

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

	Item Description	Reference
(k)	Community open space and amenities for various types of buildings	Sec 1.12 Chapter 1 Part 3
(l)	Ventilation requirements :	
	Natural	Sec 1.19 Chapter 1 Part 3
	Artificial	Chapter 2 Part 8
(m)	Lighting and illumination requirements	Sec 1.19 Chapter 1 Part 3
	Electric lighting	Chapter 1 Part 8
	Day lighting and Supplementary lighting system	Sec 4.5.1 Chapter 4 Part 3
	Electrical and electronic engineering services for buildings	Chapter 1 Part 8
(n)	Sanitation and drainage requirements	Sec 1.19 Chapter 1 Part 3
	Site drainage and run-off coefficient	Sec 4.3.2 Chapter 3 Part 3
	Internal water management	Sec 4.6 Chapter 4 Part 3
	Water Supply	Chapter 5 Part 8
	Sanitary Drainage	Chapter 6, Part 8
(o)	Minimum dimension of habitable and non-habitable parts of the buildings	Sec 1.14.2.2 and Sec 1.19.6, Chapter 1 Part 3

2.1.1.3 The existing building with proposed alteration or addition shall conform to the requirements of new buildings in the proposed occupancy classification. The proposed alteration or addition shall not make the building less sanitary than present.

2.1.1.4 To promote the preservation of historic buildings, open space or unique architectural/ cultural resources, the local permitting authority shall transfer development rights (TDR), as decided by the authority, to owners as compensation, in accordance with Appendix E, Part 3 of this Code.

2.1.2 Safety Requirements

2.1.2.1 Additions or alterations to an existing building or structure is not to be made if such additions or alterations cause the building or structure to be unsafe or more hazardous based on fire safety, life and structural safety and/or environmental degradation.

2.1.2.2 The fire safety requirement shall take into consideration the structural fire resistance, smoke and fire detection, fire protective signaling and fire suppression system feature of the facility and shall satisfy the requirements of various elements for Types 1, 2 and 3 fire resistive buildings.

2.1.2.3 The fire resistance of the wall used for compartmentalization of a building shall not be less than that specified in subsections of Sec 2.4, Part 3 of this Code.

2.1.2.4 Duct penetrations of this wall shall not be permitted. Ferrous or copper piping and conduit shall be allowed to penetrate or pass through the wall if the openings around such piping and conduit are sealed with impervious noncombustible materials sufficiently tight to prevent fire transfer of smoke or combustible gases from one side of the wall to the other side and are so maintained.

2.1.2.5 The fire door between compartments serving as horizontal exit shall be so installed, fitted and provided with gaskets that such fire door will provide a substantial barrier to the passage of smoke.

2.1.2.6 The floor/ceiling shall be of such construction that the fire resistive integrity between stories is maintained.

2.1.2.7 The smoke detection capability within the facility based on the location and operation of automatic fire detectors shall be evaluated with respect to the requirements of Chapters 3 and 4 of Part 4 for various Occupancies.

2.1.2.8 Where a fire protecting alarm and signaling system is provided, the capability of the system shall also be evaluated (Part 4).

2.1.2.9 The ability of the natural or mechanical venting, exhaust or pressurization system to control the movement of smoke from a fire shall be evaluated.

2.1.2.10 The shaft and exit enclosures shall satisfy the fire protection requirements as specified in Part 4 of this Code.

2.1.2.11 The configuration, characteristics and support features for means of egress in the facility including the capacity of and the number of exit routes available to the building occupants shall be evaluated and the adequacy of the means of egress routes leading to a safe area shall be examined. The length of the exit access travel path in which building occupants are confined to a single path of travel shall be evaluated. The length of exit access travel to an approved exit shall also be evaluated with respect to the exit requirements for various occupancies as detailed in Part 4 of this Code.

2.1.2.12 The efficiency and effectiveness of the elevator equipment and controls that are available to the fire department to rescue building occupants from upper floors during a fire when such equipment is installed shall be evaluated.

2.1.2.13 The presence of and reliability of means of egress emergency lighting system shall be evaluated.

2.1.2.14 The ability to suppress fire based on the installation of automatic sprinkler and stand pipe systems shall be evaluated (Chapters 4 and 5, Part 4).

2.1.2.15 The lightning protection of the building shall satisfy the requirements specified in Chapter 1 Part 8.

2.1.3 Egress Requirements

2.1.3.1 Addition to or alteration or changes of use of a building shall not be permitted if such addition or alteration or change of use causes violation of the egress requirements specified in Chapter 3 Part 4.

2.1.3.2 Permissions shall not be granted for any such work that will obstruct or block or hamper the existing means of egress of the building or any other building unless an equivalent and adequate means of egress is provided.

2.1.4 Structural Requirements

2.1.4.1 Additions to, alterations or change of use of an existing building or structure shall not be permitted if they cause an overloading or instability of the structural elements including the foundation.

2.1.4.2 On evaluation, if the structure of the existing building is found in non-conformity with the safety provisions of this code, the building will be declared as 'unsafe building' by the authority.

2.1.4.3 For all buildings identified as an 'unsafe building' the authorities shall identify measures that remove danger to the structure, life or property so that the building can be made safe for occupation.

2.1.4.4 Buildings that cannot be made structurally safe will be declared 'unfit for occupation' and demolished by the authorities.

2.1.5 Environmental Requirements

Additions to, alterations or change of use of an existing building or structure shall not be permitted if they cause environmental degradation and unsustainable development in the locality.

2.2 Compliance

2.2.1.1 When an evaluation is carried out as described above and the existing building with the proposed alteration, addition and/or change of use satisfy the requirement specified for the relevant occupancy classification, the results of the evaluation shall be accepted by the Building Official.

2.2.1.2 The owner shall fully comply with the results of such evaluation for the existing building with the proposed alteration, addition and/or change of use for the relevant occupancy classification and its recommended remedies if relevant as set forth in Sec 2.1.4 above.

2.3 Sustainability Measures for Existing Buildings

2.3.1 When there are no proposals for additions, alterations or change of use, to make existing building stock sustainable, environmentally responsive and energy efficient, the Authority may propose necessary measures after evaluating the condition of the existing buildings. When it is found that environmental degradation is taking place or such is feared by experts, the measures to be proposed may include, but not restricted to the following:

- (a) introduction of renewable energy
- (b) installation of rainwater harvesting
- (c) installation of ground water recharge systems
- (d) introduction of low energy sources

2.3.2 Any sustainability and/or energy efficiency measure suggested shall comply with relevant requirements in Chapter 4 Part 3 of this Code.

Chapter 3 Conservation

3.1 Scope

Historical places, buildings, objects and manifestation of cultural, scientific, symbolic, spiritual and religious value are important expressions of the culture and heritage, identity and religious beliefs of societies. Their role and importance, particularly in the light of the need for cultural identity and continuity in a rapidly changing world, need to be promoted.

Buildings, spaces, places and landscapes charged with historical, cultural, spiritual and religious value represent an important element of stable and humane social life and community pride. Without appropriate restoration / conservation, the architectural evolution in relation to socio cultural concept of a country's heritage remains misinterpreted, and can lead to virtual disappearance.

National legislation and international treaties and regulations aim to strike a balance between the need for development and the need to conserve the environment for the future.

3.2 Terminology and Conceptual Definitions

3.2.1 Conservation

This is the process of retention of existing buildings or groups of buildings, landscapes etc. and taking care not to alter or destroy character or detail, even though repairs or changes may be necessary. Conservation conventionally is concerned to preserve as much original fabric as possible.

3.2.2 Restoration

This is the process of carrying on alterations and repairs to a building with the intention of restoring it to its original form, often involving reinstatement of missing or badly damaged parts, so it usually includes replication. As far as possible, efforts are made to replicate the materials and construction techniques of the original in this endeavor.

While often necessary after a disaster, it is generally regarded as more drastic than conservation, which suggests retention, repair and maintenance.

3.2.3 Area Conservation/Historic Districts

Area conservation includes conservation of any building or portion thereof, that fall under historic districts and/or abutting Heritage Streets as listed by the National Committee for Heritage listing.