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BUILDING CODE OF PAKISTAN

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PART II

Statutory Notifications (S. R. O.)

GOVERNMENT OF PAKISTAN

MINISTRY OF SCIENCE AND TECHNOLOGY

(Scientific and Technological Research Division)

NOTIFICATION

Islamabad, the 8th September, 2008

S. R. O. 971 (1)/2008. – In exercise of the powers conferred by section 25 of the Pakistan Engineering Council Act, 1975 (V of 1976), the Governing Body of the Pakistan Engineering Council, with the previous sanction of the Federal Government, is pleased to direct that the following further amendment shall be made in the Pakistan Engineering Council (Conduct and Practice of Consulting Engineers) Bye-laws, 1986, namely: –

In the aforesaid Bye-laws after bye-law 9, the following new bye-law shall be added, namely:–

"10. Application of **Building Code of Pakistan (Seismic Provisions- 2007)**.–

(1) The provisions of the Building Code of Pakistan (Seismic Provisions - 2007) shall apply for engineering design of buildings, building like structures and related components.

(2) Construction of buildings in violation of the Building Code shall be considered as violation of professional engineering work as specified under clause (xxv) of section 2 of the Pakistan Engineering Council Act, 1975 (V of 1976).

(3) The provisions of the Building Code shall be revised by the Pakistan Engineering Council after every five years or earlier if so required by circumstances."

ENGR
SENATOR RUKHSANA ZUBERI
Chairperson,
Pakistan Engineering Council, Islamabad

Note: As per notification, PEC has successfully updated as Building Code of Pakistan (2021).

calculated to meet the requirements of Section 2304.10.1, inspection of the wood cover shall be made after the cover is installed, but before any other coverings or finishes are installed.

110.3.6 Lath, gypsum board and gypsum panel product inspection. Lath, *gypsum board* and *gypsum panel product* inspections shall be made after lathing, *gypsum board* and *gypsum panel products*, interior and exterior, are in place, but before any plastering is applied or *gypsum board* and *gypsum panel product* joints and fasteners are taped and finished.

Exception: *Gypsum board* and *gypsum panel products* that are not part of a fire-resistance-rated assembly or a shear assembly.

110.3.7 Weather-exposed balcony and walking surface waterproofing. Where balconies or other elevated walking surfaces have *weather-exposed surfaces*, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and *approved*.

Exception: Where *special inspections* are provided in accordance with Section 1705.1.1, Item 3.

110.3.8 Fire- and smoke-resistant penetrations. Protection of joints and penetrations in fire-resistance-rated assemblies, *smoke barriers* and *smoke partitions* shall not be concealed from view until inspected and *approved*.

110.3.9 Energy efficiency inspections. Inspections shall be made to determine compliance with Chapter 13 and shall include, but not be limited to, inspections for: envelope insulation *R-* and *U-*values, *fenestration U-value*, duct system *R-value*, and HVAC and water-heating equipment efficiency.

110.3.10 Other inspections. In addition to the inspections specified in Sections 110.3.1 through 110.3.9, *AHJ* is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety.

110.3.11 Special inspections. For *special inspections*, see Chapter 17.

110.3.12 Final inspection. The final inspection shall be made after all work required by the building *permit* is completed.

110.3.12.1 Flood hazard documentation. If located in a *flood hazard area*, documentation of the elevation of the *lowest floor* as required in Section 1612.4 shall be submitted to *AHJ* prior to the final inspection.

110.4 Inspection agencies. *AHJ* is authorized to accept reports of *approved* inspection agencies, provided that such agencies satisfy the requirements as to qualifications and reliability.

110.5 Inspection requests. It shall be the duty of the holder of the building *permit* or their duly authorized agent to notify *AHJ* when work is ready for inspection. It shall be the duty of the *permit* holder to provide access to and means for inspections of such work that are required by this code.

110.6 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of *AHJ*. *AHJ*, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the *permit* holder or the *permit* holder's agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by *AHJ*.

SECTION 111 CERTIFICATE OF OCCUPANCY

111.1 Change of occupancy. A building or structure shall not be used or occupied in whole or in part, and a *change of occupancy* of a building or structure or portion thereof shall not be made, until *AHJ* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the *jurisdiction*. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the *jurisdiction* shall not be valid.

Exception: Certificates of occupancy are not required for work exempt from *permits* in accordance with Section 105.2.

111.2 Certificate issued. After *AHJ* inspects the building or structure and does not find violations of the provisions of this code or other laws that are enforced by the department, *AHJ* shall issue a certificate of occupancy that contains the following:

1. The *permit* number.
2. The address of the structure.
3. The name and address of the *owner* or the owner's authorized agent.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code.
6. The name of the *AHJ* representative.
7. The edition of the code under which the *permit* was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The design *occupant load*.
11. Where an *automatic sprinkler system* is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building *permit*.

111.3 Temporary occupancy. *AHJ* is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the *permit*, provided that such portion or portions shall be occupied safely. *AHJ* shall set a time period during which the temporary certificate of occupancy is valid.

111.4 Revocation. *AHJ* is authorized to suspend or revoke a certificate of occupancy or completion issued under the provisions of this code, in writing, wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of the provisions of this code or other ordinance of the *jurisdiction*.

SECTION 112 SERVICE UTILITIES

112.1 Connection of service utilities. A person shall not make connections from a utility, a source of energy, fuel, or power, or a water system or sewer system to any building or system that is regulated by this code for which a *permit* is required, until approved by *AHJ*.

112.2 Temporary connection. *AHJ* shall have the authority to authorize the temporary connection of the building or system to the utility, the source of energy, fuel, or power, or the water system or sewer system for the purpose of testing systems or for use under a temporary approval.

112.3 Authority to disconnect service utilities. *AHJ* shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 112.1 or 112.2. *AHJ* shall notify the serving utility, and wherever possible the *owner* or the owner's authorized agent and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the *owner* or the owner's authorized agent or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

SECTION 113 MEANS OF APPEALS

113.1 General. The procedures given in the regulations of *AHJ* regarding appeals, hearing of appeals, duration and their decisions shall be followed. The appeal shall be heard by a committee constituted by the next higher body above *AHJ* having members with relevant experience, who are registered with PEC, PCATP or *AHJ*. The committee shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to *AHJ*.

113.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equivalent or better form of construction is proposed. The board shall not have authority to waive requirements of this code or interpret the administration of this code.

113.3 Qualifications. The committee of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.