

Chapter 1 Applicability and Implementation

1.1 General

The provisions of this Part are intended to maintain or increase the current degree of public safety as well as health and general welfare in existing buildings while permitting alteration, addition to or change of use. In addition, certain environmental measures to make the existing building stock sustainable, is also a requirement that needs to be addressed to make buildings more energy efficient and environmentally responsive. This concept is introduced in Chapter 2 of this Part.

1.2 Applicability

1.2.1 General

The provision of this Part shall apply to existing buildings that will continue to be or are proposed to be in occupancy groups A, B, C, D, E, F, G, H, I, J, K, L and M. The provisions shall not apply to buildings of historical or architectural value identified and classified by designated authorities. For buildings of historical or architectural value buildings, the provisions of Sec 1.5: Historic or Architecturally Valuable Buildings, of Part 1 Sec 1.16 Buildings and Places of Historical or Architectural Value, of Part 3 and Part 9 Chapter 3 shall be applicable.

Certain provisions to existing buildings and land-use even when additions, alterations or amendments not proposed are included in Sec 2.3 of this Part.

1.2.2 Change in Use

1.2.2.1 No change in use of any existing building shall be made without permission from the permitting authority.

1.2.2.2 No change in use of an existing building shall be allowed if the proposed use is not in conformity with land use pattern as referred in Sec 1.3 Part 3 and within the permitted occupancy classes of Sec 1.4 Part 3 as may be determined by the city or area development authorities having jurisdictions.

1.2.2.3 Where an existing building is changed to a new use group classification, the provisions for the new use group in this Code shall be used to determine compliance.

1.2.3 Part Change in Use

1.2.3.1 No change in use of any part of an existing building shall be made without permission from the permitting authority.

1.2.3.2 Where a portion of the building is changed to a new use group classification, and that portion is separated from the remainder of the building with fire separation assemblies having a fire resistance rating as required by Part 4, Fire Protection, for the separate uses, the portion changed shall be made to conform to the provisions of this Code.

1.2.3.3 Where a portion of the building is changed to a new use group classification, and that portion is not separated from the remainder of the building with fire separation assemblies having a fire resistance rating as required by Part 4, Fire, for the separate uses, the provisions of this Code which apply to each use shall apply to the entire building. Where there are conflicting provisions, those requirements which secure the greater public safety shall apply to the entire building or structure.

1.2.4 Additions

1.2.4.1 No addition to any existing buildings shall be made without permission from the permitting authority.

1.2.4.2 Additions to existing buildings shall comply with all the requirements of this Code for new constructions as set forth in Part 3 of this Code and shall comply with fire requirements set forth in Part 4 of this Code.

1.2.4.3 The combined height and area of the existing buildings and new additions shall not exceed the height and open space requirements for new buildings specified in Part 3 of this Code.

1.2.4.4 Where a separating wall that complies with Part 4, Fire Protection, is provided between the addition and the existing building, the addition shall be considered as a separate building.

1.2.5 Alterations

1.2.5.1 An existing building or portion thereof which does not comply with the requirements of this Code for new construction (Part 3) shall not be altered in such a manner that results in the building being less safe or sanitary than such building is at present.

1.2.5.2 If, in the alteration the present level of safety or sanitation is to be reduced, the portion altered shall conform to the requirements of this Code.

1.2.6 Removal

1.2.6.1 Any construction within the site which does not have approval of the appropriate authority must be removed before any new addition, alteration or change of use is carried out. All other types of existing construction and their changes shall comply with Sections 1.2.4 and 1.2.5 of this Part.

1.2.6.2 Before demolishing a building of construction Type 1 Part 4 Fire Protection the owner shall notify all utilities having service connections within the building or plot, such as water, gas, electricity, sewer and other connections.

1.2.6.3 A permit to demolish a building shall not be issued until a clearance is obtained from utilities stating that their respective service connections and appurtenant equipment, such as, meters and regulators have been removed or sealed and plugged in a safe manner.

1.3 Implementation

1.3.1 Investigation and Evaluation

For the proposed works relating to alteration, addition to and change of use, the owner of the building shall cause the existing buildings to be investigated and evaluated by competent professionals in accordance with the provisions of this Code.

1.3.2 Structural Analysis

1.3.2.1 The owner shall have a structural analysis of the existing building carried out by professional experts to determine the adequacy of all structural systems for the proposed alteration, addition or change of use.

1.3.2.2 The existing building together with the addition or alteration shall be capable of supporting the minimum load requirements specified in Part 6: Structural Design of this Code.

1.3.2.3 For Detail Engineering Assessment (DEA) of existing light manufacturing factory including readymade garment factory buildings, minimum live load of manufacturing floor shall be considered as 3 kN/m² except stacking and storage area where the minimum live load shall be 6 kN/m². However, if retrofitting is required live load for retrofitting design shall be taken according to the load requirements specified in Part 6: Structural Design of this Code.

1.3.3 Submittal

The results of the investigation and evaluation as required in Sec 1.3.1 above along with all proposed compliance alternatives shall be submitted to the Building Official for permission to implement addition, alteration or change of use.

1.3.4 Determination of Compliance

The Building Official shall examine all relevant documents, as specified by the authorities, and determine whether the existing building, with the proposed additions, alterations or change of use, complies with the provisions specified in this Code for the occupancy classification and type of construction.

Chapter 2 Evaluation and Compliance

2.1 Evaluation

The evaluation of the existing building with the proposed additions, alterations or change of use, shall take into consideration the planning requirements as well as those relating to public safety and environmental sustainability.

2.1.1 Planning Requirements

2.1.1.1 The permitting authority through building officials shall determine if any provisions of this Code are violated by the proposed change of use, addition or alteration works.

2.1.1.2 The general requirements for buildings in various occupancy classes and types of construction are specified in Part 3 and Part 8 of this Code. These include :

	Item Description	Reference
(a)	Land use classification and permitted use	Sec 1.3 Chapter 1 Part 3
(b)	Requirement of plots	Sec 1.5 Chapter 1 Part 3
(c)	Means of access	Sec 1.7 Chapter 1 Part 3
(d)	Staircase	Sec 1.14.5 Chapter 1 Part 3
(e)	Universal accessibility requirements	Chapter 3 and Appendix D, Part 3
(f)	Open spaces within a plot; minimum separation of buildings in the same plot; road front, side and rear open spaces, Permitted Construction in the Mandatory Open Space	Sec 1.8 Chapter 1 Part 3
(g)	General height and area limitations based on Road Width	Sec 1.9.2 Chapter 1 Part 3
(h)	General height and area limitations based on FAR	Sec 1.9.3 Chapter 1 Part 3
(i)	Off street (on-site) parking spaces	Sec 1.10 Chapter 1 and Appendix F, Part 3
(j)	Street encroachment	Sec 1.11 Chapter 1 Part 3