

# DEFINITIONS

## 2.1 GENERAL

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Unless otherwise expressly stated, the abbreviations, terms, phrases, words and their derivations listed below shall, for the purpose of this Code, be construed as set forth in this chapter. Words not explicitly defined shall have their ordinarily accepted meanings as the context implies as provided in *The Oxford English Dictionary, second edition, Simpson, J. & Weiner, E., Ed., Oxford University Press, London, 1989; and Chambers Science and Technology Dictionary, Chambers Harrap Publishers Ltd, New York, 1999.*

The terms defined in this part shall have a general applicability to the entire Code. Other than these, there are other terminology and definitions provided in different parts, chapters and sections which shall be applicable only to that particular part, chapter or section in which they are defined. In case of any conflict or contradiction between a definition given in this part and that in any other part, chapter or section, the meaning provided in that part, chapter or section shall govern for the interpretation of the provisions of that particular part, chapter or section. In general, definitions given in a lower level shall override the meanings of all upper levels for the interpretation of the provisions within the scope of that lower level.

## 2.2 DEFINITIONS OF TERMS

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The terminologies used in this Code are defined in this section. Irrelevance of gender, tense and number is implicit in these definitions and throughout the Code. Words in the masculine gender include the feminine and the feminine the masculine. Verbs used in the present include the future. Words used in the singular include the plural and the plural the singular.

**ACCESSORY USE:** Any use subordinate to the major use which is normally incidental to the major use.

**ALTERATION:** Any change, addition or modification in construction such as structural, dimensional, or any removal of any part of a building or any change to or closing of any required means of ingress or egress or a change to the fixtures or equipment or any change in land use or occupancy or use.

**APPROVED:** Approved by the Authority.

**AUTHORIZED OFFICER:** An officer appointed by the Government by notification in the Official Gazette to exercise in any area the functions of an Authorized Officer.

**AUTHORITY:** The Authority which has been created by a statute and which, for the purpose of administering this Code or part thereof, may authorize a committee or an official to act on its behalf. (This definition of Authority shall apply to all appearances of the term in this Code written with a capital A).

**BUILDING:** Any permanent or semi-permanent structure which is constructed or erected for human habitation or storage or for any other purpose and includes the foundation, plinth, walls, floors, roofs, chimneys, fixed platform, verandah, balcony, cornice, projections, extensions, annexes and any land or space enclosed by wall adjacent to it. The term building will also include the sanitary, plumbing, HVAC, outdoor display structure, signs and all other building service installations which are constructed or erected as an integral part of a building.

**BUILDING LINE:** The line up to which the plinth of a building may lawfully extend. Also known as SETBACK LINE.

**BUILDING OFFICIAL:** Same as AUTHORIZED OFFICER above. Having meaning and authority of same as AUTHORIZED OFFICER as defined in the Building Construction Act.

**COMMITTEE:** A Building Construction Committee constituted for any area in the prescribed manner, if necessary.

**Construct, To:** See ERECT, TO.

**CONVERSION:** The change in occupancy or premises to any occupancy or use requiring new occupancy permit.

**COVERED AREA:** The ground area above the plinth level which is covered by a building structure. The covered area of a building shall exclude gardens, wells, uncovered water and swimming pool, fountains, drainage structures, boundary wall, gates, single-storey open porch, uncovered staircase, watchman's cabin, detached pump house, electrical substations, garbage chutes and other utility structures.

**DEVELOPMENT:** Carrying out construction of buildings, engineering, mining or other operations in, or over or under land or water. Includes redevelopment and layout and subdivision of any land. 'To develop' and other grammatical variations shall be interpreted accordingly.

**DRAIN:** A conduit or channel for conveying water, sewage, or other waste liquid for subsequent disposal.

**DRAINAGE:** The disposal of any liquid with a system meant for this purpose.

**ERECT, TO:** To erect a new building or re-erect an existing building or to convert a building from one occupancy to another. Also known as **CONSTRUCT, TO**.

**GOVERNMENT:** The government of the People's Republic of Bangladesh.

**GRADE:** The lowest point of elevation of the finished surface of the ground, pavement or footpath within the area between the building and a line which is the property line or a line 1.5 m from the building, whichever is nearer the building.

**HEIGHT OF BUILDING:** The vertical distance from a reference datum to the highest point of the coping or the parapet of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or whipped roof. The reference datum shall be the elevation of the nearest footpath, or the elevation of the nearest road or street or public way at its centre line, whichever is higher.

**HIGH RISE BUILDING:** Any building which is more than 6 storeys or 20 m high.

**OCCUPANCY OR USE GROUP:** The purpose for which a building or a part thereof is used or intended to be used.

**OCCUPANCY, MAJOR:** The major or principal occupancy of a building or a part thereof which has attached to it subsidiary occupancy or occupancies contingent upon it.

**OCCUPIER:** A person paying or liable to pay rent or any portion of rent of a building in respect of which the ward is used, or compensation or premium on account of occupation of such building and also a rent-free tenant. Does not include a lodger and the words 'occupancy' and 'occupation' do not refer to the lodger. In such cases the owner himself or herself is living in his or her own building, he or she shall be deemed to be the occupier thereof.

**OWNER, OF A BUILDING:** The person, organization or agency at whose expenses the building is constructed or who has the right to transfer the same and includes his or her heirs, assignees and legal representatives, and a mortgagee in possession.

**PERMIT:** A written document or certificate issued by the Authority for carrying out a specific activity under the provisions of this Code.

**PLINTH AREA:** Area of a building measured at the plinth level.

**PLOT:** See **SITE**.

**PUBLIC WAY:** See **ROAD**.

**RELIABLE LITERATURE:** See **RELIABLE REFERENCE**.

**RELIABLE REFERENCE:** Reference materials such as published article, codes, standards or other material judged to be reliable by the professional users and specialists in the subject concerned. This may also be referred to as **RELIABLE LITERATURE**.

**ROAD:** A thoroughfare or public way which has been dedicated or deeded to the public for public use. Also known as **STREET**.

**ROAD LINE:** A line defining the side limits of a road.

**ROOM HEIGHT:** The clear head room between the finished floor surface and the finished ceiling surface or the underside of the joists or beams, whichever is lower.

**SANCTIONED PLAN:** The set of plans, design and specifications of a building submitted to the Authority as per provision of this Code and duly approved and sanctioned by the Authority.

**SERVICE ROAD:** A road or lane provided at the rear or side of a plot for service purposes.

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**SETBACK LINE:** See BUILDING LINE.

**SITE:** A piece or parcel of land on which a building is intended to be or has already been constructed. Also known as PLOT.

**SPECIALIST:** A professional who by education, research, practice and experience specializes in a particular branch of a broader discipline and is generally judged to be so by the professionals in the relevant discipline.

**STOREY:** That portion of a building included between the upper surface of any floor and the upper surface of the floor above, except that the topmost storey shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused under-floor space is more than 1.8 m above the grade, as defined herein, for more than 50 per cent of the total perimeter or is more than 3.6 m above grade at any point, such usable or unused under-floor space shall be considered as a storey.

**STOREY, FIRST:** The lowest storey in a building which qualifies as a storey as defined herein, except that a floor level in a building having only one floor level shall be classified as a first storey, provided such floor level is not more than 1.25 m below grade, as defined herein, for more than 50 per cent of the total perimeter, nor more than 2.5 m below grade at any point.

**STREET:** See ROAD.

**STREET LEVEL:** The elevation of the centre line of any road or street which a plot fronts.

**STREET LINE:** See ROAD LINE.

**UNSAFE BUILDING:** A building which, in the opinion of the Building Official, is structurally unsafe, or insanitary, or lacks proper means of ingress or egress, or which constitutes a hazard to life or property.