

PURPOSE AND APPLICABILITY

1.1 PURPOSE

The purpose of this part is to relate the provisions of the Code to different documents for administration and enforcement of the Code. All legal issues shall be referred to the Building Construction Act.

1.2 TERMINOLOGY

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 occupancy or use.

APPLICANT : A person, a firm, a company, a corporation, or a government, semi-government or non-government agency who intends to undertake any work regulated by this Code and who has filed an application to the Building Official for this purpose in a form prescribed in the Code.

APPROVED PLAN : The set of plans, designs and specification of a building submitted to the Authority as per provision of this Code and duly approved and sanctioned 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.

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

BUILDER : A person, a firm, a company, a corporation or a government, semi-government or non-government agency who undertakes construction of any work regulated by the Code. Owner of a building or structure in connection to which the work is undertaken shall not be considered as a Builder.

CONSTRUCT, TO : To construct a new building or reconstruct an existing building or to convert a building from one occupancy to another.

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.

ERECT, TO : See CONSTRUCT, TO.

OWNER (OF A BUILDING) : The person, organization or agency at whose expenses the building is constructed and who has the legal right over the land on which it is constructed or one 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.

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.

1.3 APPLICABILITY

The requirements of this Code shall be complied within any construction, addition, alteration or repair, use and occupancy, location, maintenance, demolition and removal of a building or structure or any appurtenances connected or attached to it as set forth herein below.

1.3.1 Construction

For construction of a new building, the provisions of this Code shall apply to its design and construction.

1.3.2 Removal

For removal of any portion or the whole of a building, the provisions of this Code shall apply to all parts of the building whether removed or not.

1.3.3 Demolition

For dismantling or demolition of any part or the whole of a building, the provisions of this Code shall apply to any remaining portion and to the work involved in the dismantling or demolition process.

1.3.4 Alteration

For alteration of a building, the provisions of this Code shall apply to the whole building whether existing or new. If the portion of the building to which the alteration is made is completely self contained with respect to the facilities and safety measures required by this Code, the provisions of this Code shall apply only to that portion and not to the whole building.

1.3.5 Maintenance

Maintenance work shall be undertaken for all new and existing buildings and all parts thereof to continue their compliance with the provisions of this Code. All devices, equipment and safeguards installed as per the requirements of this Code shall be maintained in conformity with the edition of the Code under which installed. The owner of the building or his designated agent shall at all times be responsible for the safe and sanitary maintenance of the building or structure, its means of egress facilities and the safety devices, equipment and services installed therein. The Authorized Officer or his delegated persons as described in relevant documents mentioned in Chapter 2 may cause re-inspection of a building to determine its continued compliance with this section.

1.3.6 Repair

Application or notice to the Authority administering the Code is not necessary for ordinary repairs to buildings or structures, provided such repairs do not involve the cutting away of any wall or portion thereof, the removal or cutting of any structural or bearing element, the removal or alteration of any required means of egress, or the rearrangement of any parts of a structure affecting the access and exit facilities. All works involving addition to, alteration or change of use of any building or structure shall conform to the requirements set forth in Part 9 of this Code.

1.3.7 Land Development

For development of a land for construction of a building, the provisions of this Code shall apply to the entire development work. For land development purposes the following laws shall also be applicable:

- a) The Town Improvement (TI) Act 1953
- b) Land Development Rules for Private Housing 2004