

THAI BUILDING CONTROL ACT (1979)



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Department of Public Works and Town & City Planning

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BUILDING CONTROL ACT 1979



- BUILDING CONTROL AREA
- MEASURES BY REGULATION

BUILDING CONTROL AREA

- BANGKOK METROPOLITAN ,
MUNICIPALLITY
- DISTRICTS UNDER TPA.
- HIGH RISE - LARGE BUILDING - THEATER -
ASSEMBLY

* ASSEMBLY = BUILDING NORMALLY USE AS ASSEMBLY FOR OVER 500
OCCUPANTS OR LARGER THAN 1000 sq.m.

* BCA - BUILDING CONTROL ACT

* TPA - TOWN PLANNING ACT

HIGH RISE



LARGE BUILDING



ASSEMBLY



IMPORTANT BUILDING MINISTERIAL REGULATION

- MR 33 (1992)
- OTHER 58 REGULATIONS
- OTHER CONSTRUCTIONS
CLASSIFIED AS BUILDING

Ministerial Regulation No. 33 (1992)



- **HIGH RISE - LARGE BUILDING**

- * HIGH RISE BUILDING = BUILDING HIGHER THAN 23 m.
- * EXTRA LARGE BUILDING = BUILDING OVER 10000 sq.m.

- **FIRE SAFETY - FIRE STAIR**

- * FIRE MONITORING - SPRINKLER - FIREMAN LIFT - PRESSURIZED STAIR

OTHER 58 MINISTERIAL REGULATIONS



- OPEN SPACE - BOUNDARY - BUILDING INTERVAL
- WASTE WATER - FIRE SAFETY - INTEGRITY
- ETC.

OTHER CONSTRUCTIONS CLASSIFIED AS BUILDING

- CONSTRUCTION HIGHER THAN 10 m.
- TANK LARGER THAN 100 cu.m.

BUILDING CONTROL REGULATIONS UNDER PREPARATION

- **MR 57 (2001) REVISION**

- * ANNOUNCEMENT EARLY OF 2003

- **BUILDING INSPECTION REGULATION**

- * ANNOUNCEMENT MID OF 2003

- **AMUSEMENT PARK REGULATION**

- * ANNOUNCEMENT END OF 2003

- **MR 55 (2000) REVISION**

- * ANNOUNCEMENT END OF 2003

REAL ESTATE RECOVERY MR 57 (2001) REVISION

- **INCOMPLETED BUILDINGS DURING ECONOMIC CRISIS (18 FEB 1992 - 8 AUG 2000) WILL BE ALLOWED TO COMPLETE CONSTRUCTION UNDER PREVIOUS BUILDING PERMIT**

* ANNOUNCEMENT EARLY 2003

REAL ESTATE RECOVERY



BUILDING INSPECTION REGULATION

- HIGH RISE - LARGE BUILDING - THEATER - ASSEMBLY
- INTEGRITY - ELECTRICAL - FIRE SAFETY - MECHANICAL - WASTE WATER - STRUCTURAL



AMUSEMENT PARK REGULATION



- **AMUSEMENT EQUIPMENT INSPECTION**

* ROTATING EQUIPMENT - SLIDER - SWINGING EQUIPMENT - ROLLER COASTER - MOBILE ETC.

- **INSURANCE**

MR55 (2000) REVISION



- **BUILDING INTERVAL - BOUNDARY - FIRE STAIR etc.**