

Importance of Building Code

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ABSTRACT

A building code, or building control, is a set of rules that specify the minimum standards for constructed objects such as buildings and non building structures. The main purpose of building codes are to protect public health, safety and general welfare as they relate to the construction and occupancy of buildings and structures. The building code becomes law of a particular jurisdiction when formally enacted by the appropriate governmental or private authority. Building codes are generally intended to be applied by architects, engineers, constructors and regulators but are also used for various purposes by safety inspectors, environmental scientists, real estate developers, subcontractors, manufacturers of building products and materials, insurance companies, facility managers, tenants and others.

KEYWORDS - Adoption by reference, Building code, Energy provision, Grandfathering provision, Model building code, National building codes.

I.INTRODUCTION

Building codes have a long history. The earliest known written building code is included in the Code of Hammurabi, which dates from circa 1772 BC. Codes in developed western nations can be quite complex and exhaustive. They began in ancient times and have been developing ever since.

We rely on the safety of structures that surround us in our everyday living. The public need for protection from disaster due to fire, structural collapse and general deterioration underscores the need for modern codes and their administration.

Building codes provide safeguards. Although no code can eliminate all risks, reducing risks to an acceptable level helps. Historically, the scope of building energy codes in developed economics only focused on new residential buildings. The scope was progressively expanded to include new non residential buildings. More recently, building energy codes have expanded to cover existing buildings when they undergo renovation or alternations.

Building codes have been the primary source for guidance in the design and construction of building structures for many decades. In this context, India has not been an exception. The publication of the first edition of the National Building Code of India in 1970 was a result of exhaustive research into the issues that most affect the Indian built landscape: lack of uniformity of the diverse regional policies, the need for development of a sound and updated building construction program in which 50% comprised new housing, and the need for developing new materials and construction techniques. Likewise,

the International Building Code (IBC), first published in the United States in 2000.

II.METHODOLOGY

- The practice of developing, approving, and enforcing building codes varies considerably among nations. In some countries building codes are developed by the government agencies or quasi-governmental standards organizations and then enforced across the country by the central government. Such codes are known as the national building codes.
- In some countries, where the power of regulating construction and fire safety is vested in local authorities, a system of model building codes is used. Model building codes have no legal status unless adopted or adapted by an authority having jurisdiction. The developers of model codes urge public authorities to reference model codes in their laws, ordinances, regulations and administrative orders. When referenced in any of these legal instruments, a particular model code becomes law. This practice is known as adoption by reference. When an adopting authority decides to delete, add or revise any portions of the model code adopted, it is usually required by the model code developer to follow a formal adoption procedure in which those modifications ca be documented for legal purposes.
- There are instances when some local jurisdictions choose to develop their own building codes.

- In India, each municipality and urban development authority has its own building code, which is mandatory for all construction within their jurisdiction. All these local building codes are variants of a National Building Code, which serves as model code providing guidelines for regulating building construction activity.
- Standards for structure, placement, size, usage, wall assemblies, fenestration size/locations, egress rules, size/location of rooms, foundations, floors assemblies, roof structures/assemblies, energy efficiency, stairs and halls, mechanical, electrical, plumbing, site drainage & storage, appliance, lighting, fixtures standards, occupancy rules and swimming pool regulations.
- Rules regarding parking and traffic impact.
- Fire code rules to minimize the risk of a fire and to ensure safe evacuation in the event of such an emergency.
- Requirements for earthquake, hurricane, flood and tsunami resistance, especially in disaster prone areas or for very large buildings where a failure would be catastrophic.
- Requirements for specific building uses.
- Energy provisions and consumption.
- Grandfathering provision: Unless the building is being renovated, the building code usually does not apply to existing buildings.
- Allowable installation methodologies.
- Minimum and maximum room and exit sizes and location.

III.RESULT

- Building codes provide minimum standards for safety, health and general welfare including structural integrity, mechanical integrity (including sanitation, water supply, light and ventilation), means of egress, fire prevention and control, and energy conservation.
- Building codes provide safety.
- Building codes ensure the economic well being of the community by reducing potential spread of fire and disease.
- Building codes conserve energy.
- Building codes protect future home purchasers who deserve reasonable assurance that the home they buy will be safe.

IV.CONCLUSION

Building energy codes, also known in some countries as “energy standards for buildings”, “thermal building regulations”, “energy conservation building codes” are the key policy instrument used by governments to limit buildings pressure on the energy sector and environment while providing occupants with comfort and modern living conditions.

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