

Strict regulations needed for buildings in M'sia, says PAM

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i Ezumi: Designated buildings are required to undergo an annual fire audit before they are issued with a Fire Certificate (FC) by the Fire and Rescue Department. (Photos by The Edge)

PETALING JAYA (Feb 20): The recent collapse of a hotel wall at Bukit Tinggi, Pahang (<http://www.theedgeproperty.com/my/pahang>), underscores the need for all building structures in Malaysia to be strictly regulated, said the Malaysian Institute of Architects (PAM) in a statement today.

The incident which took place about three days ago saw an elderly person and a young boy injured, and 90 hotel guests evacuated as a precautionary measure.

According to the institute, the Uniform Building By-Laws (UBBL) 1984 enacted under the Street Drainage and Building Act 1974 stipulate the following:

- * All new buildings require submission of plans for approvals prior to construction by a principal submitting person (PSP), such as a Professional Architect and Engineer;
- * All existing buildings that undergo alteration and/or additions must also prepare plans for approvals prior to construction by a PSP;
- * Part V of the UBBL stipulates the building's structural requirements related to the design and specifications of materials, loadings, foundation and superstructure; in the case of hotels, these provisions strictly govern the design, specifications and construction of walls, floor and building structure.

Its president Ezumi Harzani Ismail added that hotels must have a Certificate of Fitness for Occupation (CFO) or Certificate of Completion and Compliance (CCC).

“Section 85A of the Street, Drainage and Building Act 1994 requires buildings which are five storeys and above, exceeding 10 years old, to be inspected by a Structural Engineer,” he added.

He also said that hotels that have been renovated and extended are subjected to CFO and CCC, depending on the work done to the structure, walls, doors, façade, and mechanical and electrical installations; moreover, as hotels are commercial properties, they fall into the high fire risk category known as “designated building” under the Fire Services Act (FSA).



❶ *Lee said hotels should be maintained and operated safely and within their intended and approved design, specification and construction.*

“Designated buildings are required to undergo an annual fire audit before they are issued with a Fire Certificate (FC) by the Fire and Rescue Department (Bomba),” he added.

Meanwhile, PAM architectural service centre Architect Centre Sdn Bhd accredited building inspector and trainer Anthony Lee Tee cautioned building owners against unauthorised renovations or alterations on their properties that may cause structural deficiencies, obstruction to fire escapes, and concealed fire alarms and detectors.

“We must stress, however, the onus is on building owners to avoid carrying out any structural changes without first obtaining building approvals, and fulfill the obligations stipulated in the UBBL and FSA,” he said.

He added that hotels should be maintained and operated safely and within their intended and approved design, specification and construction, and that all mechanical and electrical installations in the building should be maintained in good working order.

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[PAM \(/TAGS/PAM\)](#) [CFO \(/TAGS/CFO\)](#)