring including sensor-based structural health monitoring systems.
3) The suitability and acceptance of any compliance demonstration method shall be determined by the designated project authority based on the nature of the material or product, project-specific requirements, applicable standards and risk considerations. Only methods and accompanying documentation verified and approved by this authority may be used to demonstrate compliance.
4) The National Buildings Inspectorate, operating within and on behalf of the State Department, shall maintain and periodically update a register of accepted and emerging testing, inspection and audit technologies, reflecting advancements and industry best practices.
5) This register shall undergo formal review and update at least biennially incorporating multi-stakeholder consultation and technical evaluation.
6) CABs, inspection and audit bodies shall continuously assess and validate new technologies for reliability, accuracy and compliance with this Framework's technology-neutral mandate.
7) These bodies shall maintain transparent documentation of employed methods, demonstrate impartiality in adopting technologies and provide feedback to the State Department to inform register updates.

6.7. Dual compliance pathways

1) This Framework offers two pathways to demonstrate compliance with building safety requirements:
    i) Prescriptive Pathway – Compliance by adherence to specified materials standards, dimensional criteria and construction methods as per the National Building Code 2024 and referenced Kenya Standards (KS);
    ii) Performance-Based Pathway – Compliance by demonstrating that a building or system meets defined performance objectives, independent of methods employed.
        a) This aligns with ISO 19208:2016 and principles endorsed by the Performance-Based Building Thematic Network.
        b) Applicants opting for performance-based compliance shall submit detailed structural

performance reports prepared by registered structural engineers.

iii) The National Buildings Inspectorate, operating within and on behalf of the State Department, may establish an expert technical review panel and performance-based design expertise to evaluate performance-based submissions and issue formal decisions within 60 working days of complete applications.

iv) CABs, inspection agencies and auditing firms play a critical role by providing accredited, impartial testing, inspection and audit services that ensure data accuracy, reliability and conformity with relevant standards.

v) These bodies shall maintain quality management systems, uphold impartiality, ensure traceability during testing, inspection and audit processes and cooperate with the technical review panel by providing clarifications or additional data as requested.

vi) CABs, inspection and audit agencies shall continuously review and update procedures to align with emerging regulatory requirements and best practices in both compliance pathways

7. BUILDING RISK CATEGORIES

1) **Risk Category definitions**

1) For the purpose of this Framework, buildings shall be classified into three risk categories based on potential consequences of failure, occupancy characteristics and functional importance

i) **Category A – Low risk:** typically includes single- or two-storey residential buildings and small low-occupancy structures, not exceeding 9 metres in height or 500 m² per storey, accommodating fewer than 50 persons at any time.

ii) **Category B – Medium risk:** buildings of moderate height and occupancy such as 3 to 8 storey residential and commercial buildings, schools and medium-sized offices, up to 28 metres in height or accommodating 50 to 500 persons;

iii) **Category C – High Risk:** high-rise buildings exceeding 8 storeys or 28 metres in height or occupancy of more than 500 persons, including hospitals, critical medical facilities, large assembly venues, strategic government buildings, critical infrastructure and others designated as high-risk by the competent authority.

2) Building designers shall assign a preliminary risk category during the project design phase. These assigned risk categories shall be verified, audited and approved by the Building Control Authorities at County and National levels during design approval processes.

3) The risk category shall be reviewed and confirmed or adjusted during any major alterations, modifications or changes of use, with responsibilities shared between

building owners, designers and Building Control Authorities, supported by independent inspections and audits as necessary.

4) The National Buildings Inspectorate on behalf of the State Department, is mandated to publish and periodically update a Building Category Guidance Note, inclusive of worked examples, to ensure uniform understanding and consistent application of classification criteria by designers, building control authorities, conformity assessment bodies and building owners.

2) **Regulatory classification thresholds**

1) Detailed classification thresholds shall be established and periodically updated as National regulatory standards.
2) The National Buildings Inspectorate, operating within and on behalf of the State Department, shall establish these detailed classification standards within 24 months of this Framework's commencement.
3) Where a building exhibits characteristics spanning more than one category, the higher risk category shall govern all inspection, auditing, testing and oversight requirements.
4) Special occupancy buildings—including detention facilities, hazardous industrial processes, data centres and National archives—may be elevated to a higher risk category by a building control authorities or the State Department, acting as competent authorities.
5) In case of dispute over risk category assignment, building owners or designers may request a formal review accompanied by inspection and audit by the competent authority within 30 days of notification. The building control authority or delegated competent authority shall provide a reasoned documented determination within 21 days.

3) **Lifecycle-based inspection, audit and testing approach**

1) Inspections, audits and testing under this Framework shall be conducted according to defined lifecycle stages, recognizing the evolving nature of building risks and employing appropriate methodologies at each stage.
2) During all project stages, the selection and engagement of testing and inspection entities shall be coordinated exclusively by the building control authority to avoid conflicts of interest. The building control authority may levy fees on building owners to cover these services and shall appoint accredited laboratories and inspection bodies to conduct the required testing and inspections, ensuring impartiality and compliance with regulatory standards.
3) In the Construction Stage, material quality assurance, workmanship inspections, formwork and reinforcement verification, non-destructive testing and review of design changes shall be the joint responsibility of contractors and designers, with ongoing monitoring inspections and enforcement by the building control authorities, supported by accredited laboratories and inspection bodies.

4) During the post-construction and commissioning stage, structural integrity evaluations, load testing, commissioning inspection of fire protection and building services and life safety verifications prior to occupancy shall be conducted by accredited inspection bodies, overseen by building control authorities and certified by KENAS and conformity assessment bodies.
5) Throughout the occupation stage, regular safety audits verifying structural safety, fire systems, building services, accessibility and environmental compliance shall be the responsibility of building owners. These audits including targeted re-tests after significant alterations, changes of use or major incidents shall be documented and reported to building control authorities, supported by accredited inspection bodies.
6) For special investigations triggered by incidents— such as building collapses, structural distress, fires, flooding, seismic events or suspected unsafe conditions— rapid assessments, forensic inspections, testing and audits shall be conducted by accredited inspection and conformity assessment bodies, under the coordination of the State Department.
7) Prior to demolition or decommissioning, a comprehensive safety assessment shall be undertaken, including identification and safe handling of hazardous materials, structural stability certification and detailed documentation. Responsibility shall rest with building owners and demolition contractors, with monitoring and verification by building control authorities, supported by accredited testing laboratories.

4) **Stage-specific Inspection, audit and testing matrices**

1) National Buildings Inspectorate on behalf of the State Department, in collaboration with relevant bodies, shall develop and publish detailed inspection, audit and testing matrices for each building risk category (A, B, C).
2) These matrices will specify required inspections, tests, sampling frequencies, acceptance criteria, documentation requirements and audit protocols applicable at each lifecycle stage and shall constitute the minimum mandatory regulatory requirements.
3) Building control authorities reserve the right to impose stricter inspection and testing regimes where justified by site-specific risk assessments or emergent safety concerns. These matrices shall be published alongside this framework and form an integral part thereof, with any amendments subject to the formal consultation and approval by the State Department.
4) Inspection, audit and testing teams—including accredited testing laboratories, inspection bodies and conformity assessment bodies— shall refer to these matrices when planning and conducting all assessments.
5) Any justified deviations from the matrix requirements shall be documented with clear rationale and communicated promptly to the supervising building control authority or the National Inspectorate to ensure accountability.
6) The matrices shall be reviewed at least every three years or immediately following any major building failure or systemic inadequacy revealed by incident investigations, audits or forensic analyses.

8. STANDARDS AND BEST PRACTICE REFERENCES

1) This Part sets forth the principal standards and best practice references mandatory for planning, executing, inspecting, auditing and verifying building safety testing activities under this framework. Implementing authorities, competent persons, accredited laboratories, inspection bodies and conformity assessment bodies shall, to the fullest extent practicable, apply the most current edition of each relevant standard, unless otherwise expressly provided
2) KS issued by KEBS shall serve as the primary normative references for the inspection, audit and testing of materials, components and systems where such standards exist.
3) Inspection and testing teams—including accredited laboratories, inspection bodies and conformity assessment bodies — shall maintain an up-to-date internal register of all applicable Kenyan Standards, specifying the exact edition and year. This register shall be reviewed and updated at least annually or upon issuance, revision or withdrawal of any relevant standard to assure ongoing compliance and quality assurance.
4) CABs shall;
    i) Rigorously implement these standards and best practices in all aspects of their inspection, auditing and testing activities, ensuring that personnel remain highly trained, competent and abreast of current methodologies and regulatory expectations
    ii) Establish and maintain robust, documented procedures and quality management systems that integrate compliance with applicable standards, facilitating traceability, repeatability, reproducibility and verifiability of all inspection, audit and test results.
    iii) Participate in relevant proficiency testing schemes, inter-laboratory comparisons, inspection audits and continuous professional development programs to uphold integrity, credibility and technical excellence of their conformity assessment processes.

8.1. General materials testing framework

1) All materials used in buildings subject to this Framework shall be subjected to testing and inspection by Conformity Assessment Bodies accredited by KENAS or an equivalent internationally recognized body, in accordance with applicable KS, EAS and relevant international standards.
2) Conformity Assessment Bodies shall ensure that all testing, inspection and auditing procedures are conducted impartially and consistently employing accredited, standardized methodologies and engaging personnel who are competent, certified and continuously trained in materials testing, inspection and audit techniques.
3) Material compliance verification shall occur at three mandatory stages,
    i) Pre-procurement type testing and document inspection, verifying that materials meet specified performance standards and conform to project requirements before procurement;
    ii) Delivery-to-site verification testing and physical inspection, ensuring delivered materials conform to approved specifications, remain undamaged and are properly stored; and

iii) In-Situ post-construction testing, inspection and audit to validate material performance installed under actual site conditions and to audit compliance with testing and quality assurance protocols.

4) CABs shall maintain comprehensive records and traceable documentation of all testing, inspection and audit activities conducted at each stage. They shall provide timely, clear, detailed and technically sound reports to relevant stakeholders thereby facilitating informed decision-making, quality assurance and regulatory compliance throughout the construction lifecycle.
5) CABs shall participate in periodic accreditation renewals, proficiency testing programs, peer reviews and structured audit mechanisms required by KENAS or other competent bodies to validate their ongoing technical capability, impartiality and adherence to this Framework and internationally recognized good practices in testing, inspection and audit.

8.2. Specialized tests for high-risk applications

1) For reinforcing steel used in high-risk buildings, the following additional tests are mandatory:
    i) Tensile test at elevated temperature (ISO 15630-1 Clause 13.1) to verify fire-resistance performance;
    ii) Cyclic Inelastic Load Test (ISO 15630-1) for seismic performance verification, particularly applicable within the Rift Valley and other seismically active regions;
    iii) Weldability Assessment—Carbon equivalent value shall not exceed 0.50% for weldable reinforcing steel.
2) Conformity Assessment Bodies shall be accredited and technically competent to perform these specialized tests, maintaining adherence to applicable international and National standards. They shall ensure accuracy, impartiality, traceability and comprehensive documentation of results, particularly for high-risk structural applications.
3) All concrete used in structural applications shall be tested consistently in accordance with relevant KS. Mandatory tests include 28-day compressive strength testing on a minimum of three concrete cubes per 50 m^3 of concrete, water-cement ratio verification, slump testing and admixture compliance verification.
4) Structural steel sections shall be subjected to testing protocols conforming to relevant ISO and KS/EAS standards. Mill certificates accompanying all structural steel deliveries shall be verified through physical inspection and documentary audit by site inspectors and CAB representatives.
5) CABs shall cooperate fully with regulatory and enforcement authorities in combating the use of counterfeit, substandard or non-compliant materials by providing technical test reports, certification documentation and expert testimony as required during investigations or enforcement proceedings.
6) The National Buildings Inspectorate on behalf of the State Department, in collaboration with KEBS and NCA, may establish and enforce a steel marking and verification system to detect counterfeiting and substandard reinforcing steel. Site

inspectors and auditors are empowered to reject, quarantine and report any steel material lacking traceable verified mill certification or suspected to be non-compliant.

7) Compressive strength testing of blocks and bricks shall be conducted in compliance with relevant KS/EAS standards. Mortar testing shall verify compliance with specified strength grades and inspection and audit protocols shall ensure the verification of wall ties for corrosion resistance and mechanical properties in accordance with applicable standards.
8) Materials used in public buildings and in all buildings with a gross floor area exceeding 2,000 m² shall undergo embodied carbon assessment using recognized Life Cycle Assessment (LCA) methodologies, in conformity with:
    i) ISO 14040:2006 and ISO 14044:2006 — Principles and requirements for Life Cycle Assessment;
    ii) EN 15978 — Assessment of the environmental performance of buildings;
    iii) EN 15804+A2 — Environmental Product Declarations for construction products; and
    iv) ISO 14025 — Environmental labels and declarations.
9) CABs performing embodied carbon assessments shall demonstrate proficiency in LCA methodologies and maintain transparent documentation practices, producing clear reports aligned with environmental standards and the sustainability objectives of this Framework. These assessments shall be subject to independent audit and verification by qualified environmental and conformity assessment auditors to ensure data integrity and reliability.

8.3. Sampling and frequency

1) A Minimum of one test sample per 25 tonnes of reinforcing steel delivered to site or per consignment, whichever results in more frequent sampling, shall be collected and tested to ensure material quality and compliance with relevant standards;
2) Additional random sampling may be conducted at the discretion of the accredited site inspector or the National Buildings Inspectorate on behalf of the State Department, based on risk assessments, observed quality issues or non-conformities detected during inspections or audits;
3) All test certificates must be issued by accredited laboratories and shall be retained securely in the project documentation file for a minimum period of 15 years, to support traceability, post construction audits and forensic investigations.
4) CABs shall ensure that all sampling procedures strictly adhere to the Framework's established protocols to maintain representativeness, impartiality and integrity of test samples throughout collection, handling and transportation.
5) CABs shall document all sampling activities thoroughly and accurately, including maintaining chain-of-custody records, sample identification, handling conditions and transfer logs. They shall also verify that all test certificates are accurate, timely, fully compliant with recognized standards and appropriately authorized prior to issuance.
6) CABs shall implement secure, auditable data management systems to store test certificates, sampling records and related documentation for at least fifteen (15) years, facilitating regulatory audits, supervisory inspections and authorized reviews in accordance with this Framework's requirements.

8.4. International and regional standards

1) Where KS are unavailable or permit, KEBS may recognize international standards that comply with WTO Agreement on Technical Barriers to Trade principles. This includes widely accepted standards, irrespective of the issuing body's location. Recognition follows KEBS review to ensure relevance and conformity before use in testing and compliance within Kenya.
2) The selection and application of such international or regional standards shall be clearly documented in testing matrices, test plans, inspection protocols and final test reports. This documentation must include justification for their use and explicit confirmation of suitability relative to Kenyan climatic, geotechnical and construction conditions.
3) National Buildings Inspectorate, on behalf of the State Department in collaboration with KENAS shall provide coordinated guidance, oversight and enforcement mechanisms to promote harmonised and consistent use of international and regional standards within the Kenyan building inspections, audits and safety testing framework.
4) CABs shall document the rationale for substituting or supplementing KS with international or regional standards and ensure that their technical personnel, inspectors and auditors are comprehensively trained and competent in applying these standards correctly and effectively.
5) CABs shall ensure that all test, inspection and audit reports transparently specify the standards applied and maintain conformity with accreditation requirements, thus supporting regulatory review processes and instilling stakeholder confidence in reported outcomes.
6) CABs shall collaborate fully with KENAS and the National Buildings Inspectorate, operating within and on behalf of the State Department, by providing empirical data, technical feedback and operational insights that facilitate the harmonisation, updating and continuous improvement of the National and Regional standards framework governing building inspections and safety testing.

8.5. ISO and ISO/IEC Standards

1) ISO and ISO/IEC standards relevant to building inspections, auditing and safety testing—including standards covering non-destructive testing, quality management systems (ISO 9001), laboratory competence (ISO/IEC 17025) and inspection bodies (ISO/IEC 17020)—shall apply as referenced in this framework or as formally adopted by the KENAS
2) Laboratories and inspection bodies operating under this framework shall ensure alignment of their internal procedures, equipment calibration protocols, personnel competence and quality assurance systems with applicable ISO and ISO/IEC standards to guarantee internationally recognized levels of quality, consistency and reliability in all building inspections and safety testing activities.
3) National Buildings Inspectorate, in conjunction with KENAS, shall oversee, facilitate and support ongoing compliance monitoring, capacity building and technical training programs related to ISO and ISO/IEC standards within the building inspections and safety testing ecosystem to promote harmonized and robust quality frameworks.

4) CABs shall maintain valid and current accreditation against all relevant ISO/IEC standards, regularly review and update their quality management systems and technical operating procedures and actively engage in continual professional development, periodic proficiency testing and peer review audits to uphold these global standards of competence.
5) CABs shall ensure transparent, comprehensive documentation and reporting consistent with ISO/IEC criteria, thereby facilitating full auditability, chain-of-custody traceability and enhancing stakeholder confidence and regulatory acceptance of all test, inspection and audit results.
6) CABs shall promptly notify the National Buildings Inspectorate, operating within and on behalf of the State Department and KENAS of any identified deviations, non-conformities or organizational changes that affect their ISO/IEC compliance status, enabling regulatory authorities to implement timely corrective measures, compliance enforcement and risk mitigation actions.

8.6. Regional Standards (EAS and Others)

1) East African Standards (EAS) and other recognised regional standards may be applied within the building safety framework where these standards have been harmonised with and formally adopted as KS or in cases where suitable KS do not exist.
2) The application of EAS or other regional standards shall be explicitly documented and clearly indicated in all testing plans, inspection protocols, audit scopes and final reports to ensure full transparency, traceability and regulatory acceptance.
3) The National Buildings Inspectorate on behalf of the State Department, in collaboration with KEBS and KENAS, shall provide authoritative guidance on the proper application, interpretation and recognition of regional standards within the building safety framework.
4) CABs shall ensure that all personnel involved in testing, inspection and auditing activities are adequately trained and competent in the application of EAS and other regional standards, integrating these standards seamlessly into testing procedures, quality control processes and reporting frameworks.
5) CABs shall maintain comprehensive and detailed documentation of all testing, inspection and audit activities performed under regional standards, ensuring transparency and enabling effective regulatory review, verification and quality assurance.
6) CABs shall proactively collaborate with the National Buildings Inspectorate on behalf of the State Department, KEBS and KENAS by providing technical feedback, empirical data and performance insights to support the harmonisation, revision and continuous improvement of regional standards, facilitating their alignment within the National compliance framework

8.7. Codes of practice and technical guidance

1) Codes of practice, guidelines and technical manuals formally endorsed and published by the National Buildings Inspectorate on behalf of the State Department, may be utilized to supplement and clarify the application of mandatory KS and statutory provisions, provided that such documents do not conflict with the legal requirements or KS mandates.
2) These codes and guidance materials may comprehensively address key areas such as: test planning methodologies; development and submission of safety cases for high-risk and complex buildings; forensic investigations following structural failures or collapse incidents; and the integration, management and archival of testing, inspection and audit results within digital building records and Building Information Modelling systems.
3) The National Buildings Inspectorate on behalf of the State Department, shall ensure timely and regular review, revision and updating of these codes and guidance documents to incorporate technological innovations, emerging industry best practices, regulator and stakeholder feedback and lessons learned from building safety incidents and audits.
4) CABs shall fully align their testing, inspection and auditing methodologies, as well as reporting and documentation practices, with the relevant codes of practice and technical guidance issued by the National Buildings Inspectorate on behalf of the State Department, ensuring consistency, regulatory compliance and technical excellence across all assessment activities.
5) CABs bear responsibility for maintaining continuous awareness of updates or amendments to codes of practice and guidance documents, proactively incorporating such changes into their internal quality management systems, operational procedures and staff training programs to sustain organisational competence and compliance.
6) CABs shall actively cooperate with the National buildings Inspectorate by providing practical feedback, case studies and technical insights regarding the application and efficacy of codes and guidance, thereby contributing to the continuous improvement, relevance and applicability of these vital reference materials.

8.8. Professional guidelines

1) Professional regulatory bodies may issue practice notes, codes of conduct and technical guidelines detailing good practices relevant to building safety within their respective disciplines to support enhanced professional performance and regulatory compliance.
2) Competent persons engaged in the design, supervision, inspection, auditing or interpretation of building safety tests and assessments shall consider and adhere to such professional guidelines, provided they are consistent with this framework, relevant Kenya Standards and applicable laws.
3) The National Buildings Inspectorate on behalf of the State Department, in partnership with professional regulatory authorities, shall actively promote harmonisation and alignment between professional guidelines and this Framework to ensure uniformity, enhance safety performance and embed sectoral best practices within building safety testing and oversight.

4) CABs shall ensure that all personnel, including inspectors, auditors and testing staff, are fully informed of and receive regular training on relevant professional guidelines, integrating these best practices into their operational procedures, testing methodologies, inspection protocols and audit practices.
5) CABs shall comply with the codes of conduct and ethical standards issued by professional regulatory bodies and shall proactively contribute to advancing professional standards and competencies through active engagement, reporting and constructive feedback mechanisms.
6) CABs shall cooperate closely with the National Buildings Inspectorate on behalf of the State Department and professional regulatory bodies to harmonise and align professional guidelines with the provisions of this Framework, thereby enhancing the overall safety, quality and integrity of building inspections, audits and safety testing nationwide.

8.9. Manufacturer and system-specific guidance

1) When proprietary systems, materials, or technologies are used in building construction or safety testing, the manufacturer's test protocols and technical data sheets shall be reviewed by a competent, independent, and accredited third-party product certification body. This certification body, possessing expertise in the relevant building code, shall verify that such documentation and associated products comply with applicable code requirements before acceptance.
2) The detailed review and any necessary adaptation of the documents referenced in sub-section 1) shall be undertaken by a competent, independent and accredited third-party product certification body with expertise in Kenyan building code and environmental conditions. Final approval for the use of these documents shall be granted by the relevant regulatory authority or the designated project oversight body to ensure compliance with Kenya's statutory, environmental and safety requirements.
3) Any deviations or modifications from manufacturer-recommended test methods, procedures or protocols shall be explicitly justified, thoroughly documented and included within the building safety case, associated testing matrices or relevant technical documentation to provide a transparent audit trail
4) Such deviations shall require prior formal approval from the competent authorities, including the State Department, relevant county building control authorities or other designated regulators, wherever applicable, before execution.
5) The National Buildings Inspectorate on behalf of the State Department, working collaboratively with KEBS and professional regulatory bodies, shall provide technical guidance and capacity building support on adapting manufacturer test frameworks to local conditions, thereby promoting safety, innovation and harmonisation.
6) CABs shall ensure strict adherence to manufacturer test frameworks and standards while responsibly assessing, documenting and validating any localized adaptations or deviations.
7) CABs must secure all necessary regulatory approvals and maintain comprehensive records of these actions, thereby ensuring transparency, regulatory compliance, auditable test integrity and confidence among stakeholders.

8.10. Hierarchy and resolution of conflicts

1) In the event of any inconsistency or conflict between this Framework and any applicable standards, codes of practice or guidance documents, this Framework, together with the Building Code 2024, shall take precedence and govern to the extent of such inconsistency, ensuring uniform regulatory interpretation and enforcement.
2) Where two or more standards or testing protocols are applicable to a specific safety test, inspection or audit procedure and conflict arises, the standard prescribing the higher level of safety, technical rigor and performance shall be applied to prioritize occupant safety and structural integrity.
3) The determination described in sub-section 2) shall be made by the competent authority, in consultation with the supervising professional engineer, accredited inspection body or relevant subject-matter expert, ensuring technically sound and legally justifiable resolutions.
4) The rationale for selecting the overriding standard or procedure shall be comprehensively documented and recorded within the applicable testing matrices, inspection protocols, audit scopes and all related test reports to maintain transparency, procedural traceability and regulatory accountability.
5) The National Buildings Inspectorate on behalf of the State Department, in collaboration with building control authorities, professional regulatory bodies and conformity assessment bodies, shall establish and disseminate formal procedures and guidelines to govern conflict identification, evaluation and resolution, ensuring consistent, timely and equitable application across all building inspection, auditing and safety testing activities nationwide.

8.11. Periodic review of standards references

1) The National Buildings Inspectorate on behalf of the State Department, in collaboration with KEBS), KENAS and other relevant stakeholders, shall undertake periodic reviews of all standards, technical references and normative documents cited within this framework.
2) Any updates, revisions or amendments— including modifications to annexes containing lists of applicable standards and normative references—shall be effected as necessary to incorporate advances in technology, emerging building safety risks, findings and recommendations from forensic investigations of structural failures and building collapses and adherence to evolving international best practices and regional harmonization efforts.
3) These periodic reviews shall be systematically scheduled and documented to ensure that the Framework remains contemporary, robust and responsive; thereby underpinning enhanced building inspections, audits, safety testing and proactive risk management across Kenya's built environment.

8.12. Notification of changes

1) The National Buildings Inspectorate on behalf of the State Department, shall promptly notify implementing authorities, accredited laboratories, inspection bodies, contractors, conformity assessment bodies and other stakeholders of any significant updates, revisions or changes to standards, codes, test methods or reference

documents that materially affect inspection, auditing, testing and compliance requirements under this framework.

2) Notifications may be disseminated through multiple official channels, including Government circulars, Kenya Gazette notices and electronic publications on relevant government portals and regulatory platforms to ensure broad and timely reach.
3) In cases where a standard or referenced method used under the Framework is withdrawn without an immediate replacement, the State Department, in consultation with KEBS and other relevant stakeholders, shall issue interim guidance outlining suitable alternative standards, methodologies or risk-based approaches, ensuring uninterrupted compliance and continuous safety assurance.
4) The State Department, KEBS and KENAS together shall maintain transparent and timely communication mechanisms, including stakeholder engagement forums and update bulletins, to support effective implementation of evolving standards and regulatory requirements.
5) CABs shall establish internal monitoring and management systems to promptly receive, review and implement notifications of such changes, ensuring all testing, inspection and audit activities are compliant with current standards and interim guidance. All procedural adjustments shall be thoroughly documented and communicated transparently to relevant clients and authorities.

8.13. Accreditation requirements

1) All testing laboratories, inspection bodies and certification bodies performing tests and inspections referenced in this Framework shall hold valid and current accreditation from KENAS, in accordance with the following international standards:
    i. ISO/IEC 17025:2017 for testing and calibration laboratories;
    ii. ISO/IEC 17020:2012 for inspection bodies;
    iii. ISO/IEC 17065:2012 for product certification bodies; and
    iv. ISO/IEC 17021-1:2015 for management system certification bodies.
2) Foreign-accredited bodies may be recognized through KENAS's mandatory exemption application process, provided such bodies are signatories to relevant international mutual recognition agreements (MRAs).
3) This Framework shall be implemented in three phases coordinated by the State Department in collaboration with County Governments and other key National bodies:

Phase 1 (Year 1 – 2026)

Establish foundational infrastructure including:

i) National Building Safety Register;
ii) Kenya Environmental Product Declaration (EPD) Registry;
iii) Register of accepted Conformity Assessment Bodies (CABs) and approved testing technologies;
iv) Publish KENAS accreditation requirements and facilitate CAB applications for accreditation under the new regulatory regime.

Phase 2 (Years 2–3 – 2027–2028)

i) Implement mandatory carbon and material passport requirements for all new public buildings and all buildings receiving public financing or guarantees;
ii) Operationalize the building materials passport platform to enable digitized data management, interoperability and seamless integration with regulatory and building permit systems.

Phase 3 (Years 4–5 – 2029–2030)

i) Execute full implementation of the Framework, including mandatory compliance by the private sector across all applicable building categories;
ii) Deploy performance-based compliance pathways designed to incentivize innovative, low-carbon and sustainable building practices;
iii) Enforce carbon passport requirements on all private sector buildings with a gross floor area exceeding 2,000 m^2.

4) The KENAS register of accredited laboratories shall serve as the primary authoritative reference list for verifying the eligibility of laboratories authorized to perform tests under this Framework.
5) Implementing authorities and other competent persons shall verify and document accreditation status and scope of laboratories engaged in testing activities, ensuring traceability in all test documentation and reporting.
6) In cases where a Kenyan Standard or other recognized test method referenced by this Framework is not currently included within the accreditation scope of any laboratory, the National Buildings Inspectorate on behalf of the State Department, shall formally notify KENAS and request prioritization for inclusion of the test method in relevant accreditation schemes.
7) Pending formal inclusion of such test methods within KENAS accreditation scopes, the competent authority may, on a justified, risk-based and time-limited basis, provisionally authorize laboratories demonstrating equivalent competence and robust quality management systems comparable to accredited laboratories.
8) This provisional authorization shall be contingent on a documented plan to transition to full KENAS-accredited testing at the earliest practicable opportunity.
9) The National Buildings Inspectorate on behalf of the State Department, in coordination with KENAS and KEBS, shall oversee compliance with these accreditation requirements and facilitate capacity building programs to expand laboratory accreditation coverage in line with evolving testing needs.
10) Conformity Assessment Bodies shall maintain valid and relevant KENAS accreditation for all test methods performed, implement rigorous quality management systems consistent with ISO/IEC 17025 and undergo regular proficiency testing and external audits to sustain accreditation status.

11) CABs shall provide transparent evidence of their accreditation scopes in all test and inspection reports and proactively collaborate with KENAS and the State Department to resolve any gaps in accreditation coverage, including timely transition from provisional authorization to full accreditation.
12) Conformity Assessment Bodies bear responsibility to continuously improve their technical and operational capacities in line with emerging testing and inspection requirements to support regulatory compliance and safeguard the integrity and reliability of building safety assessments under this Framework.

9. ACCREDITATION REQUIREMENT

1) All CABs conducting testing, inspection or certification under this Framework shall be accredited by KENAS in accordance with the following international standards:
    i) ISO/IEC 17025:2017 — for testing and calibration laboratories;
    ii) ISO/IEC 17020:2012 — for inspection bodies;
    iii) ISO/IEC 17065:2012 — for product certification bodies;
    iv) ISO/IEC 17021-1:2015 — for management system certification bodies.
2) CABs operating under this Framework shall hold accreditation covering the full relevant scope of testing, inspection and certification activities they undertake in support of building safety assessments.
3) CABs shall maintain valid and relevant accreditation for all testing, inspection or certification activities performed under this Framework, proactively managing accreditation renewals, scope expansions and changes to ensure comprehensive service coverage.
4) Foreign-accredited CABs intending to operate within Kenya shall comply with KENAS's mandatory exemption application process, submitting applications for evaluation prior to commencing any testing, inspection or certification activities in Kenya.
5) The National Buildings Inspectorate on behalf of the State Department, shall maintain and regularly update a public register of approved CABs for building safety testing, publishing quarterly updates on its official website to enhance transparency, stakeholder assurance and regulatory oversight.
6) All building safety testing required to support:
    i) Regulatory approvals;
    ii) Issuance or renewal of building and occupation permits;
    iii) Certification of compliance with applicable building safety standards; and
    iv) Forensic investigations of building failures,

    shall be conducted exclusively by competent, impartial laboratories accredited by KENAS under ISO/IEC 17025 for the relevant test categories, except where an explicit, documented waiver or modification is granted in writing by the National Buildings Inspectorate on behalf of the State Department.

7) Any such waivers shall be strictly time-limited with a maximum duration of twelve (12) months and subject to renewal only upon demonstrated necessity and stringent justification.
8) The National Buildings Inspectorate on behalf of the State Department shall maintain and publish an annually updated list of test categories for which KENAS accreditation is mandatory, forming an annex to this Framework to guide compliance and enforcement.
9) CABs shall provide transparent and timely communication to the National Buildings Inspectorate on behalf of the State Department and KENAS regarding their accreditation status, including any expansions, suspensions, changes in accreditation scope or lapses, thereby upholding the integrity, trustworthiness and accountability of building safety and certification services under this framework.

9.1. Use of Non-accredited laboratories in exceptional circumstances

1) Test results generated by non-accredited laboratories shall not be accepted as the primary basis for any regulatory decisions or approvals unless explicitly authorised in exceptional circumstances by the State Department. Such authorisation must be supported by a documented risk assessment, justification and mitigating measures demonstrating the necessity and temporary nature of the exception.
2) CABs shall ensure that any test results obtained from non-accredited laboratories under this authorisation are promptly subjected to verification and confirmation by accredited laboratories and that all quality assurance, validation procedures and discrepancies are rigorously documented and communicated to all relevant stakeholders, including regulatory authorities.
3) Each authorisation issued under this provision shall be strictly time-bound and specify detailed and robust conditions regarding quality assurance, data integrity and procedural oversight to ensure that confirmatory testing by accredited laboratories occurs wherever feasibly possible and within defined timelines.
4) The National Buildings Inspectorate on behalf of the State Department shall notify KENAS within seven (7) calendar days of granting any such authorisation. KENAS shall actively monitor compliance with authorisation conditions and reserve the right to recommend suspension or withdrawal of the authorisation if concerns arise regarding the quality, impartiality or reliability of the provisional testing processes.
5) Test reports from non-accredited laboratories used under this provision shall be clearly and conspicuously marked with the notation "PROVISIONAL — PENDING ACCREDITED CONFIRMATION" on all copies, submissions and regulatory documents to ensure full transparency and traceability in the decision-making process.
6) CABs shall assist in maintaining detailed records of all provisional test results, coordinating expedient confirmatory testing with accredited laboratories and promptly informing relevant authorities of the status and outcomes of such testing processes, thereby upholding the integrity and credibility of the building safety testing framework.

9.2. Mutual recognition and cross-border accreditation

1) Where testing, inspection or auditing is conducted by laboratories accredited outside Kenya, regulatory authorities may recognise such results for building safety evaluations, provided that the foreign accreditation body is a signatory to relevant international mutual recognition agreements, such as those administered by ILAC and IAF and that the scope of its accreditation explicitly covers the specific tests, inspections or audits performed in accordance with this Framework.
2) CABs and relevant regulatory agencies shall verify the current and valid accreditation status of foreign laboratories utilised and ensure that all test methods, inspection protocols and audit procedures employed conform with this Framework's standards and regulatory requirements prior to accepting such results for compliance and approval purposes.
3) The National Buildings Inspectorate, acting on behalf of the State Department, shall maintain and publish annually an authoritative list of foreign accreditation bodies recognized as acceptable for regulatory purposes under this Framework. Inclusion on this list shall be subject to a formal application and evaluation process based on the recognition criteria outlined in Section 9.3. The list shall be publicly accessible and regularly updated to reflect changes in international agreements and accreditation body statuses.
4) Test, inspection or audit results obtained from laboratories accredited by bodies not included on the aforementioned recognised list shall be disregarded for regulatory approvals and enforcement actions in Kenya unless prior written consent is explicitly obtained from the State Department.
5) The National Buildings Inspectorate on behalf of the State Department shall issue and periodically update official guidance documents detailing the criteria for acceptable foreign accreditation bodies and specifying standardized verification procedures for validating foreign-accredited test, inspection and audit results to promote consistency, reliability and confidence in cross-border conformity assessments.

9.3. Recognition criteria

1) CABs and Laboratories seeking recognition under this Framework shall meet and demonstrate full compliance with the following essential criteria:
    i) Legal identity and governance, including a documented organisational structure with clearly defined managerial responsibilities for quality assurance, impartiality and oversight of inspection and audit functions;
    ii) A documented quality management system that meets the requirements of ISO/IEC 17025 and incorporates systematic procedures for inspection and audit record management;
    iii) Proven technical competence in the specific fields for which accreditation is sought, evidenced by qualified and adequately trained personnel, use of appropriate and regularly calibrated equipment, validated test and inspection methodologies and adequate, well-maintained testing and inspection facilities;

iv) Robust procedures for sample handling, chain of custody, traceability and accurate documentation and record-keeping to support testing, inspection and audit activities;
v) Effective mechanisms and documented policies ensuring strict impartiality, confidentiality and ethical conduct in all testing, inspection and auditing operations; and
vi) Active participation in relevant proficiency testing, inter-laboratory comparisons and inspection and audit performance evaluations, wherever available, to continually verify testing and inspection competence and enhance quality.

2) Laboratories shall demonstrate sustained financial viability and maintain adequate professional indemnity insurance coverage to mitigate liabilities arising from errors, omissions or negligence in testing, inspection or audit activities.
3) A documented and implemented data security and confidentiality policy shall be in place to protect client information, testing data and inspection and audit findings, fully compliant with Kenya's Data Protection Act and international best practices on information security.

9.4. National Accreditation process

1) The accreditation process shall be administered exclusively by KENAS and shall encompass the following key stages:
    i) A thorough application review including evaluation of submitted documentation;
    ii) On-site assessments carried out by competent KENAS evaluators to verify compliance with applicable standards;
    iii) Witnessing of tests and related inspection or audit activities to confirm technical competency and procedural adherence; and
    iv) Ongoing periodic surveillance, proficiency testing verification and reassessment activities as deemed appropriate by KENAS to ensure continuous compliance.
2) Laboratories shall address all non-conformities and deficiencies identified during assessments within stipulated timelines, providing documented evidence of effective corrective actions and preventative measures to KENAS in accordance with its directives
3) Conformity Assessment Bodies (CABs) are responsible for promptly responding to all findings arising from accreditation assessments, implementing corrective and improvement actions within required timeframes and maintaining comprehensive, accurate records demonstrating sustained compliance and quality assurance.
4) KENAS shall complete the initial document review within thirty (30) calendar days following receipt of a fully completed and compliant accreditation application dossier.
5) Upon successful completion of the document review, KENAS shall schedule and conduct the on-site assessment within ninety (90) calendar days to assess the laboratory's operational and technical capabilities.

6) An accreditation decision—whether grant, deferment or rejection—shall be communicated formally by KENAS within thirty (30) calendar days after concluding the on-site assessment.
7) KENAS shall maintain transparency by publishing its accreditation fees, procedural timelines, application requirements and other relevant information on its official website. These details shall be reviewed and updated at least annually to reflect any procedural improvements or fee adjustments.
8) CABs shall ensure timely, clear and consistent communication with KENAS throughout the accreditation process, including prompt notification of any changes to their operational status, scope of accreditation or technical capabilities, thereby supporting effective oversight, regulatory confidence and stakeholder trust.
9) KENAS shall complete the initial document review within 30 days of receiving a fully completed and compliant application.

9.5. Scope of accreditation

1) Each accredited entity shall maintain and publish a clearly defined and current scope of accreditation specifying:
    i) The materials, products, systems and building components it is competent to test, inspect or audit;
    ii) The specific test methods, inspection protocols and standards applied within the scope; and
    iii) The applicable measurement ranges, detection limits and, where relevant, associated uncertainties and methodological limitations.
2) Regulatory authorities shall recognise exclusively test, inspection and audit results that fall within the laboratory's formally stated scope of accreditation.
3) Testing teams, including inspection bodies and all CABs, shall verify and ensure that each test, inspection or audit report relied upon for regulatory or compliance decisions strictly conforms to the laboratory's accredited scope. Test results falling outside this scope shall not be accepted for any regulatory approval, certification or enforcement action.
4) All accredited entities shall bear the critical responsibility to rigorously confirm that all testing activities, inspections, audits and related reports remain strictly within their accredited scope. They must transparently document any limitations, deviations or exceptions, including justifications and corrective actions, in accordance with this Framework and accreditation requirements.
5) All scope verifications, including cross-referencing of test methods, inspection checklists and audit criteria to the accredited scope, shall be clearly documented within the test plans, inspection records or audit reports to ensure full traceability, accountability and evidential integrity.
6) CABs shall maintain comprehensive records of scope verifications and related documentation to support periodic internal audits, external surveillance, proficiency testing and regulatory reviews, thereby safeguarding the integrity, credibility and reliability of building safety services under this Framework.

9.6. Maintenance of accreditation

1) Accredited laboratories shall maintain their accreditation status by consistently complying with all surveillance, audit and assessment requirements stipulated by KENAS. They shall promptly notify KENAS and relevant authorities, including the State Department, of any significant changes affecting their accreditation and address without delay any issues arising from suspension or withdrawal procedures.
2) CABs bear responsibility for proactively monitoring their compliance status and ensuring timely communication with KENAS and the State Department regarding any changes that may impact their accreditation scope, validity or standing.
3) The National Buildings Inspectorate on behalf of the State Department reserves the right to suspend recognition of any laboratory's test reports where accreditation has lapsed, been suspended or withdrawn, safeguarding regulatory compliance and data integrity.
4) Laboratories shall notify KENAS and the State Department within five (5) working days of any material changes that may affect their accreditation status—this includes changes in key personnel, testing equipment, operational facilities, ownership structures or governance arrangements.
5) KENAS, jointly with the State Department, shall conduct unannounced surveillance visits at least once every two years, in addition to regularly scheduled audits and assessments, to verify ongoing compliance, enforce quality standards and uphold confidence in accredited services.

9.7. Impartiality and conflict of interest

1) All accredited entities operating under this Framework shall maintain strict independence from undue commercial, financial, political or other influences that could compromise impartiality or the integrity of testing, inspection, auditing and reporting activities. Management shall provide a formal and documented commitment to impartiality and implement adequate governance policies and procedures to safeguard objectivity.
2) Where potential conflicts of interest or impartiality risks arise, an accredited entity shall:
    i) Identify such risks through regular, documented impartiality risk assessments;
    ii) Implement appropriate structural, procedural and operational safeguards to mitigate identified risks;
    iii) Document and manage conflicts in accordance with ISO/IEC 17025 requirements, KENAS guidance and regulatory protocols;
    iv) Inform clients and, where required, regulatory authorities of any residual conflicts along with the mitigating measures applied.
3) Regulatory authorities may refuse to accept test or inspection results from any laboratory or CAB whose impartiality is reasonably questioned and may mandate re-testing or independent auditing by another accredited entity.
4) Persistent patterns or credible evidence of compromised impartiality shall result in suspension or withdrawal of the laboratory's recognition and accreditation under this Framework.

5) Any person reporting, in good faith, a suspected breach of impartiality or conflict of interest by a laboratory, inspection body or testing professional shall be legally protected from retaliation or victimization. Reports may be submitted confidentially to KENAS, the State Department or the relevant professional regulatory authority.
6) The receiving organisation shall acknowledge receipt of such reports within five (5) working days and provide a substantive response within sixty (60) calendar days to ensure transparency and protection for whistleblowers.
7) Conformity Assessment Bodies shall establish and maintain a formal impartiality policy endorsed at the highest management level, conduct regular impartiality risk assessments and implement clear, documented procedures to identify, manage, monitor and record any potential conflicts of interest.
8) CABs are responsible for training all personnel on impartiality and conflict of interest requirements, ensuring transparent communication with clients and regulatory authorities regarding any such issues and mitigation measures, thereby upholding the integrity, credibility and trustworthiness of their testing, inspection and reporting activities.

10. STRUCTURAL SAFETY TESTING

1) Structural safety testing under this Framework aims to provide objective, evidence-based assurance that buildings possess adequate strength, stiffness, stability and robustness for their intended use throughout their entire lifecycle, thereby safeguarding occupants and assets.
2) Testing shall be risk-based and proportionate to the building classification (Categories A, B and C) and lifecycle stage, ensuring that it complements—rather than substitutes for—sound design principles, professional supervision and high-quality workmanship. Specifically, testing under this Framework shall:
    i) Focus testing on safety-critical structural elements and primary load paths, employing all approved testing protocols—including recognized Kenya Standards (KS), ISO methods, and other validated standards—conducted exclusively by accredited laboratories and conformity assessment bodies in accordance with Parts II and V of this Framework.;
    ii) Employ an integrated approach combining visual inspections, non-destructive testing (NDT) and where necessary, intrusive destructive testing, to generate a comprehensive and coherent assessment of the building's structural safety and integrity;
    iii) Ensure that all tests, assumptions, data limitations, results and findings are fully documented, providing a clear and auditable evidentiary basis to support building control authorities' regulatory decisions and the professional engineering judgments required for certification and safety assurance; and
    iv) Mandate immediate escalation and notification to the relevant Building Control Authorities and stakeholder entities whenever testing reveals critical structural defects, unsafe conditions or imminent risk of failure necessitating urgent intervention.

v) All structural safety testing performed under this Framework shall be conducted by or under the direct professional supervision of a competent person as defined in Part I of this Framework, ensuring accountability and technical soundness.

3) This competent person shall assume full professional responsibility for the adequacy, scope and completeness of the testing programme, the scientific and technical validity of the testing methods applied, the accuracy and reliability of test results and the appropriateness of all interpretations, conclusions and recommendations made therefrom.

10.1. Pre-construction testing and assessment

1) For Category B and Category C buildings and for any Category A building located on marginal terrain, including slopes exceeding a 1:10 gradient, flood-prone areas or expansive soils, pre-construction investigations shall mandatorily include the following comprehensive activities:
    i) Comprehensive geotechnical investigations comprising in-situ tests, laboratory analyses of soils and rocks and groundwater assessments, all performed in strict accordance with relevant Kenya Standards (KS);
    ii) Installation, monitoring and examination of boreholes, trial pits or other ground exploration works compliant with applicable KS or other approved international;
    iii) Material qualification tests and inspections for proposed structural materials—especially where non-standard, innovative or locally sourced products or systems are planned—ensuring their suitability through rigorous testing and documented evaluation;
    iv) Detailed review, verification and auditing of structural design calculations and modelling, ensuring full conformity with KS, the Building Code 2024 and applicable loading and safety standards, accompanied by third-party audits where required;
    v) Accurate determination of seasonal groundwater levels alongside the identification, on-site inspection and risk auditing of geo-hazard threats that may impact the proposed construction site.
2) Building designers, structural engineers and geotechnical specialists bear the responsibility to ensure that all foundation and structural designs are based on verified ground conditions validated through testing, inspections and audits, including independent quality assurance reviews, to guarantee safety and resilience.
3) When preliminary site investigations indicate uncertainties or elevated geotechnical risks, additional targeted testing, repeated inspections, in-depth audits and advanced engineering analyses shall be conducted to confirm the adequacy and safety of the design proposals.
4) All pre-construction investigations, inspection records and audit reports, prepared and signed by registered geotechnical engineers and qualified auditors, shall be compiled and submitted to the relevant building control authority as mandatory components of the building plan approval application.

5) Building plan approvals for Category B and C buildings shall not be issued without the submission and acceptance of a satisfactory pre-construction investigation dossier, inspection records and audit certifications duly signed by registered professionals.
6) In cases where pre-construction investigations identify geo-hazards such as expansive soils, high water tables, slope instability or karst features, the designer must develop a comprehensive geo-hazard management plan incorporating mitigation measures subject to regular inspections and audit verification. This plan shall be approved by the building control authority prior to commencement of construction activities and compliance monitoring shall include periodic site inspections and audit reviews during construction to ensure effective implementation.

10.2. Construction stage – materials and workmanship

1) Concrete sampling and compressive strength testing shall be conducted by an accredited testing laboratory in strict accordance with KS EAS 18, maintaining minimum sampling frequencies as follows:
    i) One set of test cubes per 50 m^3 of concrete placed in Category C buildings;
    ii) One set per 75 m^3 for Category B buildings;
    iii) One set per 100 m^3 for Category A buildings;
    iv) or as specified in the Annex testing matrices—whichever stipulates the most stringent requirement.
2) Verification of reinforcement steel shall include physical confirmation of mill certificates accompanied by independent tensile, bend and re-bend testing where required, conducted per KS EAS 54 standards to validate material compliance and performance.
3) Masonry units and mortar shall be tested in accordance with KS EAS 148 and other relevant standards to evaluate compressive strength, absorption and durability. Mortar testing frequency shall be maintained at a minimum of one set per 500 m^2 of masonry surfaces for Category B and C buildings.
4) On-site quality assurance inspections shall be performed by the building consent authority or its authorized inspectors and form an integral part of the construction quality assurance process.
5) Non-destructive testing (NDT) methods—such as rebound hammer tests and ultrasonic pulse velocity—shall be performed by accredited testing laboratories or qualified NDT specialists, particularly for high-risk pours or when preliminary screening indicates potential variability or defects in concrete quality. This facilitates early detection and timely remediation
6) Fabrication and erection activities, including welding, shall undergo rigorous inspections conducted by qualified inspectors authorized by the building consent authority or accredited third-party inspection bodies. Visual inspections and, where mandated, non-destructive testing of welds shall be performed in accordance with applicable KS or allowable International standards to ensure structural integrity and conformance to specifications.
7) For all Category B and C buildings, contractors shall develop and implement a detailed Construction Quality Plan (CQP). This Plan must be approved by the supervising designer and formally submitted to the relevant building control authority prior to

commencement of construction. The CQP shall explicitly specify required testing and inspection regimes, sampling frequencies, roles and responsibilities of involved parties and procedures for identifying, reporting and managing non-conformities and deviations.

8) All test results generated during the construction phase, along with inspection and audit reports, shall be comprehensively recorded in a site testing register maintained by the contractor, ensuring continuous traceability and accountability.
9) The site testing register shall be readily accessible to both the supervising designer and the building control authority upon request and shall be submitted as part of the mandatory post-construction compliance documentation package, serving as a key tool for regulatory review, quality assurance and certification.

10.3. Post-construction and commissioning

1) Verification that all structural elements have been constructed strictly in accordance with the approved design drawings and specifications shall be completed and formally documented through an as-built compliance certificate, which must be signed by the supervising designer. This certificate is a mandatory submission to the relevant Building Control Authority and a precondition for issuance of the occupation certificate.

2) Where required by the Building Code 2024 or regulatory authorities, controlled load tests shall be performed on relevant structural elements using approved loading procedures and deflection monitoring techniques, under the direct supervision of the supervising designer or competent authority.
3) In cases where uncertainties exist regarding concrete strength, adequacy of reinforcement or other construction defects, targeted non-destructive testing (NDT) and/or core sampling shall be conducted by accredited laboratories and inspection bodies to provide definitive, verifiable evidence supporting safety assessments.
4) Electrical, mechanical, lift and HVAC systems shall be rigorously tested and commissioned according to applicable National and International standards, with safety-critical systems subjected to simulated fault and emergency scenario testing to verify operational performance and reliability under adverse conditions.
5) Fire detection, alarm, suppression and smoke control systems shall undergo comprehensive commissioning tests and all emergency egress routes—including signage and emergency lighting—shall be thoroughly inspected and functionally verified to ensure adequacy and compliance prior to occupancy.
6) A detailed commissioning report shall be prepared by an independent supervising team, separate from the designer, owner, and contractor/builder, for all Category B and C buildings. This team shall document the results of all commissioning activities, identify any outstanding defects, recommend remedial actions, and specify prescribed timelines for remediation.
7) This commissioning report shall be formally submitted to the building control authority and retained by the building owner for the entire lifecycle of the building, supporting ongoing compliance monitoring, safety audits and maintenance programs.

8) No occupation certificate shall be issued for any Category B or C building until the commissioning report has been thoroughly reviewed, accepted and formally approved by the Building Control Authority, ensuring all safety and compliance criteria have been satisfactorily met.

10.4. Occupation stage and special investigations

1) Periodic safety audits shall be conducted at intervals prescribed in Part VII of this Framework, ensuring continuous assessment of the building's structural integrity and operational safety throughout its lifecycle.
2) Such audits shall be commissioned by the building owner and carried out by a competent individual or an accredited, fully independent inspection body with no conflicts of interest with the building owner, designers, constructors or contractors to guarantee impartiality and credibility.
3) These audits shall include comprehensive structural condition assessments employing targeted NDT and, where necessary, intrusive investigative techniques on identified deteriorated, overloaded or suspect structural elements to accurately determine their current state.
4) Safety assessments and audits shall be performed following any significant changes in building use, installation of heavy equipment, rooftop additions, structural modifications or in response to emergent safety concerns or incidents.
5) Detailed investigations into observable signs of distress—such as cracking, settlement, corrosion or deformation—shall be conducted to ascertain root causes and recommend appropriate remedial measures, in alignment with coordination and reporting Frameworks outlined in Part VIII.
6) Building owners shall maintain and continuously update a comprehensive building safety file throughout the building's lifespan. This file shall include:
    i) Accurate and current as-built drawings, design specifications and engineering calculations;
    ii) Complete records of all testing, inspection and audit reports;
    iii) Officially issued occupation certificates, previous safety audit findings and compliance documentation;
    iv) Detailed records of all maintenance activities, periodic service contracts and quality assurance interventions; and
    v) Documentation related to all alterations, repairs, retrofits, renovations and change-of-use approvals.
7) The building safety file shall be made readily available to competent regulatory, enforcement and emergency authorities immediately upon formal request and shall be transferred intact to any new owner upon sale, lease assignment or transfer of ownership, ensuring continuity in safety oversight.

10.5. Periodic safety audits and maintenance testing

1) Periodic safety audits and maintenance testing are mandatory regulatory requirements designed to ensure buildings remain structurally safe and operationally sound throughout their occupancy, enabling timely detection and remediation of issues caused by natural deterioration, unauthorized modifications or changes of use.

2) These audits constitute independent, systematic and comprehensive reviews of a building's structural integrity, fire safety systems and essential service performance, while also verifying that maintenance regimes are sufficiently robust, effective and compliant with prescribed standards.
3) Mandatory periodic audits shall apply to:
    v) All Category C (high-risk) buildings as classified under this Framework;
    vi) Category B buildings that meet specified risk thresholds, including those built 15 or more years ago, exceeding five storeys in height or regularly accommodating over 200 occupants;
    vii) Any building formally identified by a competent authority—National or County-level—as warranting enhanced safety scrutiny because of deteriorated condition, safety complaints, previous incident history or changes in building use or occupancy.
4) Building owners or their duly authorised representatives bear the primary responsibility to commission, facilitate and ensure the timely and complete execution of periodic safety audits and associated maintenance testing within the regulatory prescribed intervals.
5) Regulatory authorities—both county building control offices and the State Department—reserve the right to initiate mandatory safety audits directly where evidence or intelligence indicates heightened risk, structural deficiencies or non-compliance with statutory safety obligations.
6) Relevant county building control authorities shall maintain and update a comprehensive register of all buildings subject to mandatory periodic safety audits. These authorities shall issue formal written notifications of audit due dates to building owners or managers at least six (6) months in advance to facilitate adequate preparation and compliance.
7) Any person—including occupants, employees, contractors or members of the public—may report safety concerns related to buildings anonymously or through identified means to the relevant building control authority or the National Buildings Inspectorate on behalf of the State Department, without fear of reprisal.
8) The receiving regulatory authority shall acknowledge receipt of such reports within five (5) working days, conduct a preliminary risk assessment or fact-finding inquiry within twenty-one (21) calendar days and communicate investigation outcomes or planned actions to the reporting party within sixty (60) calendar days, maintaining transparency and accountability.
9) Persons reporting in good faith shall be protected under this Framework and relevant Kenyan laws from any form of harassment, retaliation or victimisation arising from their reporting activities, reinforcing a culture of safety vigilance and civic responsibility.

10.6. Frequency of Audits

10.6.1. General intervals by risk category

1) As a general guideline, periodic safety audits, inspections and safety testing shall be conducted at intervals proportionate to the building's risk category, ensuring comprehensive and continuous assessment of structural and operational safety:

i) **Category C (High-Risk) buildings** shall undergo mandatory audits, detailed inspections and applicable safety testing at least once every five (5) years, with more frequent or targeted inspection and testing regimes mandated for critical infrastructure such as hospitals, schools and emergency services facilities;

ii) **Category B (Medium-Risk) buildings** shall be subject to periodic audits, inspections and necessary safety testing at least once every five (5) years, balancing risk with efficient resource utilisation;

iii) **Category A (Low-Risk) buildings** shall receive inspections, audits and where necessary focused testing at least once every seven (7) years or at shorter intervals triggered by significant changes, emergencies or safety alerts raising the risk profile.

2) The National Buildings Inspectorate on behalf of the State Department retains authority to prescribe more stringent intervals and expanded scopes for inspections, audits and safety testing for specified building types, geographic zones or elevated risk factors. This includes structures situated in corrosive coastal environments, flood-prone areas, high seismicity regions or properties with documented construction or maintenance deficiencies.

3) Unscheduled or special audits and safety testing may be initiated by regulatory authorities in response to emergent trigger events or credible safety concerns identified outside the routine schedule.

4) Trigger events warranting targeted inspections, additional audits or safety testing include but are not limited to:

i) Major structural alterations, retrofitting or change of use requiring reassessment;

ii) Verified reports or visual observations indicating structural distress, deformation or abnormal movement;

iii) Occurrence of major incidents such as fires, explosions, floods or significant nearby ground works that may impact building integrity;

iv) Formal complaints, safety notifications or credible concerns lodged by occupants, neighbours, conformity assessment bodies or regulatory inspectors.

10.6.2. Test Planning, sampling and documentation

1) Test planning shall establish clear objectives, hypotheses and decision criteria for each testing campaign, ensuring that test methods selected comply fully with applicable KS or approved international standards and internationally recognized protocols, while factoring in the building's risk category, age, structural condition and previous inspection and audit findings.

2) A written structural testing plan shall be developed detailing test locations, sample quantities, types of tests to be performed, responsible personnel and agencies, safety precautions and the full testing schedule, including provisions for concurrent or sequential inspections and audits.
3) The structural testing plan shall be formally submitted for review and approval by the building owner, the design team and relevant regulatory authorities, particularly when testing involves invasive or destructive methods, load testing or safety-critical assessments.
4) For Category C (high-risk) buildings, the structural testing plan must obtain formal review and written approval from a registered structural engineer prior to the commencement of any testing activities.
5) All approved testing plans, sampling activities, inspection records, audit findings and results shall be meticulously documented and stored in the building's digital safety record within the National building safety database, where such a system is operational, consistent with guidance issued by the National Buildings Inspectorate on behalf of the State Department.
6) Sampling protocols shall meet or exceed the minimum frequencies indicated in the Annex testing matrices, with provisions for increased sample sizes or frequency in contexts of elevated risk or documented quality uncertainties revealed through previous inspections or audits.
7) Sampling shall be representative across critical structural elements, floors and zones, while allowing targeted sampling and investigation of suspect or deteriorated areas identified from inspections, monitoring or prior audit results.
8) Exact sampling locations shall be precisely recorded and geo-referenced as necessary to facilitate detailed analysis, repeat testing and future follow-up inspections and audits.
9) Documentation and traceability systems shall maintain an unbroken and auditable chain-of-custody that links samples and test results decisively to specific structural elements, material batches and construction phases, supporting regulatory review and forensic investigations.
10) Test reports shall provide clear and comprehensive identification of the building, specific structural elements tested, exact locations, test methods employed, standards applied, testing equipment used (with documented calibration status), test dates, along with the names and qualifications of responsible personnel.
11) All testing, inspection and audit records shall be retained in accordance with applicable legal and regulatory requirements or, if unspecified, maintained for the entire operational life of the building or as specified for high-risk structures, ensuring availability for ongoing safety management, statutory audits and forensic analyses.

10.7. Maximum scope of periodic safety audits

A typical periodic safety audit shall, at minimum, comprise the following key components, incorporating documentation review, comprehensive inspections, targeted testing and verification of safety-critical elements:

1) A thorough review of all relevant building records, including as-built drawings, approved design documents, prior test reports, inspection and audit records, certificates of occupancy, maintenance logs, work orders and records of earlier audits with documented status updates on the implementation of audit recommendations.
2) Detailed on-site inspections by competent auditors and inspectors assessing structural, architectural, fire protection and other critical building elements for signs of deterioration or distress—such as cracks, deflections, corrosion, spalling, water ingress, deformation, loose or damaged components. Unauthorized alterations shall be identified and life safety features such as escape routes shall be evaluated, with comprehensive photographic and video documentation to support findings.
3) Based on visual inspection findings and risk assessment outcomes, perform focused sampling, laboratory material tests and non-destructive evaluations (e.g., ultrasonic pulse velocity, rebound hammer, load testing) to confirm residual structural capacity, assess deterioration levels and validate the integrity of critical fixings, anchors and structural components whose failure could pose significant hazards.
4) Functional verification and inspection of all fire detection, alarm and suppression systems; evaluation of fire compartmentation including fire doors and fire stopping measures; and thorough inspection of escape routes, signage, emergency lighting, staircases and building exits to ensure all are compliant, operative, well maintained and meet statutory requirements.
5) Inspection and review of electrical installations, mechanical safety systems (including HVAC, lifts and smoke extraction) and other critical safety-related building services. Confirm that these systems are under active maintenance contracts and have undergone current statutory safety inspections as required by local regulations.
6) Assessment focusing on ventilation effectiveness and indoor air quality, especially within high-occupancy, sensitive or healthcare facilities; adequacy of lighting in critical work and egress areas; and identifying presence of dampness, mould or other adverse environmental conditions that may negatively affect structural integrity or occupant health. These checks shall be mandatory for Category B and C buildings and may be required for Category A buildings at the discretion of the competent authority.

10.8. Proportionality of audit depth

1) The extent, depth and frequency of periodic safety audits, inspections and associated safety testing shall be proportionate to the building's assigned risk category, chronological age, and current physical condition and assessed risk profile.
2) Buildings classified as high-risk (Category C), older structures with extensive service life or those exhibiting significant documented defects, deterioration or adverse incident histories, shall be subject to more intensive, comprehensive and frequent investigative efforts, incorporating advanced testing methods, intrusive inspections and detailed forensic audits to thoroughly assess structural integrity and safety performance.
3) Lower-risk or newer buildings demonstrating satisfactory condition may undergo proportionately less intrusive audit procedures, though all audits must remain sufficiently rigorous to detect emerging risks and verify regulatory compliance.
4) This risk-based, proportional approach ensures efficient allocation of technical and regulatory resources while maintaining optimal levels of safety assurance tailored to the specific characteristics of each building.

10.9. Interpretation of results and structural decision-making

1) Test results shall be comprehensively interpreted by qualified and competent professionals—such as accredited laboratory analysts, certified engineers or designated conformity assessment bodies—in accordance with relevant KS, original design assumptions and imposed safety factors, while appropriately accounting for measurement variability, instrument uncertainty, and testing method limitations.
2) Identified non-conformities shall be systematically classified—generally as minor, major or critical—based on severity, spatial extent and potential impact on structural performance and occupant safety. In cases where test results fall below acceptable performance thresholds, confirmatory testing, advanced statistical analyses and detailed structural re-assessments shall be conducted prior to finalizing decisions on remedial actions or operational restrictions.
3) Remedial and mitigation measures shall be proportionate to the assessed risk, guided by sound and contemporary engineering principles and tailored to address specific structural deficiencies effectively.
4) Temporary operational restrictions, such as load limitations, occupancy reductions, propping or evacuation, shall be immediately recommended and implemented when tests or inspections indicate imminent danger pending completion of permanent remedial works.
5) Findings, interpretations and recommended actions shall be clearly communicated in detailed technical reports to building owners, facility managers and regulatory authorities and integrated formally into the building's risk rating, safety documentation and planned action response frameworks.

6) Where safety testing or audit outcomes indicate risks of partial or full structural collapse, systemic defects or conditions potentially affecting multiple buildings or associated projects, escalation protocols defined in the Framework's sections on collapsed buildings and forensic investigations shall be immediately invoked. Regulatory authorities may impose broader investigations, mandated inspections of related structures and enforcement or policy measures as warranted by risk assessments.
7) Audit reports shall provide a succinct yet comprehensive summary of the building's overall condition, the audit's scope, key findings and assign a formal risk rating based on likelihood versus consequence of structural failure, following criteria established in the Framework's annexes.
8) Recommendations for remedial works, operational controls, monitoring or further investigations shall be prioritized in alignment with risk levels and provided with indicative timeframes to guide timely action.
9) Reports shall explicitly state where immediate interventions such as partial building closure, occupant evacuation, shoring or restraint installations are necessary for safety.
10) A standardized digital summary record, formatted in accordance with National Buildings Inspectorate on behalf of the State Department requirements, shall be prepared for inclusion in the National building safety registers to support centralized oversight and longitudinal safety monitoring.
11) For Category C buildings, such audit reports shall be countersigned by a competent professional certifying the technical accuracy and compliance of the audit conclusions.

10.10. Owner's action plan

1) Building owners shall prepare and implement a comprehensive, evidence-based action plan addressing all safety audit recommendations within the specified regulatory timeframes, ensuring systematic risk mitigation.
2) The action plan shall clearly allocate responsibilities, appropriated budgets, project milestones and resource requirements and be formally submitted to the relevant regulatory authority where mandated.
3) Submission of the action plan to the competent authority shall occur within thirty (30) calendar days of receipt of the audit report to facilitate timely oversight.
4) Implementation of remedial and preventive actions shall commence promptly in accordance with timelines included in the audit report, with mandatory minimum compliance times as follows, unless otherwise directed by the National Buildings Inspectorate on behalf of the State Department:
    i) Immediate actions (e.g., evacuation, structural propping, cordoning off unsafe zones) shall be completed within 24 hours of identification;
    ii) Critical remedial works addressing life-safety risks or imminent failure shall be completed within 90 calendar days;

iii) Major remedial works involving significant repairs or system replacements shall be completed within 12 months; and
iv) Minor remedial works involving routine maintenance or non-critical repairs shall be completed within 24 months.

10.11. Regulatory oversight and enforcement

1) Regulatory authorities shall carry out rigorous technical and compliance reviews of audit reports and owners' action plans, verifying their adequacy and consistency with the building's assigned risk classification and regulatory standards.
2) Authorities shall actively monitor the implementation progress through scheduled and random follow-up inspections, document audits and stakeholder engagements, ensuring adherence to prescribed remediation timelines and quality control.
3) Where non-compliance or implementation gaps are identified, regulatory agencies shall exercise their enforcement powers by issuing compliance notices, fines, stop-use or occupancy orders and other legal instruments as necessary to safeguard occupants and uphold public safety.
4) Records of all audit reports, action plans, enforcement actions and compliance outcomes shall be systematically maintained by regulatory authorities to inform risk-based planning, policy formulation, resource allocation and continuous improvement of building safety oversight programs.
5) CABs shall ensure that all testing, inspection and audit reports submitted to regulatory authorities are accurate, comprehensive, timely and meet all statutory documentation requirements, thereby supporting effective regulatory oversight and enforcement actions.

11. CHEMICAL TESTING OF BUILDINGS AND BUILDING MATERIALS

11.1. Objectives and scope

1) The purpose of chemical testing in building safety is to ensure material integrity, durability, environmental compliance, occupant health and safety and long-term structural performance by detecting potentially harmful substances and verifying compliance with relevant National and International standards.
2) Chemical testing specifically aims to:
    i) Confirm chemical composition of materials and verify compliance with applicable KS, ISO and EN specifications;
    ii) Assess potential chemical degradation mechanisms, such as corrosion, chemical attack and deleterious reactions, that adversely impact structural safety and performance;
    iii) Detect hazardous substances, including but not limited to asbestos, heavy metals and volatile organic compounds (VOCs), which pose risks to human health, safety and the environment; and

iv) Support forensic investigations of structural failures by providing detailed chemical analyses that inform remedial design and mitigation strategies to enhance building lifespan and safety.

3) Chemical testing shall be systematically integrated into the overall building safety testing program at all relevant lifecycle stages as detailed in the annexed testing matrices.
4) Chemical testing shall be regarded as a core, mandatory component of building safety assurance, not merely an exceptional or supplementary activity.
5) All chemical testing shall be conducted only by laboratories accredited under ISO/IEC 17025 or equivalent, employing validated, recognized test methods conforming to KS, ISO and EN standards to ensure accuracy, reliability and reproducibility of results.
6) CABs shall maintain valid accreditation for all chemical testing activities and ensure strict adherence to these internationally recognized standards, providing impartial and reliable data supporting building safety.
7) The National Buildings Inspectorate on behalf of the State Department shall develop and publish a Chemical Testing Guidance Note specifying:
    i) Minimum chemical testing requirements for various building categories and lifecycle stages;
    ii) Accredited chemical test methods (including ASTM, ISO, EN methods);
    iii) Clear acceptance criteria and threshold limits referencing National health, environmental regulations and WHO guidelines;
    iv) Sampling, chain of custody and reporting procedures ensuring traceability and transparency;
    v) Frameworks for retesting, dispute resolution and corrective actions for non-compliance or safety concerns;
    vi) Encouragement of advanced analytical techniques for onsite and laboratory testing;
    vii) Promotion of research and testing frameworks for new and emerging contaminants in building materials;
    viii) Integration of chemical testing results with digital BIM data platforms for real-time risk management and documentation.

11.2. Chemical testing areas

Chemical testing shall focus on critical building materials and substances as follows

1) **Concrete and cementitious materials**
    i) Chemical analysis of cement type and composition to verify conformity with KS, ISO and EN standards (e.g., KS EAS 18, EN 197-1, ISO 29581);
    ii) Quantification of chloride and sulfate content assessing corrosion risk per ASTM C114 and EN 196-2;
    iii) Identification of Alkali–Silica Reaction (ASR) indicators per ASTM C1260 and ASTM C1567;
    iv) Measurement of carbonation depth and pH profiling for corrosion risk evaluation using EN 14630 methods.

2) **Reinforcement steel and metals**
    i) Verification of chemical composition to confirm steel grade and detect deleterious elements (e.g., sulfur, phosphorus) per KS ISO 4948, EN 10027, ASTM A6;
    ii) Assessment of coating thickness and chemical composition for corrosion protection (e.g., galvanizing) per ASTM A123 and ISO 1461.
3) **Aggregates and masonry units**
    i) Testing for alkali reactivity per ASTM C289 and KS EAS 222;
    ii) Sulfate and soluble salt content analysis per ASTM C114 and EN 1744-1;
    iii) Additional chemical property evaluations influencing durability.
4) **Coatings, sealants and fire-protection products**
    i) Verification of chemical composition consistency with manufacturer specs and performance standards (e.g., KS ISO 9001, EN 1504);
    ii) Quantification of active fire-protection ingredients per ASTM E136 and EN 13501-1;
    iii) Measurement of VOC emissions compliant with Kenyan occupational health regulations and ISO 16000 series.
5) **Hazardous substances in buildings**
    i) Detection and quantification of asbestos, heavy metals, VOCs using NEMA guidelines, KS ISO 10312, ASTM D7521;
    ii) Identification, labelling and management of hazardous substances to mitigate occupational and environmental risks throughout building life-cycle stages.

6) **Water quality and plumbing systems**
    i) Chemical and microbiological testing of internal water systems for metals and bacterial contamination;
    ii) Integration into commissioning and periodic safety audits for Category B and C buildings per KS EAS 412, WHO Guidelines, ISO 5667 series.
7) Conformity Assessment Bodies shall conduct all chemical tests in compliance with accreditation and quality assurance requirements, providing accurate, timely and transparent reporting for regulatory compliance and public health protection

11.3. Structural Risk Assessments (SRAs)

1) SRAs provide a systematic framework to evaluate structural failure likelihood, consequences and appropriate risk controls ensuring building safety.
2) SRAs shall be conducted:
    i) For all Category C buildings at key lifecycle stages (design, commissioning, periodic audits);

ii) For Category B buildings exceeding five storeys or 15 years in age at each periodic audit;
iii) For existing distressed buildings or those proposed for major change of use;
iv) Following significant incidents, alterations or other trigger events defined in Part VII;
v) As deemed necessary by competent authorities.

3) The SRA process includes: comprehensive data collection, hazard identification, likelihood and consequence assessment, risk evaluation and prioritized risk-based action planning.
4) SRAs shall adhere to recognized risk management standards such as ISO 31000:2018 and EN 1990:2002, adapted for Kenya's climatic, geological and socioeconomic context.
5) The National Buildings Inspectorate on behalf of the State Department shall publish an SRA Guidance Note within 18 months of Framework commencement to support effective implementation.
6) Outcomes inform structural strengthening, load management, monitoring frameworks and emergency planning, incorporated as applicable into building safety case reports.
7) SRA reports shall be prepared or supervised by registered structural engineers competent in risk assessment and submitted to competent authorities for permanent retention in building safety files.
8) The National Buildings Inspectorate on behalf of the State Department shall maintain a National SRA Database logging assessments for all Category B and C buildings to support data-driven oversight.
9) CABs shall support SRAs by providing accurate structural testing data, material verification and expert interpretations informing risk evaluations.

11.4. Laboratory quality control

1) Complementing external accreditation (Part V), laboratories shall maintain robust internal quality control systems between KENAS assessments.
2) Systems include:
   a) Use of control samples and certified references;
   b) Regular proficiency testing and inter-laboratory comparisons with documented participation;
   c) Enhanced surveillance for poor proficiency performance;
   d) Scheduled calibration and verification of testing equipment;
   e) Documentation of procedures and quality measures.
3) Deviations or anomalies shall be investigated, documented and corrective action implemented. Affected clients and authorities shall be promptly informed when outcomes are impacted.
4) Laboratories shall maintain and update a detailed quality manual annually, available for inspection by KENAS and the State Department.
5) CABs shall rigorously implement and improve quality control systems ensuring high standards of accuracy and reliability.

11.5. Sampling and field testing quality

1) Sampling and field testing are critical for reliable outcomes and shall be conducted by trained personnel using documented procedures.
2) Personnel shall hold documented qualifications verified by the responsible laboratory or accredited inspection body.
3) Proper sampling equipment, certified containers, labelling, storage conditions and documented chain-of-custody shall be maintained.
4) Non-compliance may result in rejection of results.
5) Labs shall provide written instructions when sampling is performed by external personnel and verify adherence.
6) Samples lacking documentation on context shall be rejected.
7) Digital documentation tools (e.g., GPS-tagged photos) require secure storage, linked to laboratory reports for traceability.
8) CABs shall ensure all personnel follow these protocols strictly.
9) The National Buildings Inspectorate on behalf of the State Department shall issue guidance on approved digital sampling and documentation systems.

11.6. Reporting and interpretation

1) Test reports must clearly include:
    i) Lab identification and accreditation status;
    ii) Test standards and methods;
    iii) Unique sample IDs and test conditions;
    iv) Results with units and measurement uncertainties;
    v) Compliance statement relative to acceptance criteria;
    vi) Sample collection and test dates;
    vii) Responsible personnel names and signatures;
    viii) Limitations or factors affecting reliability;
    ix) Statements on results outside accredited scope.
2) Qualified specialists shall interpret results considering structural adequacy and safety.
3) Interpretation reports shall distinguish empirical data from professional judgments.
4) Uncertainty shall be quantified and its impact discussed.
5) Reports for regulatory use shall be submitted in prescribed official formats.
6) CABs must ensure reports comply fully with Framework requirements, enabling accurate, timely oversight.
7) Where National digital platforms exist, electronic submission shall be primary

11.7. Regulatory oversight and continuous improvement

1) The National Buildings Inspectorate on behalf of the State Department or appointed agents shall oversee laboratory and field testing performance to ensure quality and reliability.
2) Oversight activities include:
    i) Three-year interval formal audits of laboratories, with increased frequency for labs with prior issues;
    ii) Unannounced spot checks, independent repeat tests and comparative analyses;

iii) Maintaining registers of complaints, investigations, sanctions and enforcement actions.

3) Lessons from incidents and non-conformities shall drive:
   i) Targeted training and quality system enhancements;
   ii) Periodic updates to KS, international standards and this Framework;
   iii) Regulatory guidance for enforcement priorities and capacity building.
4) The National Buildings Inspectorate on behalf of the State Department may publish annual building safety testing oversight reports summarizing findings and recommendations.

12. LOW CARBON AND GREEN MATERIALS

12.1. Carbon passport for buildings

In this part, unless otherwise determined,

1) Low carbon materials are building materials with a significantly reduced carbon footprint throughout their life cycle, including extraction, processing, transportation, installation, use and disposal.
2) Green materials are as defined in the Green buildings standards for Kenya.
3) A carbon passport is a structured, digital and verifiable record documenting the total carbon footprint of a building across its entire lifecycle. This lifecycle assessment includes but is not limited to:
   a) Embodied carbon (Stages A1–A5, B1–B5, C1–C4) encompassing carbon emissions associated with material production, construction, maintenance and end-of-life, assessed following EN 15978:2011 and ISO 14040/14044 series standards;
   b) Operational Carbon (Stage B6) consisting of annual greenhouse gas emissions from building energy consumption, evaluated using building energy simulation standards such as ASHRAE 140-2017 and ISO 52000-1:2017; and
   c) Biogenic Carbon Storage (Stage D) representing carbon sequestered in bio-based materials, reported distinctly
   d) Life Cycle Assessment (LCA) methodology applied shall comply with ISO 14040, ISO 14044and validated as per ISO/IEC 17029 conformity assessment requirements.
4) Carbon passports shall be mandatory for:
   i) All new public buildings with a gross floor area exceeding 500 m^2;
   ii) All new private buildings with a gross floor area exceeding 2,000 m^2;
   iii) All buildings undergoing major renovations affecting over 25% of the building envelope or structural system.

5) Each carbon passport shall include:
    i) Building identification details including location, National Construction Authority (NCA) registration number and occupancy category;
    ii) Total embodied carbon quantified in kilograms of CO_2 equivalent per square meter ($kgCO_2\ e/m^2$) over a standard 50-year reference study period;
    iii) Total operational carbon emissions ($kgCO_2\ e/m^2/year$);
    iv) Biogenic carbon storage values ($kgCO_2\ e/m^2$);
    v) Detailed list of major materials and components with their respective Environmental Product Declarations (EPDs) conforming to ISO 14025 and EN 15804;
    vi) Description of Life Cycle Assessment (LCA) methodology and software tools used;
    vii) Name and accreditation number of the verifying conformity assessment body accredited under ISO/IEC 17020 or 17025;
    viii) Conformity assessment bodies shall ensure that all verification activities related to carbon passports are conducted independently, impartially and in accordance with this Framework's accreditation requirements, maintaining rigorous documentation and traceability of findings.
    ix) Date of issue and scheduled review or update date to ensure ongoing accuracy.
6) The National Buildings Inspectorate on behalf of the State Department shall administer a secure and publicly accessible digital database, in compliance with Kenya's Data Protection Act, 2019, where all issued carbon passports are stored, registered and assigned unique identifiers.
7) Verification of carbon passports shall include:
    i) Independent third-party audits of LCAs and EPD validity;
    ii) Conformity assessment bodies shall provide timely and transparent audit reports for Life Cycle Assessments and Environmental Product Declarations, supporting regulatory review and continuous improvements in low-carbon building practices.
    iii) Random physical sampling and onsite material checks conducted according to ASTM D7637
    iv) Periodic update reviews during building maintenance or renovations to track carbon emission changes.
8) Digital carbon passport platform shall implement robust cybersecurity measures consistent with ISO/IEC 27001 to protect sensitive building data from unauthorized access and cyber threats. Data access shall be role-based and enforce least-privilege principles for all users, including authorized auditors, inspectors and third-party verifiers..

9) Carbon passports should incorporate data feeds from IoT sensors and Building Management Systems and other monitoring technologies to enable real-time verification of operational carbon emissions and energy consumption during inspections and audits, thereby facilitating proactive carbon management.

12.2. Material passport for buildings

1) For the purposes of this Framework, a material passport is defined as a comprehensive digital dataset that captures detailed information about the materials, products and components used within a building. This facilitates precise identification, tracking, recovery and reuse at the building's end-of-life stage, in compliance with the following standards and regulations:
    i) Material data compiled according to ISO 19650-3:2020 (BIM operational phase) and product environmental data compliant with EN 15804;
    ii) Material quality and specifications aligned with KEBS standards and recognized international equivalents such as ISO 9001;
    iii) Supply chain traceability frameworks in accordance with ISO 22005:2007;
    iv) Evaluation of hazardous substances per the REACH Regulation (EC) No 1907/2006 and ISO 14389:2014;
    v) Assessment of disassembly and recyclability guided by circular economy principles and BS 8500 where relevant.

2) The material passport shall document, for each significant material or component, the following information:
    i) Material type, grade and specification;
    ii) Manufacturer details, country of origin and supply chain traceability;
    iii) Quantity expressed in mass, volume or area;
    iv) Verified embodied carbon data from Environmental Product Declarations (EPDs);
    v) Expected service life and required maintenance;
    vi) Hazardous substance content;
    vii) Disassembly and recovery potential characterized by a reversibility rating;
    viii) Intended end-of-life pathways, including reuse, recycling or disposal; and
    ix) QR code or RFID tag references for physical traceability.
3) Preparation and maintenance of material passports shall be mandatory for:
    i) All new public buildings;
    ii) Buildings receiving public financing or guarantees;
    iii) Buildings located in designated urban regeneration zones; and
    iv) Buildings subject to demolition permits, for which retrospective material passports shall be prepared to facilitate material recovery.

4) The National Buildings Inspectorate on behalf of the State Department shall lead development and deployment of a building materials passport platform that:
    i) Demonstrates interoperability with the integrated E-Buildings approval, permitting and management system, utilizing IFC (Industry Foundation Classes) data models;
    ii) Supports integration with KEBS product certification data and KENAS accreditation records compliant with ISO/IEC 17011;
    iii) Enables seamless data exchange with international material passport systems under applicable mutual recognition agreements; and
    iv) Provides controlled access to building owners, designers, contractors, demolition contractors and relevant government entities.
5) The State Department, in collaboration with County Governments, shall integrate carbon and material passport requirements into building permit and occupancy certificate processes, ensuring alignment with Kenya's sustainable building and circular economy objectives.
6) Starting five years after the effective date of this Framework, no occupancy certificate shall be issued for buildings subject to mandatory passport requirements unless verified carbon and material passports are filed with relevant authorities.
7) Testing and verification of material passports shall include but not be limited to:
    i) Material sampling and laboratory verification per standards such as ASTM D3683, ASTM E330 and ISO 22196;
    ii) Fire performance testing following EN 13501-1; and
    iii) Indoor air quality assessments aligned with the ISO 16000 series, focusing on VOC emissions.
8) Conformity Assessment Bodies shall conduct these tests and verifications in accordance with this Framework, maintaining accreditation to applicable standards, ensuring impartiality, accuracy and detailed reporting to support regulatory compliance and sustainable building management.
9) Compliance will require coordinated collaboration among State Agencies, accredited testing laboratories, building owners, designers, contractors and demolition contractors to ensure accurate data capture, verification and reporting.

12.3. Advanced testing for innovative low-carbon materials

The National Buildings Inspectorate on behalf of the State Department shall:

i) Establish guidelines for testing and validation of bio-based, recycled and hybrid materials;
ii) Incorporate accelerated aging and weathering tests as part of material passport verification to predict long-term performance and safety;
iii) Promote adoption of circularity indicators within material passports, quantifying reuse potential, recyclability rates and environmental benefits consistent with National Circular Economy principles.

iv) The National Buildings Inspectorate on behalf of the State Department shall;

a) Establish guidelines for the testing and validation of bio-based, recycled and hybrid materials.
b) Incorporate accelerated aging and weathering tests as part of the material passport verification to predict long-term performance and safety.
c) Promote adoption of circularity indicators within the material passport, quantifying reuse potential, recyclability rates and environmental benefits as per National Circular Economy principles.

12.4. Climate resilience assessment in carbon passport

1) Buildings shall include an evaluation of climate resilience measures integrated into embodied and operational carbon calculations to ensure materials and designs enhance durability against climate hazards.
2) Compliance with international frameworks, such as ISO 14090 (Adaptation to Climate Change), is encouraged to promote standardized and effective resilience assessments. Reference to tools like the International Finance Corporation's (IFC) Building Resilience Index is also recommended to further guide resilience planning and evaluation.

12.5. Environmental Product Declarations (EPDs)

1) Manufacturers supplying materials for public buildings shall be required to provide third-party verified EPDs, demonstrating transparent and comparable environmental performance data.
2) EPDs shall be verified by an accredited certification body or a conformity assessment body holding mutual recognition agreements under International Laboratory Accreditation Cooperation and International Accreditation Forum arrangements to ensure international acceptability and credibility.
3) Conformity Assessment Bodies engaged in the verification of EPDs shall maintain appropriate accreditation under ISO/IEC 17065 or equivalent standards and shall ensure that verification processes fully comply with relevant international standards, including ISO 14025. These bodies shall uphold strict impartiality, transparency and documented quality management systems throughout all assessment activities.
4) The State Department may establish and maintain a Kenya EPD registry cataloguing all verified construction product EPDs to facilitate access by procuring entities, design professionals, regulatory authorities and other stakeholders to verify and up-to-date environmental product data.
5) EPDs shall be reviewed and updated at minimum every five years or upon occurrence of significant changes in the manufacturing process, raw material sourcing or product formulation that materially affect environmental performance.

6) CABs shall coordinate and cooperate closely with the State Department and KEBS to provide timely, accurate and comprehensive verification data and supporting documentation for inclusion in the Kenya EPD Registry, thus ensuring the registry's integrity, accuracy and reliability for informed stakeholder decision-making.
7) Stakeholders are encouraged to integrate EPD information with Life Cycle Costing data to support holistic material selection decisions that balance both environmental impacts and economic considerations, promoting sustainable procurement practices.
8) The adoption of ISO 15686-5:2017 (*Life cycle costing of buildings and constructed assets*) guidelines are recommended to accompany EPD submissions, thereby strengthening the evaluation framework for environmental and economic performance over the asset's useful life.

13. COLLAPSED BUILDINGS AND FORENSIC INVESTIGATIONS

13.1. Triggering conditions and initiation of investigation

1) In the event of complete or partial building collapse or where a building exhibits severe structural distress that poses immediate and significant safety risks to occupants, neighboring properties or the general public, a formal investigation shall be initiated without undue delay. This shall be led by the building control authority in coordination and partnership with the State Department responsible for urban development and the National Buildings Inspectorate on behalf of the State Department.
2) The following actions and timelines shall be strictly adhered to:
    i) preliminary site safety and risk assessment shall be conducted within 4 working hours from the time of official notification of the collapse or distress incident to ascertain the condition of the structure, risks to life and property and immediate stabilization needs;
    ii) An investigation team consisting of qualified structural engineers, forensic experts, building inspectors and other relevant specialists shall be constituted within 24 hours of notification to undertake a comprehensive structural investigation;
    iii) The investigation team composition shall be documented and communicated to the National Buildings Inspectorate on behalf of the State Department and County Government authorities promptly; and
    iv) A preliminary investigation report, detailing initial findings, identified safety hazards and recommendations for urgent remedial or protective measures, shall be submitted to the National Buildings Inspectorate on behalf of the State Department within 14 calendar days following the incident.

3) The following parties have mandatory legal obligations to immediately notify both the State Department and the relevant County authority upon becoming aware of any
    i) Building collapse or partial collapse;
    ii) Significant structural failure or deterioration posing imminent safety risks; or
    iii) Any incident or condition that could precipitate or contribute to structural failure.
4) Responsibilities for notification extend to
    i) Building owners and facility managers;
    ii) Contractors, consultants, design professionals and maintenance personnel involved in the building's design, construction or upkeep
    iii) Emergency response agencies, including fire services, police, medical rescue teams and disaster management units; and
    iv) Any other persons or entities with direct knowledge of the event or condition.

5) Failure to promptly notify the relevant authorities, without lawful justification, shall constitute an offence under the Building Code and other applicable laws and may attract penalties including fines, suspension or revocation of professional licenses, prohibition orders and prosecution under criminal and civil statutes.

13.2. Investigation process and phases

The investigation shall proceed through the following structured phases:

13.2.1. Emergency response and stabilisation

1) Immediate coordination shall be established with disaster management teams, fire and rescue services, medical responders and security agencies to prioritize rescue of trapped individuals and safeguard public safety.
2) Safety perimeters must be promptly established around the affected site to restrict unauthorized access and prevent secondary incidents due to falling debris or further structural failure.
3) Temporary stabilisation measures—including shoring, propping or controlled demolition of highly unstable structural elements—shall be executed when necessary. All interventions shall be meticulously documented to preserve forensic evidence and ensure chain-of-custody compliance.
4) A designated site safety officer shall be appointed within two (2) hours of the emergency response team's arrival, tasked with monitoring and enforcing safety protocols for all personnel on site, including rescue teams, investigators, contractors and media representatives.

13.2.2. Preservation of evidence and scene control

1) An investigation lead shall be appointed immediately upon mobilization, responsible for overall management of the inquiry and preserving the integrity of evidence collection.
2) Strict controlled access procedures shall be enforced, with comprehensive logs maintained for all personnel entering and exiting the site to ensure evidence chain of custody and prevent contamination.
3) Systematic documentation shall include:
    a) High-resolution photography documenting all structural components and damage;
    b) Use of supplementary technologies such as drone surveillance, 3D laser scanning and photogrammetry for detailed site digitization prior to debris removal.
4) All recovered physical evidence—including structural members, reinforcement bars, concrete and masonry samples—shall be accurately labelled, secured and preserved.
5) Digital records generated during documentation shall be securely stored with access limited to authorized investigation personnel.

13.2.3. Testing in collapsed building investigations

1) Testing shall be comprehensive and context-specific, encompassing:
    i) Core sampling and laboratory testing for residual compressive strength, durability and compliance of concrete;
    ii) Mechanical and chemical testing of reinforcement steel, including tensile strength, composition and corrosion assessment;
    iii) Assessment of masonry units, structural steel members and connection components for defects and compliance verification;
    iv) Foundation and geotechnical investigations evaluating soil-structure interactions and failure mechanisms;
    v) Chemical analyses detecting deleterious substances such as sulfates, chlorides or alkali-silica reaction agents;
    vi) Additional targeted tests, including non-destructive techniques as warranted.
2) Conformity Assessment Bodies involved shall ensure adherence to accredited testing methods with strict impartiality and comprehensive documentation to support forensic and legal processes.

13.3. Accreditation and chain of custody

1) All laboratory tests conducted during investigations shall be performed only by laboratories accredited under ISO/IEC 17025 or equivalent National accreditation schemes.
2) Chain-of-custody procedures shall be rigorously enforced throughout sample collection, handling, labelling, storage, transport, analysis and disposal.
3) Complete documentation shall be maintained detailing responsible personnel, timestamps, locations and storage measures to ensure evidentiary integrity.
4) Conformity Assessment Bodies must strictly adhere to documented chain-of-custody Frameworks, providing transparent records for auditability.

13.4. Comparative and systemic testing

1) Comparative testing of materials from related sites or batches shall be conducted as appropriate to identify systemic material or workmanship issues.
2) Upon identifying systemic deficiencies, the State Department shall:
    i) Initiate regulatory investigations targeting implicated projects;
    ii) Engage stakeholders for corrective actions and compliance;
    iii) Strengthen preventive measures including enhanced certification, inspections and supplier oversight..

13.5. Collapse investigation report and enforcement

13.5.1. report Content

The investigation report shall include

i) Detailed building description, including design, construction, occupancy and maintenance history;
ii) Chronology and summary of collapse events supported by witness and recorded evidence;
iii) Comprehensive presentation of test and analytical results;
iv) Identification of immediate and root causes covering design, construction, supervision, maintenance and regulatory compliance issues;
v) Evaluation of implicated parties' performance in legal, professional and contractual contexts;
vi) Recommendations for corrective actions and systemic reforms.

13.5.2. Confidentiality and public communication

1) The State Department shall maintain confidentiality respecting legal processes during investigations.
2) CABs shall strictly confidentially handle sensitive information, sharing only as authorized.
3) Non-sensitive findings and lessons are to be transparently disseminated to stakeholders and the public to promote trust, accountability and safety culture.
4) CABs will support communications by providing clear, accurate non-sensitive summaries to inform ongoing improvements.

14. FUTURE DIRECTIONS

1) Kenya will develop and publish a Five-Year Building Safety Technology Roadmap within 24 months of the Framework's commencement.
2) The roadmap shall
    i) Outline phased adoption of cutting-edge technologies such as digital twins, IoT-based structural health monitoring and advanced material testing;
    ii) Promote innovation to achieve resilient, sustainable and low-carbon built environments;
    iii) Prioritize capacity building across regulators, practitioners, laboratories and academia;
    iv) Support systemic regulatory, data management and stakeholder collaboration improvements;
    v) Align with Kenya's sustainable development goals, climate commitments and international best practices
3) CABs shall actively contribute by adopting advanced testing technologies, upskilling staff and integrating innovative risk management tools.

15. OFFENCES

1) Without prejudice to other laws, it is an offence to:
    i) Falsify or misrepresent test data, inspection or investigation findings;
    ii) Use results from unaccredited laboratories for regulatory decisions;
    iii) Obstruct inspectors, auditors or investigators;
    iv) Proceed with construction or occupancy in violation of enforcement notices;
    v) Fail to report collapses or structural incidents immediately;
    vi) Conduct testing without required accreditation;
    vii) Fail to maintain essential building documentation;
    viii) Provide false information to regulatory officers;
    ix) Engage in unauthorized testing activities;
    x) Use substandard or counterfeit materials;
    xi) Non-compliance with approved building plans;
    xii) Neglect site safety requirements;
    xiii) Improperly dispose waste;

xiv) Fail mandatory inspections or testing;
xv) Engage in bribery or corruption.

2) CABs involved in offences face penalties including accreditation suspension, civil and criminal liability.
3) CABs are legally obligated to report suspected breaches promptly

16. PENALTIES AND ENFORCEMENT

1) Offenders are liable under applicable statutes including the Building Code 2024, Penal Code, EMCA and others.
2) Penalties include fines and imprisonment calibrated per offence severity, detailed in the Framework.
3) Enforcement procedures ensure due process including notice, response opportunity, appeal rights and potential prosecution.
4) Enforcement agencies shall maintain detailed records supporting transparency and continual improvement.
5) Restitution may be ordered for material harm.
6) Training and capacity building are mandated to promote compliance culture.
7) CABs must fully cooperate with enforcement investigations.

17. TRANSITIONAL ARRANGEMENTS

1) Existing buildings and construction projects ongoing as of the date of commencement of this Framework shall be brought into compliance within the following specified transitional periods:
   i) Category C buildings — full compliance required within 12 months of commencement;
   ii) Category B buildings — full compliance required within 24 months of commencement;
   iii) Category A buildings — full compliance required within 36 months of commencement;
   iv) Testing laboratories — KENAS accreditation or documented active progress towards accreditation within 18 months;
   v) Conformity Assessment Bodies (CABs) — full compliance with accreditation requirements and operational standards as set out in this Framework within 18 months
   vi) County Governments — integration of the Framework into county by-laws, permit systems and enforcement frameworks within 18 months.
2) Transitional priority shall be given to high-risk buildings, those in poor structural condition and structures located in areas prone to collapse, fire, seismic or other environmental hazards.
3) The National Buildings Inspectorate on behalf of the State Department shall publish a Transitional Compliance Guidance Note within 6 months of commencement to provide duty-holders and CABs with clear, practical pathways tailored to each building category and stakeholder responsibilities.

4) Buildings under construction at the Framework's commencement shall comply with all testing requirements for works not yet completed as of that date.
5) The supervising designer for ongoing construction projects is obligated to prepare and submit a transitional compliance plan within 30 days of the Framework's commencement, identifying;
    i) Applicable regulatory requirements under the new Framework;
    ii) Strategies and timelines for achieving full compliance within the prescribed transitional periods;
    iii) Measures for coordinating with regulatory authorities and ensuring documented progress.
6) Conformity assessment bodies shall submit status reports annually during the transitional period evidencing progress towards full accreditation and compliance with the operational standards defined in this Framework.
7) Non-compliant CABs shall be subject to regulatory review and possible enforcement action as per these Frameworks.

18. ANNEXES AND TECHNICAL SCHEDULES

1) This Framework shall be complemented and supported by annexes and technical schedules, which together shall form an integral and legally binding part of the Framework.
2) These shall include, but are not limited to:
    i) Detailed testing matrices organized by building category and lifecycle stage;
    ii) Model forms and templates for documentation such as test plans, audit reports and action plans; and
    iii) Sample standard operating procedures (SOPs) for field sampling and testing.
3) The following Annexes shall be published simultaneously with this Framework and constitute an integral part thereof:
    i) Annex A: Testing matrices by building category and lifecycle stage;
    ii) Annex B: Building category classification guidance and worked examples;
    iii) Annex C: Model forms and templates (including test plans, audit reports and action plans);
    iv) Annex D: Standard operating procedures for field sampling and testing;
    v) Annex E: Risk rating scales and audit report formats;
    vi) Annex F: List of applicable Kenya Standards by test type;
    vii) Annex G: List of recognised accreditation bodies for cross-border recognition; and
    viii) Annex H: Chemical testing guidance organized by building category and lifecycle stage.
4) The National Buildings Inspectorate on behalf of the State Department shall have the authority to update annexes and technical schedules periodically, following consultations with relevant stakeholders, without altering the core legal provisions of the Framework.
5) Proposed amendments to annexes shall be published for a minimum 30-day public comment period prior to adoption, ensuring transparency, stakeholder engagement and inclusivity in the update process.

6) Conformity Assessment Bodies shall adhere strictly to the requirements and procedures outlined in these annexes and technical schedules, incorporating updated standards, templates and SOPs into their operations to ensure consistent and compliant testing practices.

19. REVIEW OF THIS FRAMEWORK

1) This Framework may undergo a review at least once every three years from the date of commencement. An earlier review may be triggered in the event of:
    i) Occurrence of a major building collapse or systemic failure revealing critical gaps or deficiencies in the Framework;
    ii) Material amendments to the National Building Code 2024 or other applicable enabling legislation;
    iii) Adoption of significant new Kenya Standards or international standards materially affecting building safety testing requirements; or
    iv) Directives from the Cabinet Secretary requesting an expedited review.
2) The review process shall be led by the National Buildings Inspectorate on behalf of the State Department in collaboration with relevant National and County Government Agencies and subject-matter experts.
3) Upon completion of each review, the State Department shall publish a review report within six months including;
    i) Findings and assessment of the Framework's effectiveness;
    ii) Proposed amendments or enhancements; and
    iii) An implementation timeline for recommended changes.
4) Amendments to the core provisions of this Framework affecting substantive legal or regulatory elements, shall follow the same rigorous approval processes as required for the original Framework, including parliamentary or executive oversight where applicable.
5) In contrast, amendments relating solely to annexes and technical schedules may be effected by the State Department following a comprehensive stakeholder consultation process, without requiring formal legislative approval.

ANNEXES