

# TITLE, SCOPE AND GENERAL

## 1.1 TITLE

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The provisions and regulations contained in this document shall constitute and be collectively known and may be cited as the "Bangladesh National Building Code:2012", abbreviated, where desired, as BNBC, and will hereinafter be referred to as the "Code".

## 1.2 PURPOSE

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The purpose of this Code is to establish minimum standards for design, construction, quality of materials, use and occupancy, location and maintenance of all buildings within Bangladesh in order to safeguard, within achievable limits, life, limb, health, property and public welfare. The installation and use of certain equipment, services and appurtenances related, connected or attached to such buildings are also regulated herein to achieve the same purpose.

The provisions of this Code are applicable to all persons of Bangladesh irrespective of class, creed, culture, religion or sex. The Code does not in any way create or otherwise establish or designate any particular class or group of persons who will or should be specially protected or benefited by the provisions of this Code.

The expressed intent of this Code is to insure public safety, health and general welfare insofar as they are affected by the construction, alteration, repair, removal, demolition, use or occupancy of buildings, structures or premises, through structural strength, stability, means of egress, safety from fire and other hazards, sanitation, light and ventilation.

## 1.3 SCOPE

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The provisions of this Code shall apply to the design, construction, use or occupancy, alteration, moving, demolition and repair of any building or structure and to any appurtenances installed therein or connected or attached thereto, except such matters as are otherwise provided for in other ordinances and statutes controlling and regulating buildings.

If for any case different sections of this Code provide different specifications for materials, methods of design or construction, or other requirements, the most restrictive specification shall govern.

In case of any conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

Unless otherwise explicitly stated in this Code, all references to part, chapter or section numbers or to provisions not specifically identified by number, shall be construed to refer to such part, chapter, section or provision of this Code.

References made to a section without mentioning a part shall be construed to refer to that section of the part in which the reference is made.

The provisions of any appendix in this Code shall not be mandatory unless they are referred to as such in any section of the Code or they are specifically adopted by any regulation.

Inspection conducted or permission granted for any building or plan of building, under the provisions of this Code, shall not be construed as a warranty of the physical condition of such building or the adequacy of such plan. Neither the Authority administering the Code, nor any employee thereof shall be liable for damages or any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failure of any component of such building which may occur subsequent to such inspection or granting of permission under the provisions of the Code.

## **1.4 EXISTING BUILDINGS**

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Buildings which are in existence on the date of promulgation of this Code may have their use or occupancy continued without undergoing any alteration, abandonment or removal unless in the opinion of the Authority such continued use is hazardous to life and property and provided such use or occupancy was legal on the date of promulgation of this Code. Buildings approved before adoption of the present updated Code and compliant with the previous version of the Code may continue to be used or occupied unless any deviation is made thereafter or any deterioration has rendered the building unsafe in the opinion of the Authority.

### **1.4.1 Addition and Alteration**

Additions, alterations, modifications or repair to an existing building may be made without requiring the existing building to comply with all the requirements of this Code, provided the additions, alterations, modifications or repairs conform to that required for a new building. Such additions or alterations shall not be permitted when the existing building is not in full compliance with the provisions of this Code except when the addition or alteration will result in the existing building or structure being no more hazardous based on life safety, fire safety and sanitation than it was before the addition or alteration was undertaken.

Any building together with the new additions shall not exceed the height, number of storeys and area specified in this Code for new buildings having the relevant occupancy and type of construction. Non-structural alterations or repairs to an existing building or structure which do not adversely affect any structural member, nor reduce the strength of any part of the building or structure to result in an unsafe condition shall be made with materials and components having the required fire resistance.

### **1.4.2 Change of Use**

Change in use or occupancy in an existing building may be made when such change complies with the requirements of this Code for a new building and provided such change does not render any part or the whole of the affected building or structure any more hazardous based on life safety, fire safety and sanitation than it was before such change was effected.

## **1.5 HISTORIC OR ARCHITECTURALLY VALUABLE BUILDINGS**

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A building or structure which has been designated by official action as having special historical or archaeological interest, or a building or structure identified by a legally constituted authority as being architecturally valuable, may be undertaken for repairs, alterations and additions necessary for its preservation, restoration, rehabilitation or continued use provided:

- a) the proposed repair, alteration or addition to buildings of historical or archaeological significance is approved by the legally constituted authority, such as the Department of Archaeology;
- b) the proposed repair, alteration or addition to buildings of architectural value does not impair the aesthetic quality and architectural character of such buildings; and
- c) the restored building or structure will be no more hazardous, if any, based on life safety, fire safety and sanitation than the existing building.