

THE BUILDING CONTROL ACT AND THE NEW REGULATIONS FOR BUILDING FIRE SAFETY IN THAILAND

Bancha Ruanthip.
Director of the Office of
the Building Control Committee Board,
Public Works Department,
Ministry of Interior, Thailand

1. INTRODUCTION

The roll of the Building Control Committee Board (BCCB) and Office of the Building Control Committee Board (OBCCB)

2. PRESENT CONDITION AND BACKGROUND

(1) Recent condition of building and change in urban area

- Thailand's marvelous progress in both economy and society
- Construction and development activities from the late 1980th till the middle of the 90th (A large number of huge or high rise buildings or buildings of complex use, etc.)
- Regulatory system to deal with the matters on such buildings (progressed very little)--- (Lack of experience, know-how and technology, the uncontrollable rapid change)

(2) Major building accidents in recent years

Such situation concerning buildings has caused various kinds of problems (problems on fire safety, structural safety, etc.). Many large and high-rise buildings are left in undesirable conditions. And objectionable management of them has caused tragic and difficult problems.

- a) "Kaeder Doll Factory", in Nakhon Pathom, in 1993, 188people were dead.
- b) "Royal Plaza Hotel", in Nakhon Ratchasima, in1993, 137people were dead.
- c) "Royal Jomthien Resort Hotel", in Chonburi, in 1997, 91people were dead.)
- d) Many other accidents

(3) The Building Control Act and regulations

- Thailand's present "Building Control Act" (1979)
- Fire safety regulation for high-rise buildings and special large buildings. (1992)
- The regulation on fire prevention equipment for general buildings. (1994)
- The regulation on building drainage equipment. (1995)
- The regulation on improvement of buildings in inappropriate safety condition. (1997)
- The regulation on fire-resistant construction. (1997)
- The regulation on aseismic building design in north and western region in Thailand. (1997)

3. OUR PRESENT ACTION (MEASURES AGAINST THE PROBLEM)

(1) Amendment of the Building Control Act in 2,000

- a) Periodic inspection and report system for existing buildings.
- b) To establish the system to assure the structural safety for high-rise buildings. etc.
- c) Safety regulation for theatres and amusement facilities

(2) Other subjects

The regulations on buildings accessible for the advanced age (elderly) or the disabled people, etc.

(3) International Cooperation

“Development Study” (by Japanese International Cooperation Agency) for fire safety system.

- Comprehensive suggestion for the fire safety regulation.
- Preparation of technical guideline and manual for the regulation.

4. ENDING

- Necessity of collaboration and harmonization in this field among the countries concerned.
- Expectations for this forum to be one of the good steps to deal with our matters.