



COPY

REGENT SUKOHARJO
PROVINCE OF CENTRAL JAVA
REGIONAL REGULATIONS OF SUKOHARJO DISTRICT
NUMBER 8 OF 2021
ABOUT
BUILDING

BY THE GRACE OF GOD ALMIGHTY

REGENT SUKOHARJO,

Considering: a. that to guarantee the maintenance of buildings, every building in Sukoharjo Regency must be based on benefits, safety and balance.

as well as the harmony of the building;

b. that the management of buildings in Sukoharjo Regency must be able to provide security and comfort to the community and its environment;

c. that with the enactment of Law Number 28 of 2002 concerning Buildings as amended with Law Number 11 of 2020 concerning Job Creation and Government Regulation Number 16 of 2021 concerning Law Implementation Regulations Number 28 of 2002 concerning Buildings, then Sukoharjo Regency Regional Regulation Number 9 of 2010 concerning Buildings in Sukoharjo Regency is no longer suitable and needs to be replaced;

d. that based on the considerations as intended in letters a, b, and c, it is necessary to establish Regional Regulations on Building Structures;

Bearing in mind: 1. Article 18 paragraph (6) of the 1945 Constitution of the Republic of Indonesia;

2. Law Number 13 of 1950 concerning the Establishment of Regency Regions within the Province of Central Java as amended by Law Number 9 of 1965 concerning the Establishment of the Batang Level II Region by amending Law No. 13 of 1950 concerning the Establishment of Regency Regions within the Province of Central Java (State Gazette of 1965 Number 52, Supplement to State Gazette Number 2757);

3. Law Number 28 of 2002 concerning Buildings (State Gazette of the Republic of Indonesia of 2002 Number 134, Supplement to State Gazette of the Republic of Indonesia Number 4247) as amended by Law Number 11 of 2020 concerning Job Creation (State Gazette of the Republic of Indonesia of 2020 Number 245, Supplement to the State Gazette of the Republic of Indonesia Number 6573);
4. Law Number 23 of 2014 concerning Regional Government (State Gazette of the Republic of Indonesia of 2014 Number 244, Supplement to State Gazette of the Republic of Indonesia Number 5587) as amended several times, most recently by Law Number 11 of 2020 concerning Job Creation (State Gazette Republic of Indonesia 2020 Number 245, Supplement to the State Gazette of the Republic of Indonesia Number 6573);
5. Government Regulation Number 16 of 2021 concerning Implementing Regulations of Law Number 28 of 2002 concerning Buildings (State Gazette of the Republic of Indonesia of 2021 Number 26, Supplement to State Gazette of the Republic of Indonesia Number 6628);

With Mutual Consent

REGIONAL PEOPLE'S REPRESENTATIVE COUNCIL OF SUKOHARJO DISTRICT

And

REGENT SUKOHARJO

DECIDE:

Establish: REGIONAL REGULATIONS CONCERNING BUILDING.

PIG

GENERAL REQUIREMENTS

article 1

In this Regional Regulation what is meant by:

1. The Central Government is the President of the Republic of Indonesia who holds the power of government of the Unitary State of the Republic of Indonesia assisted by the Vice President and ministers as intended in the 1945 Constitution of the Republic of Indonesia.
2. The region is Sukoharjo Regency.

3. Regional Government is the Regent as an element of regional government administrators who leads the implementation of government affairs which fall under the authority of the autonomous region.
4. Minister is the minister who administers government affairs in the field of public works and public housing.
5. The Regent is the Regent of Sukoharjo.
6. Regional Apparatus is a Regional Apparatus that carries out government affairs in the field of Building Construction.
7. A building is a physical form resulting from construction work that is integrated with its location, partly or wholly on and/or in the ground and/or water, which functions as a place for humans to carry out their activities, whether for housing or habitation, religious activities, business activities, social activities, culture and special activities.
8. Cultural Heritage Buildings, hereinafter abbreviated as BGCB, are Buildings whose status has been designated as cultural heritage buildings in accordance with the provisions of laws and regulations regarding cultural heritage.
9. Green Buildings, hereinafter abbreviated as BGH, are Buildings that meet Building Technical Standards and have significant measurable performance in saving energy and water. and other resources through the application of BGH principles according to function and classification in each stage of implementation.
10. Community Green Residential Buildings, hereinafter abbreviated as H2M, are a group of buildings with a simple classification in the form of a single residence in one administrative or thematic environmental unit that meets the provisions of the H2M building work plan.
11. State Buildings, hereinafter abbreviated as BGN, are Buildings for official purposes which are state or regional property and are provided with funding sources originating from the state revenue and expenditure budget, regional income and expenditure budgets, and/or other legitimate acquisitions .
12. Infrastructure Buildings are Buildings which functions as supporting infrastructure for buildings or as a stand-alone building with a specific function.

13. City Plan Information, hereinafter abbreviated as KRK, is information about building and environmental planning provisions imposed by the Regional Government at a particular location.
14. Communities are individuals, groups, legal entities or businesses, and institutions or organizations whose activities are in the field of Building Construction, as well as customary law communities and expert communities, which have an interest in the Construction of Buildings.
15. Building Approval, hereinafter abbreviated as PBG, is a permit given to the building owner to build new, change, expand, reduce, and/or maintain the building in accordance with building technical standards.
16. Certificate of appropriate functioning of a building, hereinafter abbreviated as SLF, is a certificate given by the Regional Government to certify the appropriate functioning of a building before it can be used.
17. Letter of Proof of Building Ownership, hereinafter abbreviated to SBKBG, is a letter of proof of right to ownership status of the Building.
18. Technical Plan for Building Demolition, hereinafter abbreviated as RTB, is a document containing the results of identifying the constructed condition of the building and its environment, demolition methodology, mitigation of demolition risks, technical plan drawing for demolition, and demolition implementation schedule.
19. Preservation is the activity of maintaining, restoring and maintaining buildings and their environment to restore the reliability of the building to its original state or condition according to the desired period.
20. Building Utilization is the activity of utilizing a building in accordance with its designated function, including regular maintenance, upkeep and inspection activities.
21. Demolition is the activity of dismantling or demolishing all or part of a building, components, building materials, and/or infrastructure and facilities.
22. Maintenance is an activity to maintain the reliability of buildings and their infrastructure and facilities so that they are always functional.

23. Periodic Inspection is the activity of checking the reliability of all or part of a building, components, building materials, and/or infrastructure and facilities within a certain period of time in order to certify the suitability of the building's function.
24. Building Owner, hereinafter referred to as Owner, is a person, legal entity, group of people, or association, which according to law is valid as Building Owner.
25. The applicant is the building owner or who is authorized to submit an application for the issuance of PBG, SLF, RTB, and/or SBKKBG.
26. Data collection is the activity of collecting data on a building by the Central Government or Regional Government which is carried out jointly with the PBG process, SLF process, and building demolition, as well as recording and registering existing buildings.
27. Management is an organizational unit, or business entity that is responsible for building operational activities, carrying out operations and maintenance in accordance with established procedures efficiently and effectively.
28. Technical Managers are technical personnel of ministries and/or regional apparatus organizations who are responsible for developing BGN, who are assigned to assist ministries/institutions and/or regional apparatus organizations in developing BGN.
29. Building Users, hereinafter referred to as Users, are Owners and/or non-Owners based on an agreement with the Owner, who use and/or manage Buildings or parts of Buildings in accordance with the specified functions.
30. Visitors are everyone other than Users activities in buildings.
31. Building Inspector, hereinafter referred to as Inspector, is an individual who has competence and is given the task by the Central Government or Regional Government in accordance with their authority to carry out inspections of Building Management.
32. Construction Service Provider is a service provider construction.

33. A technical reviewer is an individual or business entity, whether a legal entity or not a legal entity, who has a professional qualification work competency certificate or a business entity certificate to carry out technical assessments of the suitability of building functions.
34. Building Management is a construction activity that includes technical planning and construction implementation, as well as utilization, preservation and demolition activities.
35. Administration of State Buildings, hereinafter referred to as Administration of BGN, is activities that include technical planning processes and implementation of construction, as well as utilization activities, Preservation, and Demolition at BGN.
36. Maintenance is the activity of repairing and/or replacing building parts, components, building materials, and/or infrastructure and facilities so that the building remains functional.
37. Building Demolition Approval, hereinafter referred to as Demolition Approval, is approval given by the Regional Government to the Owner to demolish the Building in accordance with Technical Standards.
38. Professional Expert is someone who has met competency standards and is determined by an institution accredited by the central government.
39. Detailed Spatial Planning Plan, hereinafter abbreviated as RDTR, is a detailed plan regarding regional spatial planning which is accompanied by Regional zoning regulations.
40. Building and Environmental Management Plan, hereinafter abbreviated as RTBL, is a design guide for an area to control space utilization which contains the main material for building and environmental program provisions, general plans and design guidelines, investment plans, plan control provisions, and implementation control guidelines.
41. The TPA, TPT and Inspector Secretariat, hereinafter referred to as the Secretariat, is a team or individual appointed by the head of the Regional Apparatus to manage the implementation of the duties of the TPA, TPT and Inspector.
42. Construction Safety Management System, hereinafter abbreviated to SMKK, is part of the management system for implementing construction work in order to ensure the realization of construction safety.

43. Building Management Information System, hereinafter abbreviated as SIMBG, is an electronic system web-based which is used to carry out the process of implementing PBG, SLF, SBKKBG, RTB, and building data collection accompanied by information related to building management.
44. Standard Operating Procedures, hereinafter abbreviated to SOP, are a series of standardized written instructions regarding various processes for carrying out organizational activities, how and when they must be carried out, where and by whom they are carried out.
45. Building Technical Standards, hereinafter referred to as Technical Standards, are references that contain provisions, criteria, quality, methods, and/or procedures that must be fulfilled in the Building Construction Process in accordance with the function and classification of Buildings.
46. Professional Expert Team, hereinafter abbreviated as TPA, is a team consisting of professional experts appointed by the Government Regions to provide technical considerations in the construction of buildings.
47. Technical Appraisal Team, hereinafter abbreviated as TPT, is a team formed by the Regional Government consisting of agencies related to building management to provide technical considerations in the process of assessing building technical plan documents and RTB.
- in the form of a 1 (one) floor single residence with a maximum area of 72 m² (seventy two square meters) and a 2 (two) storey single residence with a maximum floor area of 90 m² (ninety square meters) as well as examination of the SLF extension application documents .
48. A prototype/prototype is the first or initial form that is used as a reference in carrying out project work.

Section 2

- (1) Building construction in the Region is organized based on the principle:
- a. expediency;
 - b. safety;
 - c. balance; And
 - d. harmony of the building with its environment.

(2) Building Regulations in this Regional Regulation

aims to realize:

- a. Buildings that are functional and in accordance with building plans that are harmonious and in harmony with their environment;

- b. orderly construction of buildings that guarantees the technical reliability of buildings in terms of safety, health, comfort and convenience;

And

- c. legal certainty in building management Buildings in the Region.

CHAPTER II

BUILDING FUNCTION AND CLASSIFICATION

Part One

General

Article 3

Buildings in the Region are determined based on:

- a. building function; and b. Building classification.

The second part

Building Functions

Paragraph 1

General

Article 4

(1) The function of Buildings in the Region as referred to in Article 3 letter a, is a determination of the fulfillment of Technical Standards, which are reviewed from the perspective of building layout and its environment as well as the reliability of the Building.

(2) Functions of Buildings in the Region as follows

referred to in paragraph (1) includes:

- a. residential function;
 - b. religious functions;
 - c. business function;
 - d. social and cultural functions; And
 - e. infrastructure functions.
- (3) Apart from the building function as intended in paragraph (2), the building function can be a mixed function.

(4) The function of the building as intended in paragraph (2) is determined based on the main function.

- (5) Determination of the main function as intended in paragraph (4) is determined based on prioritized activities in the building.
- (6) The mixed function as intended in paragraph (3) consists of more than 1 (one) function as intended in paragraph (2) which is owned by the Building.

Paragraph 2
Determination of Building Functions
Article 5

- (1) The residential function as intended in Article 4 paragraph (2) letter a, has the main function as a place for human residence.
- (2) The religious function as intended in Article 4 paragraph (2) letter b, has the main function as a place of worship.
- (3) The business function as intended in Article 4 paragraph (2) letter c, has the main function as a place to carry out business activities.
- (4) The social and cultural function as intended in Article 4 paragraph (2) letter d, has the main function as a place to carry out social and cultural activities.
- (5) The function of infrastructure as intended in Article 4 paragraph (2) letter e, has the function of supporting the building or as a stand-alone building in accordance with its function.
- (6) Further provisions regarding the function of the building as intended in Article 4 paragraph (2) is regulated in the Regent's regulations.

Article 6

- (1) Buildings with mixed functions as intended in Article 4 paragraph (3) are constructed without causing negative impacts on users and the surrounding environment.
- (2) Buildings with mixed functions as intended in paragraph (1) comply with all Technical Standards for each combined function.

Article 7

- (1) Buildings with functions as intended in Article 4 paragraph (2) and paragraph (3) must be erected in locations that comply with RDTR provisions.

- (2) In the event that the RDTR as intended in paragraph (1) has not been prepared and/or is not yet available, the function of the building will be used in accordance with the location designation regulated in the spatial plan.

Part Three
Determination of Building Classification

Article 8

- (1) Buildings in the Region as referred to in Article 3 is classified based on:
 - a. level of complexity;
 - b. degree of permanence;
 - c. level of fire risk;
 - d. location;
 - e. building height;
 - f. Building ownership; and g. building class.
- (2) Classification based on the level of complexity as intended in paragraph (1) letter a, includes simple buildings and non-simple buildings.
- (3) Classification based on the level of permanence as follows referred to in paragraph (1) letter b, includes:
 - a. Permanent Buildings; and b. Non-permanent buildings.
- (4) Classification based on the level of fire risk as referred to in paragraph (1) letter c, includes buildings with a high fire risk level, medium fire risk level, and low fire risk level.
- (5) Classification based on location as intended in paragraph (1) letter d, includes buildings in dense locations, buildings in medium locations, and buildings in sparse locations.
- (6) Classification based on building height as referred to in paragraph (1) letter e, includes super tall buildings, buildings
skyscrapers, high-rise buildings, medium-rise buildings, and low-rise buildings.
- (7) Classification based on ownership as referred to in paragraph (1) letter f includes BGN and buildings other than state owned.

Article 9

- (1) Determination of classification based on building class provisions as intended in Article 8 paragraph (1) letter g, is divided into:
 - a. class 1;
 - b. class 2;
 - c. class 3;
 - d. class 4;
 - e. class 5;
 - f. class 6;
 - g. class 7;
 - h. class 8;
 - i. class 9; And
 - j. class 10.
- (2) Parts of the building whose use is incidental and as long as it does not cause interference with other parts of the building, are considered to have the same classification as the main building.
- (3) Buildings can have multiple classifications, in the event that there are several parts of the building that must be classified separately.
- (4) Building class provisions as intended in paragraph (1) are implemented in accordance with the provisions of statutory regulations.

Article 10

- (1) The function of the building as intended in Article 4 paragraph (2) and paragraph (3) as well as the classification of the building as intended in Article 8 paragraph (1) are included in the PBG, SLF and SBKBG.
- (2) In the event that there is a change in the function and/or classification of the building, the owner is obliged to submit a PBG change.

Part Four
Administrative Sanctions

Article 11

- (1) Owners who do not comply with the determination of functions in the PBG as intended in Article 4 paragraph (2) will be subject to administrative sanctions.
- (2) Administrative sanctions as intended in paragraph (1) can be:
 - a. written warning;
 - b. restrictions on development activities;

- c. temporary or permanent suspension of employment implementation of development;
- d. temporary or permanent suspension of Utilization Building;
- e. PBG freezing; f. revocation of PBG; g. freezing of Building SLF; h. revocation of SLF for Buildings; and/or i. building demolition order.

(3) Further provisions regarding the procedures for imposing administrative sanctions as intended in paragraph (2) are regulated in a Regent's Regulation.

CHAPTER III

TECHNICAL STANDARDS FOR BUILDING

Part One

General

Article 12

Technical Standards include:

- a. building planning and design standards; b. construction implementation and supervision standards Building; c. building utilization standards; d. building demolition standards; e. provisions for the implementation of BGCB that are preserved; f. BGH Implementation provisions; g. BGN Implementation provisions; h. provisions for the implementation of Infrastructure Buildings; i. document provisions; and J. provisions for building maintenance actors.

The second part

Building Planning and Design Standards

Paragraph 1

General

Article 13

Building planning and design standards as referred to in Article 12 letter a, include provisions: a. building layout; b. building reliability;

- c. Buildings on and/or in the ground, and/or water; And
- d. Prototype/prototype design .

Paragraph 2
Building Regulations Provisions

Article 14

- (1) Building layout provisions as intended in Article 13 letter a, include:
 - a. building architecture; And
 - b. designation and intensity of buildings.
- (2) Compliance with building planning provisions as intended in paragraph (1) is intended to create a building that is functional, balanced, harmonious and in harmony with its environment.

Article 15

- (1) Building architectural provisions as intended in Article 14 paragraph (1) letter a, include:
 - a. building appearance;
 - b. interior layout;
 - c. balance, harmony and harmony of the building with its environment;
And
 - d. consideration of the balance between local socio-cultural values and the application of various architectural and engineering developments.
- (2) The appearance of the building as referred to in paragraph (1) letter a must be designed taking into account the aesthetic principles of form, architectural characteristics and the surrounding environment.
- (3) The appearance of buildings in cultural heritage areas must be designed taking into account building planning provisions, especially architectural requirements in the BGCB area.
- (4) The Regional Government can determine certain architectural rules for buildings for an area after considering public opinion.

Article 16

- (1) Internal spatial layout as intended in Article 15 paragraph (1) letter b, must consider the function of the space, the architecture of the building, and the reliability of the building.
- (2) Consideration of the function of space is manifested in the efficiency and effectiveness of internal spatial planning.

- (3) Building architectural considerations are realized in fulfilling the internal spatial layout of the building's architectural principles as a whole.

Article 17

- (1) The balance, harmony and harmony of the building with its environment as intended in Article 15 paragraph (1) letter c, must take into account the creation of outdoor space of the building and green open space that is balanced, harmonious and in harmony with its environment.
- (2) Consideration of the creation of space outside the building and green open space as referred to in paragraph (1) is realized in fulfilling provisions on catchment areas, rescue access, circulation of vehicles and people, as well as meeting the needs for infrastructure and facilities outside the building.

Article 18

- (1) Every building, according to its function and classification, must comply with the provisions for the designation and intensity of the building as intended in Article 14 paragraph (1) letter b.
- (2) Provisions for the designation and intensity of buildings as intended in paragraph (1) includes:
 - a. provisions for building designation; and b. Building intensity provisions.
- (3) Provisions for the designation and intensity of buildings as intended in paragraph (1) is contained in the KRK.
- (4) KRK as intended in paragraph (3) is based on RDTR and/or RTBL.
- (5) The Regional Government must provide the KRK as intended in paragraph (3) to the Community electronically.

Article 19

- (1) The provisions for the designation of a building as referred to in Article 18 paragraph (2) letter a, constitute the suitability of the function of the building with the designation at its location based on the RDTR and/or RTBL.
- (2) Every building that is erected must comply with the provisions for designation stipulated in the RDTR and/or RTBL.

Article 20

- (1) Building intensity provisions as intended in Article 18 paragraph (2) letter b, constitute compliance with:
 - a. building density and height; And
 - b. building clearance.
- (2) Every building that is erected must comply with the building intensity provisions stipulated in the RDTR and/or RTBL.

Article 21

- (1) Provisions for building density and height as intended in Article 20 paragraph (1) letter a, includes:
 - a. Building Base coefficient; b. Building Floor coefficient; c. building height;
 - d. Green Area coefficient; And
 - e. Basement Site coefficient.
- (2) Determination of the density and height of Buildings in the Region as intended in paragraph (1) considers the following aspects:
 - a. environmental carrying capacity;
 - b. environmental balance;
 - c. environmental safety;
 - d. environmental harmony; And
 - e. regional development.
- (3) Determination of the density and height of the building as referred to in paragraph (2) follows the determination provisions in the RDTR and/or RTBL.

Article 22

- (1) Building clearance provisions as intended in Article 20 paragraph (1) letter b, include:
 - a. Building Boundary Line;
 - b. distance from the building to the parcel boundary; and c. distance between buildings.
- (2) Determining the amount of building clearance as intended in paragraph (1) consider aspect:
 - a. safety related to fire protection;
 - b. health related to air circulation, lighting, and sanitation;
 - c. comfort regarding views, noise, and vibration;
 - d. convenience related to accessibility and evacuation access;

- e. environmental harmony related to the manifestation of the city's face;
And
- f. the height of the building as determined in the provisions on building intensity.

Article 23

- (1) RTBL is the regulation of building planning provisions as a follow-up to regional spatial planning and/or RDTR for urban areas.
- (2) RTBL as intended in paragraph (1) is used to control the use of space in an area and guide regional or city design to realize the unified character and quality of buildings and a sustainable environment.
- (3) RTBL as intended in paragraph (1) contains the main material for building and environmental program provisions, general plans and design guidelines, investment plans, plan control provisions, and implementation control guidelines.

Article 24

- (1) RTBL as intended in Article 23, is prepared by the Regional Government or based on a partnership between the Regional Government, the private sector and/or the Community in accordance with the level of problems in the area concerned.
- (2) Preparation of RTBL as intended in paragraph (1) based on building and environmental planning patterns which include repair, redevelopment, new development, and/or preservation for the area:
 - a. awakened;
 - b. which is protected and preserved;
 - c. new potential developments; and/or
 - d. which is mixed.
- (3) In the case of protected and preserved areas as intended in paragraph (2) letter b, RTBL can be prepared using an area revitalization approach.
- (4) Preparation of RTBL as intended in paragraph (1) carried out by obtaining technical considerations and taking into account public opinion.
- (5) RTBL as intended in paragraph (1) is stipulated in a Regent's Regulation.

Article 25

- (1) In the event that there is a change in the RDTR and/or RTBL which results in a change in the location and intensity of the building, the function of the building which do not comply with the new designation, must be adjusted.
- (2) In making changes to the RDTR and/or RTBL, the Regional Government must consider the conditions of designation and intensity of existing buildings.

Paragraph 3

Building Reliability Provisions

Article 26

Provisions for the reliability of buildings as intended in Article 13 letter b, include provisions for aspects of safety, health, comfort and convenience of buildings.

Article 27

- (1) Every building, according to its function and classification, must comply with the building safety aspects as intended in Article 26.
- (2) Provisions for building safety aspects as intended in paragraph (1) includes:
 - a. the building's ability to bear loads payload;
 - b. Building capacity against fire hazards; And
 - c. Building capacity against lightning and electrical hazards.

Article 28

- (1) Provisions on the building's capacity to load loads as intended in Article 27 paragraph (2) letter a, includes technical provisions regarding:
 - a. Building structural systems;
 - b. loads on building structures;
 - c. structural and construction materials; And
 - d. functional feasibility of the building structure.

- (2) The building structure must be planned to be strong, stable, and meet the service provisions in carrying loads during the planned service life by considering the function of the building, location, durability, and ease of construction.
- (3) Technical provisions regarding building structural system standards as referred to in paragraph (1) letter a, include:
 - a. upper structure of the building; and b. the lower structure of the building.
- (4) Provisions for loading on building structures as intended in paragraph (1) letter b, takes into account the structure's ability to carry loads that may occur during the structure's service life.
- (5) Apart from the influence of loads as referred to in paragraph (4), structural planning must take into account the influence of corrosion, fungus and destructive insects so that the structure can reach its service life.
- (6) In planning the structure of a building against the effects of earthquakes, the building structure must take into account the effects of the planned earthquake in accordance with the level of earthquake risk and the level of structural performance.
- (7) Technical provisions regarding structure and construction materials as intended in paragraph (1) letter c, includes construction:
 - a. concrete;
 - b. steel;
 - c. wood;
 - d. bamboo; And
 - e. with special materials and technology.
- (8) To fulfill the requirements for structural functional feasibility
For buildings as intended in paragraph (1) letter d, structural planning must be carried out using engineering mechanics calculations.

Article 29

- (1) Every building in the area must be protected with a fire protection system.
- (2) The fire hazard protection system as intended in paragraph (1) aims to protect Users and property from danger and physical damage in the event of a fire.

- (3) The fire hazard protection system as intended in paragraph (1) must be able to give Users and/or Visitors time to save themselves in the event of a fire.
- (4) The fire hazard protection system as intended in paragraph (1) in buildings must consider time efficiency, quality and costs at the maintenance and recovery stage after a fire occurs.

Article 30

- (1) Provisions on the building's ability to respond to fire hazards as intended in Article 27 paragraph (2) letter b, includes technical provisions regarding:
 - a. passive protection system;
 - b. active protection system; And
 - c. fire management.
- (2) Technical provisions regarding passive protection systems as intended in paragraph (1) letter a, include:
 - a. arrangement of architectural and structural components;
 - b. access and supply of water for firefighting; And
 - c. means of rescue.
- (3) The passive protection system as intended in paragraph (2) considers function, classification, fire risk, space geometry, installed building materials, and/or the number and condition of Users and/or Visitors in the Building.
- (4) Technical provisions regarding active protection systems as referred to in paragraph (1) letter b, include system:
 - a. firefighter;
 - b. detection, fire alarm, and communications systems;
 - c. fire smoke control; and D. fire control center.
- (5) The active protection system as intended in paragraph (4) considers the function, classification, area, height, volume of the building, and/or the number and condition of Users and/or Visitors in the Building.
- (6) Technical provisions regarding fire management as intended in paragraph (1) letter c, considering function, classification, area, number of floors, and/or the number of Users and/or Visitors certain.
- (7) The use of building equipment must pay attention to the risk of fire.

- (8) In the event that it is necessary to determine the properties of building materials and the level of fire resistance of building structural components, a fire test is carried out.
- (9) Fire testing as intended in paragraph (8) is carried out according to standard test methods by an accredited testing institution.
- (10) To support building capabilities regarding the danger of fire as intended in paragraph (1), the Regional Government shall prepare and implement a fire management plan and a master plan for the fire protection system in the Region.

Article 31

- (1) Provisions for lightning protection systems in buildings used for design, installation and maintenance of lightning protection systems in buildings.
- (2) The lightning protection system as referred to in paragraph (1) aims to reduce the risk of damage to buildings and equipment within them, as well as to protect the safety of humans in and/or around buildings from lightning strikes.
- (3) The lightning protection system as intended in paragraph (1) must consider:
 - a. technical protection capabilities;
 - b. mechanical resistance; And
 - c. resistance to corrosion.

Article 32

- (1) Provisions on the building's capacity against lightning hazards as intended in Article 27 paragraph (2) letter c, include technical provisions regarding:
 - a. external lightning protection system; And
 - b. internal lightning protection system.
- (2) Technical provisions regarding external lightning protection systems as intended in paragraph (1) letter a, include:
 - a. air terminal;
 - b. down conductor;
 - c. earthing; And
 - d. surveillance system.
- (3) Technical provisions regarding the internal lightning protection system as referred to in paragraph (1) letter b, constitute the protection of electronic equipment against the effects of lightning currents.

Article 33

- (1) Provisions on the building's ability to withstand electrical hazards as intended in Article 27 paragraph (2) letter c, is used for planning, installation, inspection and maintenance of electrical installations.
- (2) Every building equipped with electrical installations and electrical resources must be guaranteed to be safe and reliable.
- (3) Provisions on the building's ability to withstand electrical hazards as intended in paragraph (1) include technical provisions regarding:
 - a. power source;
 - b. electrical installation;
 - c. electric panel; And
 - d. earthing system.

Article 34

- (1) Every building according to its function and classification must meet the provisions on building health aspects as intended in Article 26.
- (2) Provisions for building health aspects as intended in paragraph (1) includes provisions:
 - a. Building ventilation system;
 - b. Building lighting systems;
 - c. water management systems in buildings;
 - d. waste management system in buildings;
 - And
 - e. use of building materials.

Article 35

- (1) Every building according to its function and classification must be equipped with a ventilation system.
- (2) The ventilation system as intended in paragraph (1) aims to ensure fresh air changes, maintain healthy air quality indoors and in buildings, and eliminate humidity, odors, smoke, heat, bacteria, dust particles and pollutants in the air in accordance with need.
- (3) Building ventilation system provisions as intended in Article 34 paragraph (2) letter a, includes technical provisions regarding ventilation:
 - a. experience;
 - and b. mechanical.

- (4) In the event that the provisions for natural ventilation as intended in paragraph (3) cannot be fulfilled, mechanical ventilation must be provided.
- (5) The implementation of the ventilation system must be carried out by considering the principles of energy saving in buildings.

Article 36

- (1) Every building according to its function and classification must be equipped with a lighting system.
- (2) The lighting system as intended in paragraph (1) aims to ensure that activities in the building can be carried out effectively, comfortably and energy-efficiently.
- (3) Building lighting system provisions as intended in Article 34 paragraph (2) letter b, includes technical provisions regarding the system:
 - a. natural lighting; And
 - b. artificial lighting.
- (4) The lighting system provisions as intended in paragraph (3) are used for planning, installation and maintenance of lighting systems in buildings.
- (5) The artificial lighting system as intended in paragraph (3) letter b, includes emergency lighting.
- (6) Emergency lighting as intended in paragraph (5) must be installed in buildings with certain functions, can work automatically, and has sufficient lighting levels for safe evacuation.

safe.

Article 37

- (1) Every building according to its function and classification must be equipped with a water management system.
- (2) The water management system as intended in paragraph (1) aims to:
 - a. fulfill the basic needs of Users in order to have a healthy, clean and productive life;
 - b. guarantee the implementation of waste water management in buildings in accordance with health standards based on statutory provisions; And

- c. maintaining natural hydrological conditions, by maximizing the use of rainwater, infiltrating rainwater, and temporarily storing rainwater to reduce flood discharge through optimizing the use of natural elements and the use of artificial elements.
- (3) Provisions for water management systems in buildings as intended in Article 34 paragraph (2) letter c, includes technical provisions regarding the system:
 - a. provision of drinking water;
 - b. waste water management; And
 - c. rainwater management in buildings and the plot.
 - (4) The water management system provisions as intended in paragraph (3) are used for planning, installation and maintenance of water management systems in buildings.

Article 38

- (1) Every building according to its function and classification must be equipped with a waste management system.
- (2) The waste management system as intended in paragraph (1) aims to ensure that waste handling does not harm the health of residents, the community and the environment.
- (3) The waste management system as intended in paragraph (1) is used for planning, construction, operation and maintenance, as well as monitoring and evaluating waste handling.
- (4) Provisions for waste management systems in buildings as intended in Article 34 paragraph (2) letter d, include waste:
 - a. household;
 - b. a kind of household; And
 - c. Specific.

Article 39

- (1) Every building must use building materials that are safe for the health of users and do not cause negative impacts on the environment.
- (2) The use of building materials that are safe for the User's health as intended in paragraph (1) must not contain materials that are dangerous or toxic to health, and are safe for the User.

- (3) The use of building materials that do not have a negative impact on the environment as intended in paragraph (1) must:
- a. avoid causing glare and reflection effects for other users, the public and the surrounding environment;
 - b. avoid the effects of increasing the surrounding environmental temperature;
 - c. consider the principle of energy conservation; And
 - d. creating buildings that are harmonious and in harmony with their environment.
- (4) Buildings must consider the use of local building materials that pay attention to environmental preservation.

Article 40

- (1) Every building, according to its function and classification, must meet the requirements for building comfort aspects as intended in Article 26.
- (2) Building comfort provisions as follows referred to in paragraph (1) includes:
- a. comfortable space for movement in the building;
 - b. comfortable indoor air conditions;
 - c. comfortable views from and into the building Building; And
 - d. comfort regarding vibration and noise levels in the building.

Article 41

- (1) Provisions for comfortable movement space in the building aim to support the implementation of activities in the building comfortably according to the function of the building.
- (2) Provisions for comfortable movement space as intended in paragraph (1) are used for space planning within the building.
- (3) Provisions for comfortable movement space in buildings as intended in paragraph (1) include technical provisions regarding:
- a. Determining the required area of movement space in Buildings; And
 - b. inter-space relationships in buildings.

- (4) Comfortable space for movement in the building as intended in paragraph (1) must consider:
- a. function of space, number of users, furniture or equipment, and accessibility of space within the building; And
 - b. safety and health provisions.

Article 42

- (1) Provisions for comfortable indoor air conditions aim to support activities within buildings that are thermally comfortable and energy efficient.
- (2) Provisions for comfortable indoor air conditions as intended in paragraph (1) are used for planning, installation and maintenance of indoor air conditioning systems.
- (3) Comfortable air conditions in the building space as intended in paragraph (1) must consider:
- a. temperature;
 - b. indoor relative humidity;
 - c. air speed or air flow speed; And
 - d. fresh air exchange or natural indoor air exchange.
- (4) Provisions for comfortable indoor air conditions as intended in paragraph (1) include technical provisions regarding:
- a. Thermal comfort is naturally in the form of temperature and air humidity; And
 - b. use of artificial air conditioning.
- (5) In the event that indoor thermal comfort cannot be achieved under natural conditions, artificial air conditioning can be used to help achieve thermal comfort.
- (6) Air conditioning system planning as follows referred to in paragraph (5) considers:
- a. function of the building or space, number of users and/or visitors, location, volume of space, type of equipment, and use of building materials;
 - b. health of occupants or Users;
 - c. ease of Maintenance and Care; And
 - d. principles of energy saving and environmental sustainability.

Article 43

- (1) Provisions for comfortable views in buildings aim to support activities in buildings that are comfortable in terms of privacy so that they do not interfere with each other.
- (2) Provisions for comfortable views in buildings as intended in paragraph (1) are used for space planning within buildings.
- (3) Provisions for comfortable views of buildings as intended in paragraph (1) include:
 - a. comfortable views from inside the room to outside the building; And
 - b. Comfortable view from outside to inside the building
Building.
- (4) Provisions for comfortable views from inside to outside the building as intended in paragraph (3) letter a consider:
 - a. composition of the building mass, design of openings, interior and exterior layout of the building, and design of the external shape of the building;
 - b. utilization of the potential of outdoor space of buildings and provision of green open space; And
 - c. prevention of glare and reflection interference
ray.
- (5) Provisions for comfortable views from the outside into the building as intended in paragraph (3) letter b consider:
 - a. design of openings, interior and exterior layout of the building, and design of the exterior shape of the building; And
 - b. the existence of existing and/or future buildings in the vicinity.

Article 44

- (1) Comfort provisions regarding vibration and noise levels in the building aim to support activities in the building comfortably without vibration and noise disturbance.
- (2) Comfort provisions regarding vibration and noise levels in buildings as intended in paragraph (1) are used for space planning in buildings.

- (3) Provisions for comfort regarding vibration and noise levels in buildings as intended in paragraph (1) include:
- a. comfort regarding vibration levels in the building
Building; And
 - b. comfort against indoor noise levels
Building.
- (4) Buildings which, due to their function and activities, cause vibrations to occur, must pay attention to the vibration exposure time of Users not exceeding the permitted limits in accordance with the standards and provisions of statutory regulations.
- (5) Buildings which due to their function and activities cause noise to occur, must ensure that the resulting noise level does not cause hearing, health and comfort problems for Users and/or Visitors in carrying out activities.
- (6) Provisions for comfort regarding the level of vibration and noise in the building as intended in paragraph (3) consider the type of activity, use of equipment, and/or other sources of vibration and noise both in the building and outside the building.

Article 45

- (1) Every building, according to its function and classification, must meet the provisions on building convenience aspects as intended in Article 26.
- (2) Building facility provisions as intended in paragraph (1) include provisions:
- a. ease of connection to, from and within the building
Building; And
 - b. completeness of infrastructure and facilities for utilization
Building.

Article 46

- (1) Provisions for ease of connection to, from and within the building aim to provide easy, safe and comfortable facilities and accessibility for every building user and visitor.
- (2) Provision of facilities and accessibility of connections to, from and within the building must consider the availability of connections:
- a. horizontal between spaces or between buildings; And
 - b. vertically between floors in a building.

Article 47

- (1) Horizontal connections between spaces or between buildings as intended in Article 46 paragraph (2) letter a, in the form of the availability of adequate facilities to facilitate horizontal connections between spaces or between buildings in a building.
- (2) The facilities as intended in paragraph (1) include:
 - a. door;
 - b. breezeway;
 - c. corridor;
 - d. pedestrian path;
 - e. guideway; and/or
 - f. bridge connecting between building spaces or between buildings.
- (3) Fulfillment of the provisions for facilitating horizontal connections between spaces or between buildings as intended in paragraph (1) must take into account:
 - a. number of facilities;
 - b. size of facilities;
 - c. facility construction;
 - d. distance between rooms or between buildings;
 - e. building function;
 - f. building area; And
 - g. number of Users and Visitors.

Article 48

- (1) Every multi-storey building must comply provisions for ease of vertical connections between floors as intended in Article 46 paragraph (2) letter b, in the form of the availability of adequate facilities to facilitate vertical connections between floors in a building.
- (2) The facilities as intended in paragraph (1) include:
 - a. ladder;
 - b. RAM;
 - c. elevator;
 - d. stair lifts;
 - e. walking stairs or escalators; and/or f. walking floor.
- (3) Fulfillment of provisions for ease of vertical connections between floors must pay attention to:
 - a. type, number, size and construction of facilities vertical relationship;
 - b. function and area of the building;
 - c. number of Users and Visitors; and D. safety of Users and Visitors.

Article 49

- (1) Every building must comply with the provisions for complete infrastructure and facilities for building utilization as intended in Article 45 paragraph (2) letter b, in the form of the availability of adequate infrastructure and facilities for building utilization.
- (2) Completeness of infrastructure and facilities for Building Utilization as intended in paragraph (1) includes:
- a. Praying room;
 - b. changing room;
 - c. lactation room;
 - d. daycare;
 - e. toilet;
 - f. hand washing basin;
 - g. shower;
 - h. *urinal*;
 - i. rubbish bin;
 - j. communication and information facilities;
 - k. the waiting room;
 - l. control equipment and tools;
 - m. signs and markings;
 - n. meeting point;
 - o. parking lot;
 - p. automatic parking system; and/or q. surveillance camera system.
- (3) The design and provision of building utilization infrastructure and facilities must take into account: general
- a. building function;
 - b. building area; And
 - c. number of Users and Visitors.

Paragraph 4

Building Regulations Above and/or Inside
Land and/or Water and/or Infrastructure or Facilities
General

Article 50

- (1) Provisions for Buildings on and/or in land and/or water and/or public infrastructure or facilities as intended in Article 13 letter c,

carried out in accordance with building planning and design standards.

- (2) Apart from following the building planning and design standards as intended in paragraph (1), planning and design must consider:
- a. location of building placement;
 - b. building architecture;
 - c. means of safety;
 - d. Building structure; And
 - e. sanitation in buildings.
- (3) Buildings on the ground must comply provision:
- a. RDTR and/or RTBL;
 - b. not for residential purposes;
 - c. does not interfere with the function of public facilities and infrastructure which is in the ground; And
 - d. building reliability according to function and Building classification.
- (4) In the event that a building or part of a building is built outside the site on the ground, apart from following the provisions as referred to in paragraph (1), approval from the relevant party is required.
- (5) Buildings inside and/or above the surface
Water must meet the following requirements:
- a. regional spatial plan, RDTR and/or RTBL;
 - b. does not disturb the balance of the environment and the protected function of the area;
 - c. does not cause changes in water flows that can damage the environment;
 - d. does not cause pollution;
 - e. has considered the reliability of the building according to the function and classification of the building; And
 - f. obtain approval from the relevant parties.
- (6) Buildings above and/or within public infrastructure and/or facilities must comply with the following provisions:
- a. regional spatial plan, RDTR and/or RTBL;
 - b. does not interfere with the function of public infrastructure and facilities located above, below it, and/or around it;
 - c. still paying attention to the harmony of the building to the environment; And
 - d. has considered the reliability of the building according to the function and classification of the building.
- (7) In the event that a building is located on land that crosses or is crossed by public infrastructure and/or facilities, it must comply with the following provisions:
- a. regional spatial plan, RDTR, and/or RTBL;
 - b. not intended as a residential or place function stay;

- c. does not interfere with the function of infrastructure and facilities in the ground;
 - d. has considered the reliability of the building according to the function and classification of the building; And
 - e. considering the carrying capacity of the environment.
- (8) PBG for Buildings as intended in paragraph (3), paragraph (4), paragraph (5), paragraph (6), and paragraph (7) must receive TPA technical consideration.
- (9) In the event that there is no regional spatial plan, RDTR, and/or RTBL as intended in paragraph (3) letter a, paragraph (5) letter a, paragraph (6) letter a, and paragraph (7) letter a, Determination of location allocation must obtain the approval of the Regent based on TPA considerations.

Article 51

- (1) Provisions for the location of building placement as intended in Article 50 paragraph (2) letter a is stipulated for:
- a. Buildings Buildings built underground;
 - b. Buildings built above and/or below public infrastructure and/or facilities; And
 - c. Buildings Buildings built below and/or above the water surface.
- (2) Provisions for the location of building placement as intended in paragraph (1) letter a, includes:
- a. the location of the building placement must consider the geological and topographical conditions that are safe for the building in the ground based on a feasibility study;
 - b. located in an area that has relatively stable layer structure conditions and soil deformation properties to withstand soil loads and subsidence due to excavation or building loads; And
 - c. is located in an area that has relatively low groundwater levels, water seepage pressure and potential for flooding.
- (3) In the event that the ground water level, water seepage pressure and potential for flooding as referred to in paragraph (2) letter c are relatively high, efforts need to be made to anticipate the risk of leakage or water seepage into the building.
- (4) The placement of buildings in the ground must comply with the provisions on the types of integrated underground public infrastructure facilities which must be taken into account and/or integrated when constructing underground buildings.

- (5) Placement of buildings in the ground which is recommended as suitable and safe as a place for humans to carry out activities, is at a depth of between 0 m (zero meters) to -30 m (minus thirty meters) below the ground surface.
- (6) In the event that buildings built underground are used to store or produce radioactive materials, poisons, flammable materials, explosives and other materials that are easily explosive, they must comply with the following provisions:
- a. the location of the building is located outside a residential area or a certain distance from public roads, railways and other surrounding buildings in accordance with the approval of the Central Government or Regional Government;
 - b. The building being erected must be located at a certain distance from the boundaries of the plot or building others in plots according to the approval of the Central Government or Regional Government; And
 - c. must be able to guarantee the safety and health of users and the environment.
- (7) Provisions for the location of building placement as intended in paragraph (1) letter b, includes:
- a. the placement of the building and/or parts of the building does not interfere with the function and performance of public infrastructure and facilities located above and/or below it;
 - b. the placement of buildings and/or parts of buildings continues to pay attention to the harmony of the building with its environment; and/or
 - c. the location of the building placement does not interfere with the smooth flow of traffic of vehicles, people or goods.
- (8) Provisions for the location of building placement as intended in paragraph (1) letter c includes:
- a. the location where the building is placed close to a spring must protect the existence of the spring, its location, water supply capacity and continuity of supply, the quality or quality standards of the water, as well as the biota that lives in it;
 - b. position and/or distance of building placement and/or parts of the building that are in direct contact with water, must ensure that they do not disturb the balance of the environment and the protected function of the area and/or cause changes or water flows that can damage the environment; and/or

- c. Buildings must not interfere with water transportation activities.
- (9) Provisions for the location of building placement as intended in paragraph (1) letters a, b, and c, includes:
- a. Buildings are not used to store or produce explosives and other materials that are easily explosive; And
 - b. Buildings are not used to store or produce radioactive materials, poisons, flammable materials or other dangerous materials.

Article 52

- (1) Provisions for building architecture on and/or in land and/or water and/or infrastructure or public facilities as intended in Article 50 paragraph (2) letter b, include provisions:
- a. building appearance;
 - b. interior layout; And
 - c. balance, harmony and alignment of buildings and the environment.
- (2) The design of the appearance of the building as referred to in paragraph (1) letter a, takes into consideration the aesthetic principles of the building, the shape, architectural characteristics of the building, and the environment of the infrastructure or public facilities in the vicinity and does not endanger the surrounding community.
- (3) The interior spatial planning as intended in paragraph (1) letter b takes into account the general principles of internal spatial planning for buildings above and/or within land and/or water and/or infrastructure or public facilities.
- (4) General principles of interior spatial design as follows referred to in paragraph (3) includes:
- a. clarity, ease of accessibility and orientation, creation of visual relationships between spaces, and creation of an atmosphere within the building that can give the impression of being comfortable, open or spacious, or spacious and safe;
 - b. application of internal spatial planning patterns that use the principles of path systems, activities at nodes, and anchorages;
 - c. application of design patterns that pay attention to the use of color, line patterns and textures; And
 - d. Providing special space or access that connects to outdoor space or is open directly to the ground surface.

(5) Provisions for balance, harmony and alignment of buildings and the environment as intended in paragraph (1) letter c, include:

- a. the shape, appearance, material and color planning must be designed to meet the principles of beauty and harmony of the existing environment and/or which is planned according to its function; And
- b. Building planning must optimally maintain the potential of natural elements within the site and consider the compatibility of the building with the architectural potential of the existing landscape.

Article 53

(1) Every building on and/or in land and/or water and/or infrastructure or public facilities must be equipped with facilities and equipment used as a means of safety as intended in Article 50 paragraph (2) letter c, in good condition. emergencies such as fire, earthquake and flood.

(2) Facilities and equipment as intended in paragraph (1) include:

- a. escape routes and emergency exits;
- b. emergency stairs and/or emergency elevators;
- c. compartment space;
- d. emergency lights and signs;
- e. emergency detection, alarm and communications systems;
- f. emergency power source;
- g. central emergency control room;
- h. smoke control system;
- i. fire extinguisher equipment; And
- j. use of fire-resistant, earthquake-resistant and/or water-tight building construction.

Article 54

(1) Building structures as intended in Article 50 paragraph (2) letter d, on and/or in land and/or water and/or infrastructure or public facilities, must be planned to be able to bear all types of loads and/or external influences that may work during the service life of the structure.

(2) Building structures above and/or in land and/or water and/or public infrastructure or facilities must be planned at least:

- a. able to withstand static loads;
- b. able to withstand dynamic loads; And

- c. able to withstand ground water pressure and seepage power groundwater.
- (3) Building structure planning on and/or in land and/or water and/or public infrastructure or facilities is carried out in accordance with reliability provisions
Building.

Article 55

- (1) Every building on and/or in the ground and/or water and/or infrastructure or public facilities that have parts of the building that are or appear above the ground surface must be equipped with sanitation in the building as intended in Article 50 paragraph (2) letter e, in the form of surface drainage channels and/or underground drainage channels.
- (2) Sanitation planning in buildings above and/or in the land and/or water and/or infrastructure or public facilities is carried out in accordance with building reliability provisions.

Paragraph 5

Prototype/Prototype Design Terms

Article 56

- (1) Prototype/prototype designs can be used in technical planning for buildings.
- (2) The Regional Government or Community can prepare a Prototype/prototype design.
- (3) In preparing the Prototype/prototype design as intended in paragraph (2), the Regional Government or Community must be based on:
 - a. fulfillment of Technical Standards;
 - b. fulfillment of basic earthquake resistance requirements;
 - c. consideration of geological and geographical conditions;
 - d. consideration of the availability of building materials;
 - e. Fulfillment of design criteria according to needs development; And
 - f. consideration of ease of construction implementation.
- (4) The prototype/prototype design prepared as intended in paragraph (2) is proposed to the Minister for approval.
- (5) *Prototype/prototype* designs that have been determined by the Minister as intended in paragraph (4) are included in the SIMBG.

- (6) In use design For the prototype/ prototype as referred to in paragraph (1), the Owner can make adjustments as long as they continue to pay attention to the basic requirements for earthquake resistance.
- (7) The adjustments as intended in paragraph (6) must be carried out by the architect or TPT.

Part Three

Building Construction Implementation and Supervision Standards

Building

Paragraph 1 General

Article 57

Standards for implementation and supervision of building construction as intended in Article 12 letter b, includes:

- a. implementation of building construction;
- b. construction supervision activities; And
- c. SMKK.

Paragraph 2

Implementation of Building Construction

Article 58

- (1) Construction implementation as intended in Article 57 letter a, is carried out by construction implementation service providers.
- (2) The construction implementation as intended in paragraph (1) is the stage of realizing the planning document into a building that is ready to be used.
- (3) Implementation of construction as intended in paragraph (1) consists of stages:
 - a. preparation of work;
 - b. work implementation;
 - c. testing; and D. submission.
- (4) Construction implementation as intended in paragraph (3) is carried out by a construction implementation service provider based on a construction work contract.
- (5) The construction implementation service provider prepares construction implementation documents as documentation of all stages of construction implementation as intended in paragraph (3).

- (6) The work implementation stage as referred to in paragraph (3) letter b is carried out after all documents in the work preparation stage have been approved by the construction supervision or construction management service provider.
- (7) The work implementation stage as referred to in paragraph (3) letter b consists of work:
 - a. substructure;
 - b. basement;
 - c. superstructure;
 - d. architecture; And
 - e. mechanical, electrical and plumbing.
- (8) Providers of construction supervision or construction management services carry out supervision at each stage of construction implementation as intended in paragraph (3).
- (9) Providers of construction supervision or construction management services must notify the implementation of each stage of work to the Regional Government via SIMBG.
- (10) Notification as intended in paragraph (9) is carried out at the beginning and at the end of the implementation of each stage of work.
- (11) The construction implementation service provider cannot continue work at the next stage before the Regional Government carries out an inspection and declares that it can continue.
- (12) The testing stage as referred to in paragraph (3) letter c, is carried out after the mechanical, electrical and piping work is declared complete.
- (13) The completion statement as intended in paragraph (12) is given by the construction supervision or construction management service provider.
- (14) In the event that a nonconformity is found at the testing stage, the construction implementation service provider is responsible for making adjustments until it is declared appropriate by the Regional Government.
- (15) The delivery stage as referred to in paragraph (3) letter d, is carried out after the construction supervision or construction management service provider issues a statement of suitability for the function of the building.

Paragraph 3
Construction Supervision Activities

Article 59

- (1) Construction supervision activities as intended in Article 57 letter b, carried out by:
 - a. provider of construction supervision or construction management services for construction supervision; And
 - b. provider of construction planning services for periodic supervision.

- (2) Construction supervision activities as intended in paragraph (1) letter a, includes:
 - a. time control;
 - b. cost control;
 - c. controlling the achievement of physical targets; and
 - D. orderly building administration.

- (3) Construction supervision carried out by construction supervision service providers as intended in paragraph (1) letter a, includes:
 - a. supervision of construction preparation;
 - b. supervision of the construction implementation stage up to the first handover of construction work; And
 - c. supervision of the maintenance phase of construction work up to the final handover of construction work.

- (4) Construction supervision carried out by providers of construction supervision or construction management services as intended in paragraph (1) letter a, includes supervision of:
 - a. at the planning stage;
 - b. construction preparation;
 - c. construction implementation stage up to the first handover of construction work; And
 - d. Construction work maintenance stage up to final handover of construction work.

- (5) Providers of construction supervision or construction management services make construction supervision reports at each stage of construction implementation.

- (6) Providers of construction supervision or construction management services have the responsibility to issue a statement of suitability for the function of the building being supervised in accordance with the PBG document.

- (7) In the event that the building is constructed or its implementation uses more than 1 (one) construction supervision service provider, then a statement of suitability for the function of the building as referred to in paragraph (6) is issued by the Technical Reviewer based on the results of the statement of suitability for the function of the building from each provider. construction supervision services in accordance with the scope of work.

Paragraph 4
Construction Safety Management System

Article 60

- (1) Every service user and service provider in providing construction services must implement SMKK.
- (2) Service providers who must implement the SMKK as intended in paragraph (1) are service providers who provide services: a. construction management consultancy; b. supervision construction consultancy; and c. construction work.
- (3) SMKK as referred to in paragraph (1) must meet security, safety, health and sustainability standards.
- (4) Security, safety, health and sustainability standards as intended in paragraph (3) must pay attention to safety:
- a. construction engineering;
 - b. and occupational health;
 - c. public; and D. environment.
- (5) The service provider as intended in paragraph (2) must carry out:
- a. hazard identification;
 - b. risk assessment and control of construction work risks or opportunities; And
 - c. construction safety goals and programs, which made based on work stages.
- (6) Provisions regarding SMKK are implemented in accordance with statutory provisions.

Part Four
Building Utilization Standards

Paragraph 1
General

Article 61

- (1) Building utilization is carried out by the Building Owner or Manager through the division responsible for Building Maintenance and Upkeep, as well as periodic inspections, or a service provider who is competent in their field.
- (2) Building utilization is carried out through building maintenance and upkeep activities, as well as periodic inspections of buildings so that the building remains fit for function as a building, through activities that include:
 - a. preparation of building maintenance and care plans, as well as periodic inspections;
 - b. implementation of outreach, promotion and education to Building Users and/or Visitors;
 - c. implementation of building maintenance and upkeep activities, as well as periodic inspections;
 - d. management of a series of Utilization activities, including monitoring and evaluation; And
 - e. preparing reports on building maintenance and upkeep activities as well as periodic inspections.
- (3) Output at the Building Utilization stage consists of:
 - a. Maintenance and Maintenance plan document
Building construction and periodic inspections and periodic reports;
 - b. practical Usage guide for Owners and Users; And
 - c. documentation of all stages of utilization.

Article 62

- (1) Building utilization as intended in Article 12 letter c, must meet building standards.
- (2) Building Standards as intended in paragraph (1) include:
 - a. building maintenance and upkeep; And
 - b. periodic inspection.

Paragraph 2
Building Maintenance and Maintenance

Article 63

- (1) Building maintenance and maintenance aims to ensure that the building and its infrastructure and facilities remain functionally fit for purpose.
- (2) Building maintenance and upkeep as intended in paragraph (1) is carried out by the Building Owner or Manager.
- (3) Building Owners or Managers as intended in paragraph (2) can appoint Construction Service Providers to carry out Building Maintenance and Upkeep.
- (4) Procedures and methods for building maintenance and upkeep include:
 - a. Maintenance and Maintenance procedures and methods Building;
 - b. Building Maintenance and Maintenance work program Building;
 - c. equipment and tools for Building Maintenance and Maintenance work; And
 - d. Maintenance and Maintenance standards and performance Building.
- (5) The scope of maintenance and care includes components:
 - a. architectural;
 - b. structural; c. mechanical; d. electrical;
 - e. outdoor layout; And
 - f. housekeeping.
- (6) Building maintenance and upkeep as intended in paragraph (1) and paragraph (2) are implemented by considering:
 - a. building age;
 - b. shrinkage;
 - c. building damage; and/or
 - d. improvement of building components.

Article 64

Maintenance work includes cleaning, tidying, checking, testing, repairing and/or replacing building materials or equipment, and other similar activities based on building operation and maintenance guidelines.

Article 65

- (1) Maintenance work includes repair and/or replacement of building parts, components, building materials, and/or infrastructure and facilities based on the Building Maintenance technical plan document, taking into account the construction implementation documents.
- (2) Work is carried out by considering the level of damage to the building and parts to be changed or repaired.
- (3) Damage to buildings as referred to in paragraph (2) is a condition of non-functioning of buildings or building components caused by:
 - a. depreciation or end of the life of the building;
 - b. human negligence; or c.
 - natural disasters.
- (4) The level of damage to Buildings as referred to in paragraph (2) includes damage to:
 - a. light;
 - b. currently; and
 - c. heavy.
- (5) Maintenance work as intended in paragraph (2) includes:
 - a. rehabilitation;
 - b. renovation; And
 - c. restoration.
- (6) Maintenance work on historic buildings or BGCBs must be consulted with the Regional Government.

Article 66

- (1) Rehabilitation as intended in Article 65 paragraph (5) letter a, is carried out in order to repair buildings that have been partially damaged without changing the function of the building.
- (2) In the rehabilitation activities as intended in paragraph (1), the architectural and structural components of the building are maintained as before, while the utility components may change.

Article 67

- (1) Renovations as referred to in Article 65 paragraph (5) letter b, are carried out in order to repair buildings that have been seriously damaged by changing or without changing the function of the building, both architecture, structure and building utilities.

- (2) In renovation activities as referred to in paragraph (1), the architectural components, structural components, mechanical components, electrical components and plumbing components of the building are maintained as before.

Article 68

Restoration as intended in Article 65 paragraph (5) letter c, in the context of repairing buildings that have been partially damaged with the intention of using them for certain functions which can remain or change while maintaining the architecture of the building while the structure and utility of the building can change.

Paragraph 3

Periodic Inspection

Article 69

- (1) Periodic inspections are carried out regularly and continuously over a certain time span, to ensure that all building components are in functional condition.
- (2) Periodic inspection as intended in paragraph (1) carried out at the Building Utilization stage for the SLF extension process.
- (3) Periodic inspection as intended in paragraph (1) carried out in detail and systematically on all building components.
- (4) The scope of periodic inspections as intended in paragraph (1) includes:
 - a. procedures for periodic inspection of buildings;
 - b. checklist and evaluation of periodic inspection results;And
 - c. type of damage to building components.
- (5) Components as intended in paragraph (3) include:
 - a. architectural building;
 - b. building structural;
 - c. Building mechanics;
 - d. building electrical; And
 - e. exterior layout of the building.
- (6) Periodic inspection as intended in paragraph (1) carried out by the Building Owner or Manager.
- (7) The Building Owner or Manager can appoint a service provider to carry out periodic inspections of the Building.

Part Five
Building Demolition Standards

Paragraph 1
General

Article 70

Building Demolition Standards as intended in Article 12 letter d, consist of:

- a. determination of building demolition;
- b. review of building demolition;
- c. implementation of building demolition;
- d. supervision of building demolition; And
- e. after building demolition.

Paragraph 2
Demolition Review

Article 71

- (1) Provisions for the building demolition agreement as intended in Article 70 letter b, includes:
 - a. building inspection;
 - b. review of building structures; And
 - c. non-structural inspection of buildings.
- (2) Fulfillment of the provisions for reviewing Building Demolition as intended in paragraph (1) to realize the implementation of Demolition which takes into account security, safety of the Community and the environment.
- (3) The review as intended in paragraph (1) is carried out by the Demolition planning service provider in the context of preparing the RTB.

Paragraph 3
Execution of Demolition

Article 72

- (1) Before carrying out the demolition as intended in Article 70 paragraph (1) letter c, the Owner must coordinate with the relevant agencies to maintain or stop the public network connected to the Building.

- (2) During the demolition, the public network can remain connected in order to maintain the continuity of public services while still paying attention to safety and health, including:
 - a. temporary clean water network;
 - b. telecommunications networks;
 - c. temporary power grid; and D. gas pipeline network.
- (3) During the demolition, public facilities can continue to operate for the continuity of public services while still paying attention to safety and health.
- (4) In carrying out the demolition, the demolition service provider and/or professional demolition expert must prepare a method for carrying out the demolition which consists of:
 - a. procedures or procedures;
 - b. Demolition equipment; c. security equipment during the demolition process;
 - d. Competent Professional Expert; And
 - e. directional, prohibitive and warning signs with priority on protecting the public, especially pedestrians, vehicles and surrounding infrastructure or public facilities.
- (5) The method for implementing the demolition as referred to in paragraph (4) is selected based on field conditions, building classification, building structural system, as well as the availability of demolition equipment and competent expert professions.
- (6) Demolition equipment as intended in paragraph (4) letters b and c must be planned by the Demolition planning service provider and/or Demolition Expert Professional in accordance with the provisions of statutory regulations.
- (7) In carrying out building demolition must follow RTB by considering safety, health and sustainability.
- (8) Demolition implementation is carried out by a demolition implementation service provider who has capabilities in accordance with their qualifications based on the demolition implementation contract.
- (9) If conditions occur that could endanger workers, all activities must be stopped until all conditions are corrected.

Paragraph 4
Demolition Supervision

Article 73

- (1) The demolition work must be supervised to ensure the completion of the demolition work and ensure that the demolition work is carried out in accordance with security, safety, health and sustainability requirements.
- (2) Demolition supervision activities are carried out following the RTB determined by the Demolition planning service provider.
- (3) Demolition supervision activities as follows referred to in paragraph (2) includes:
 - a. time control;
 - b. cost control;
 - c. controlling the achievement of Demolition targets; And
 - d. orderly building administration.
- (4) Demolition supervision is carried out by a competent Demolition supervision service provider and/or professional Demolition Expert or Regional Government officials.
- (5) Demolition supervision service providers can be construction management service providers, or construction supervision service providers who have capabilities in the field of Building Demolition in accordance with their qualifications.
- (6) Provider of construction management services as follows referred to in paragraph (5) is tasked with:
 - a. control at the Demolition planning stage;
 - b. supervision of Demolition preparations; And
 - c. supervision of the Demolition implementation stage up to the handover of the Demolition work.
- (7) Provider of construction supervision services as follows referred to in paragraph (5) is tasked with:
 - a. supervision of Demolition preparations; And
 - b. supervision of the Demolition implementation stage up to the handover of the Demolition work.
- (8) Providers of construction supervision services as intended in paragraph (5) must have:
 - a. Experts who are competent in supervising demolition;
 - b. has a method of supervising Building Demolition Building; And
 - c. have the necessary equipment to perform Demolition supervision.

(9) Supervision of demolition by Regional Government officials as intended in paragraph (4) is carried out in order to fulfill the requirements in accordance with the provisions of the Legislative Regulations.

(10) Supervision of demolition by Regional Government officials as intended in paragraph (4) is carried out by the Inspector.

Paragraph 5

Post Demolition

Article 74

(1) Post-Demolition as intended in Article 70 letters e, including:

- a. material waste management;
- b. building waste management according to its specificities; and c. efforts to increase Demolition.

quality footprint post

(2) Material waste management as intended in paragraph (1) letter a, includes:

- a. reusable materials;
- b. recyclable materials; and/or
- c. expendable material.

(3) Building waste management in accordance with its specificities as intended in paragraph (1) letter b is carried out:

- a. sorting and separating waste on the demolition site before being disposed of at the final disposal site; And
- b. Sorting, separation, disposal and control of waste must be planned and stated in the RTB.

(4) Waste storage cannot be carried out in the building and a place must be provided in the building plot.

(5) The waste disposal and control system as intended in paragraph (3) letter b consists of:

- a. waste handling methods;
- b. waste movement routes on each floor until they leave the field;
- c. disposal transportation; And
- d. time and frequency of discharge.

(6) Disposal and control of waste as intended in paragraph (5) is carried out in accordance with the provisions of statutory regulations.

- (7) Efforts to improve site quality after demolition as intended in paragraph (1) letter c, are carried out by considering:
- a. the field site is flat and there is no waste in it and adequate drainage;
 - b. General public access to the site must be closed if the site is not immediately built;
 - c. parts of the site that have differences in elevation and cause the potential for landslides must be provided with safety structures;
And
 - d. The surface of the site must be covered if the site is on a slope or has a high slope.

Article 75

Provisions regarding Building Demolition standards as intended in Article 70 are implemented in accordance with the provisions of the Legislative Regulations.

Part Six

Provisions for the Operation of Cultural Heritage Buildings
which is preserved

Article 76

BGCB standards as intended in Article 12 letter e, consists of:

- a. implementation of preserved BGCB;
- b. providing compensation; And
- c. perpetuated BGCB incentives and disincentives.

Article 77

The BGCB technical standards that are maintained as intended in Article 76 letter a, include the following provisions:

- a. building layout;
- b. Preservation; And
- c. BGCB reliability.

Article 78

- (1) The provision of compensation, incentives and disincentives for conserved BGCB as intended in Article 76 letters b and c, is provided for the purpose of encouraging conservation efforts by the Owners, Users and Managers of conserved BGCB.

- (2) Compensation as intended in paragraph (1) is given to BGCB Owners, Users and/or managers who carry out the protection and/or development of conserved BGCBs.
- (3) The incentives as intended in paragraph (1) are given to Owners, Users and/or managers of BGCBs who carry out the protection, development and/or utilization of conserved BGCBs.
- (4) The disincentive as intended in paragraph (1) is given to BGCB Owners, Users and/or Managers who do not implement the protection of BGCBs that are conserved.

Article 79

Further provisions regarding BGCB standards as intended in Article 76 are implemented in accordance with the provisions laws and regulations regarding cultural heritage.

Part Seven

Provisions for the Implementation of Green Buildings

Paragraph 1 General

Article 80

- (1) Technical standards for the implementation of BGH are imposed on new buildings and existing buildings.
- (2) Imposition of BGH Technical Standards as intended in paragraph (1) is divided based on categories:
 - a. must; or
 - b. recommended.
- (3) Buildings in the mandatory category as referred to in paragraph (2) letter a include:
 - a. Class 4 (four) and 5 (lima) buildings above 4 (four) floors with an area of at least 50,000 m² (fifty thousand square meters);
 - b. Class 6 (six), 7 (seven) and 8 (eight) buildings over 4 (four) floors with a floor area of at least 5,000 m² (five thousand square meters);
 - c. Class 9a building with an area of over 20,000 m² (twenty thousand square meters); And
 - d. Class 9b building with an area of over 10,000 m² (ten thousand square meters).

- (4) Buildings in the recommended category as intended in paragraph (2) letter b, include buildings other than buildings as intended in paragraph (3).

Article 81

BGH principles include:

- a. formulation of common goals, understanding and plans act;
- b. reducing the use of resources, whether in the form of land, materials, water, natural resources and human resources;
- c. reduction of waste generation, both physical and non-physical;
- d. reuse of previously used resources;
- e. use of recyclable resources;
- f. protection and management of the environment through conservation efforts;
- g. mitigating safety, health, climate change and disaster risks;
- h. orientation to the life cycle;
- i. orientation towards achieving the desired quality;
- j. technological innovation for continuous improvement; And
- k. increased institutional support, leadership, and management in implementation.

Article 82

- (1) BGH must meet the Technical Standards as intended in Article 12 letters a, b, c, and d, as well as BGH Technical Standards according to the stage of implementation.
- (2) The implementation stage as intended in paragraph (1) includes the stages:
 - a. programming;
 - b. technical planning;
 - c. construction execution;
 - d. utilization; and e. Demolition.
- (3) BGH is organized by:
 - a. BGH belongs to the Region;
 - b. BGH owners who are legal entities or individuals;
 - c. Users and/or managers of BGH who have bodies legal or individual; And
 - d. competent service provider in the building sector Building.

- (4) In organizing BGH, the service provider as intended in paragraph (3) letter d involves BGH Experts.

Paragraph 2
Green Building Standards for Buildings
which has existed

Article 83

- (1) The implementation of BGH in existing buildings that have never had a BGH certificate at the technical planning stage and implementation of BGH construction is carried out by following:
- a. adaptation principle; And
 - b. implementation of adaptation.
- (2) Further provisions regarding the principles of adaptation and implementation of adaptation as referred to in paragraph (1) are regulated in a Regent's Regulation.

Paragraph 3
Community Green Housing

Article 84

- (1) Residential groups can organize BGH through the H2M mechanism.
- (2) H2M as intended in paragraph (1) is implemented collectively on the initiative of the Community.

Article 85

- (1) The implementation of H2M as intended in Article 84 paragraph (2) is carried out by the Community with assistance from the Regional Government by meeting performance indicators.
- (2) Implementation of H2M as intended in paragraph (1) includes:
- a. preparation of H2M work plan documents;
 - b. construction execution;
 - c. utilization; and D.
Demolition.
- (3) The implementation of H2M is outlined in the H2M work plan preparation document at the beginning of the activity as part of the BGH implementation action plan in the Region.

(4) H2M performance indicators as intended in paragraph (1)

in the form of:

- a. reduction in energy consumption by an average of 25% (twenty five percent);
- b. reduction in water consumption by an average of 10% (ten percent);
- c. independent waste management;
- d. use of local and environmentally friendly building materials; And
- e. optimization of the function of yard green open space.

(5) H2M performance indicators as referred to in paragraph (1) are implemented using methods and technology that prioritize functional feasibility, affordability and measurable performance.

Paragraph 4 Green Building Certification

Article 86

- (1) BGH certification is given for orderly development and to encourage the implementation of buildings that have significant measurable performance, are efficient, safe, healthy, easy, comfortable, environmentally friendly, save energy and water, and other resources.
- (2) BGH certificates are awarded based on BGH performance according to the ranking:
 - a. BGH pratama;
 - b. intermediate BGH; And
 - c. Main BGH.
- (3) The Owner or Manager submits output documents at each stage of BGH implementation to the Regional Government to obtain a BGH certificate as intended in paragraph (1) in accordance with the BGH ranking criteria.
- (4) The BGH certificate as intended in paragraph (2) can be in the form of a certificate of technical planning, construction implementation or utilization.

Paragraph 5
Performance Assessment and Green Building Incentives

Article 87

- (1) BGH performance assessment at the technical planning stage as intended in Article 82 paragraph (2) letter b, including suitability of site management, energy use efficiency, water use efficiency, indoor air quality, use of environmentally friendly materials, waste management and waste management.
- (2) BGH performance assessment at the construction implementation stage as intended in Article 82 paragraph (2) letter c, includes provisions at the technical planning stage for buildings that have been constructed.
- (3) BGH performance assessment at the utilization stage as intended in Article 82 paragraph (2) letter d, includes preparing SOPs for BGH utilization, implementing SOPs for BGH utilization, and maintaining BGH performance during the utilization period.
- (4) Maintenance of BGH performance as intended in paragraph (3) during the utilization period is carried out by comparing BGH performance at the utilization stage with determination of construction implementation performance.
- (5) In the case of existing buildings that have never had a BGH certificate at the technical planning and BGH construction implementation stage, the assessment of BGH performance at the utilization stage as intended in paragraph (4) includes the preparation of BGH utilization SOPs, implementation of BGH utilization SOPs, and performance. BGH that already exists during the utilization period.
- (6) Performance assessments are determined based on provisions regarding compliance with BGH Technical Standards.

Article 88

- (1) BGH Owners and/or Managers can obtain incentives from the Regional Government.
- (2) Incentives are provided to encourage the implementation of BGH by Building Owners and/or Building Managers.
- (3) Incentives can be given to BGH Owners and/or Managers as intended in paragraph (1) in the form of:
 - a. PBG levy relief and service relief;
 - b. compensation in the form of additional building floor coefficient;

- c. technical support and/or expertise, including in the form of technical advice and/or assistance from BGH Expert services on a pilot basis;
 - d. awards can take the form of certificates, plaques, and/or token of appreciation; and/or
 - e. other incentives in the form of publications and/or promotions.
- (4) Incentives can be given to people or communities who are committed to implementing H2M in the form of:
- a. PBG levy relief;
 - b. support for facilities, infrastructure and improving environmental quality;
 - c. technical support and/or expertise, including in the form of technical advice and/or assistance provided by the Regional Government;
 - d. awards can take the form of certificates, plaques, and/or token of appreciation; and or
 - e. Other incentives include publications and/or promotions in order to introduce best practices for organizing BGH to the wider community, internet pages and forums related to organizing BGH.
- (5) The provision of BGH incentives is further regulated in the Regent's Regulations.

Article 89

Further provisions regarding the implementation of BGH Technical Standards as intended in Article 12 letter f are regulated in the Regent's Regulation.

Part Eight

Provisions for the Operation of State Buildings

Paragraph 1 General

Article 90

- (1) The implementation of BGN as intended in Article 12 letter g includes the following stages:
- a. development;
 - b. utilization;
 - c. Preservation; and
 - D. Demolition.
- (2) Development as intended in paragraph (1) letter a includes:
- a. technical planning;

- b. implementation of physical construction;
 - and c. technical supervision.
- (3) Construction as intended in paragraph (1) letter a begins with preparatory activities and ends with post-construction activities.
 - (4) In Development as intended in paragraph (3), budget users form an organization and management of activities.
 - (5) The activity manager as intended in paragraph (4) is obliged to follow the organizational provisions and management of BGN development.
 - (6) Every BGN development must receive technical assistance from the Minister in the form of technical management.
 - (7) Management of activities as intended in paragraph (4) is carried out by certified technical management personnel.
 - (8) Technical management staff are tasked with assisting in the management of BGN development activities in the administrative technical field.
 - (9) The provisions of the BGN Administration process follow the provisions of the Building Administration process.
 - (10) BGN with an area above 5,000 m² (five thousand square meters) must apply the principles of BGH.
 - (11) In addition to the provisions for the Building Construction Process as intended in paragraph (9), each stage of BGN Implementation as intended in paragraph (1) must follow the BGN Technical Standards as well as the provisions for classification, area standards and standards for the number of BGN floors.

Article 91

- (1) BGN Technical Standards as intended in Article 90 paragraph (11) in preparatory activities consist of preparation:
 - a. needs plan;
 - b. funding plan; And
 - c. funding provision plan.
- (2) BGN Technical Standards at the technical planning stage consist of on:
 - a. new technical planning;
 - b. technical planning with iterative design;
 - c. Prototype/ technical with design prototype planning ; or
 - d. technical planning with competitions.
- (3) BGN technical standards at the construction implementation stage include activities:
 - a. new development;
 - b. expansion;

- c. continued construction of buildings that have not yet been completed finished;
 - d. construction for maintenance including repair of part or all of the building; and/or
 - e. integrated BGN development.
- (4) BGN Technical Standards at the construction supervision stage include activities:
- a. construction management; or b. construction supervision.
- (5) BGN Technical Standards at the post-construction stage include:
- a. determining the status of BGN as regional property;
 - b. BGN registration; And
 - c. preparation of SLF documents.
- (6) BGN Technical Standards at the Utilization stage include:
- a. BGN management;
 - b. BGN Maintenance and Care; and c. BGN periodic checks.
- (7) BGN Technical Standards at the conservation stage follow the provisions for implementing the BGCB being conserved.
- (8) BGN Technical Standards at the Dismantling stage include:
- a. Demolition review;
 - b. implementation of demolition; c. supervision of Demolition; d. post Demolition; And
 - e. elimination of regional assets.

Article 92

BGN Development Organizers consist of:

- a. budget users; And
- b. Construction Service Provider.

Article 93

- (1) Funding for the implementation of BGN must be stated in the budget implementation checklist or budget implementation document.
- (2) Funding for the implementation of BGN as intended in paragraph (1) includes:
- a. BGN construction cost components; b. standard costs and non-standard costs; c. highest unit price standard;
 - d. costs of other accompanying or complementary work development; And
 - e. construction costs for maintenance.

- (3) The budget implementation checklist or budget implementation document as intended in paragraph (1) includes:
- a. technical planning;
 - b. implementation of physical construction; c. construction management or construction supervision;
 - And
 - d. activity management.

Paragraph 2

Classification Terms, Area Standards, and Quantity Standards

Floor

State House Building

Article 94

- (1) In the construction of BGN it must fulfill the classification, area standards, and number of floors standards.
- (2) BGN as intended in paragraph (1) is grouped become:
- a. Buildings Office buildings;
 - b. country house; And
 - c. other BGNs.
- (3) Other BGN as intended in paragraph (2) letter c consists of:
- a. Educational buildings;
 - b. Education and training buildings;
 - c. Health service buildings;
 - d. Parking building;
 - e. Commercial Buildings; and f. Buildings of worship.

Article 95

Further provisions regarding the implementation of BGN as intended in Article 90 are regulated in the Regent's Regulations.

Part Nine

Infrastructure Buildings

Article 96

- (1) Implementation of Building Infrastructure includes:
- a. construction of barriers/barriers/safeties;

- b. construction of site entry markers;
 - c. pavement construction;
 - d. connecting construction;
 - e. underground pool/reservoir construction;
 - f. tower construction;
 - g. monument construction;
 - h. installation/substation construction; And
 - i. construction of billboards/signboards.
- (2) Infrastructure Buildings as referred to in paragraph (1) must comply with the technical standards as intended in this Regional Regulation.
- (3) Infrastructure Buildings as intended in paragraph (1) must have PBG.
- (4) PBG Building Infrastructure as intended in paragraph (2) and paragraph (3) is issued on the basis of an application submitted by the applicant including recommendations from the relevant agencies if necessary.
- (5) Further provisions regarding the implementation of Infrastructure Buildings are regulated in Regent Regulations.

Part Ten Document Terms

Paragraph 1 General

Article 97

- (1) Every stage of building construction produce documents which are the result of the service provider's work, including stage documents:
- a. technical planning;
 - b. construction execution;
 - c. utilization; and D.
demolition.
- (2) In the case of BGCBs, and Infrastructure Buildings, apart from the documents as intended in paragraph (1), they are also equipped with documents in accordance with the provisions for the implementation of BGCBs, or Buildings.
Infrastructure.

Paragraph 2
Building Technical Planning Stage Document

Article 98

- (1) Planning service providers must create documents:
 - a. technical plan; And
 - b. estimated construction costs.
- (2) Technical plan documents as intended in paragraph (1) letter a, includes:
 - a. architectural plan documents;
 - b. structure plan document;
 - c. utility plan documents; And
 - d. Building technical specifications.
- (3) The architectural plan document as intended in paragraph (2) letter a, contains:
 - a. data on architectural planning service providers;
 - b. design concept;
 - c. site design drawing;
 - d. floor plan drawing;
 - e. visible images of buildings;
 - f. pictures of building pieces;
 - g. interior spatial plan drawing;
 - h. drawing of outdoor layout plan; And
 - i. main and/or typical details.
- (4) The structure plan document as intended in paragraph (2) letter b, contains:
 - a. substructure plan drawing including details;
 - b. superstructure plan drawing and details;
 - c. basement plan drawing and details; And
 - d. Structural plan calculations are completed with soil investigation data for buildings with more than 2 (two) floors.
- (5) The utility plan document as intended in paragraph (2) letter c, contains:
 - a. calculating water needs cleanliness,
electricity, wastewater storage and processing, waste management, rainwater management costs, as well as completeness of infrastructure and facilities in buildings;
 - b. calculation of noise and vibration levels;
 - c. drawing of the fire protection system according to the level of fire risk;
 - d. pictures of natural ventilation or ventilation systems and/
or artificial;
 - e. vertical transportation system drawings;
 - f. horizontal transportation system drawing;

- g. image of internal information and communication systems and external;
 - h. lightning protection system drawing;
 - i. an electrical network image consisting of a source image, networking, and lighting; And
 - j. image of a sanitation system consisting of a water system clean water, wastewater and rainwater.
- (6) Building technical specification documents as intended in paragraph (2) letter d, contains the types, types and characteristics of materials or materials used in more detail and comprehensively for architectural, structural, mechanical, electrical and piping components.
- (7) The construction cost estimate document as referred to in paragraph (1) letter b, includes a report describing the cost calculation based on the volume calculation of each architectural, structural, mechanical, electrical and piping element by considering the unit price of the building.

Paragraph 3

Building Construction Implementation Phase Document

Article 99

- (1) Construction implementation documents as intended in Article 97 paragraph (1) letter b, are all documents prepared at each stage of construction implementation.
- (2) In the work preparation stage as intended in Article 58 paragraph (3) letter a, the construction implementation service provider shall prepare:
- a. field condition review report;
 - b. construction implementation plan;
 - c. quality management standards; and
 - D. SMK guidelines.
- (3) Preparation of field condition review reports as intended in paragraph (2) letter a, is carried out to check the suitability of field conditions with the approved technical plan.
- (4) In the event that the field condition review report states that the technical plan cannot be carried out, the construction implementation service provider must report to the planning service provider to obtain adjustments to the field conditions.

- (5) The preparation of the construction implementation plan as intended in paragraph (2) letter b, is carried out by the construction implementation service provider and may involve construction implementation stakeholders.
- (6) The construction implementation plan as intended in paragraph (5) must be submitted by the Owner, construction supervision service provider, or construction management to the Regional Government to provide information on the schedule and start date for construction implementation.
- (7) In the event that the construction implementation plan undergoes changes, the Owner, construction supervision service provider, or construction management must resubmit the amended construction implementation plan to the Regional Government via SIMBG.
- (8) The preparation of SMK guidelines as intended in paragraph (2) letter d is carried out by construction implementation service providers in accordance with the provisions of statutory regulations.
- (9) In addition to documents prepared at the preparation stage, construction implementation service providers must prepare construction implementation documents at the work implementation stage, testing stage, and delivery stage as intended in Article 58 paragraph (3) letters b, c, and d, which cover:
 - a. field technical drawings used as a reference for construction implementation;
 - b. images that correspond to the implementation;
 - c. construction implementation reports consisting of daily reports, weekly reports, monthly reports, final technical supervision reports including quality test reports, and final reports on planning work;
 - d. minutes of construction implementation consisting of changes to work, additional or less work, first handover, and final handover accompanied by minutes of maintenance of construction work, work inspection, and other minutes relating to the implementation of physical construction;
 - e. the results of the functional feasibility inspection are compiled with the construction supervision or construction management service provider;
 - f. building operation and maintenance manual, including operation and maintenance of mechanical, electrical equipment and plumbing systems;
 - g. guarantee or letter of guarantee for mechanical, electrical and plumbing system equipment and supplies;
 - h. BGH certificate at the construction implementation stage, in the case of being designated as BGH; And

- i. letter of guarantee for building failure prepared together with construction supervision or construction management service providers.

Paragraph 4

Building Utilization Phase Document

Article 100

- (1) Utilization Documents as intended in Article 97 paragraph (1) letter c, consist of:
 - a. SOP for building utilization; And
 - b. periodic inspection documents.
- (2) The SOP for Building Utilization as intended in paragraph (1) letter a, contains at least:
 - a. Building Maintenance and Maintenance management Building;
 - b. Maintenance and maintenance procedures and methods Building; And
 - c. procedures and methods for periodic inspection of buildings Building.
- (3) Building Maintenance and Care Management as intended in paragraph (2) letter a, contains at least:
 - a. organization and governance of Maintenance activities and Building Maintenance;
 - b. provision, training and/or programs apprenticeship; And
 - c. the need for service providers and experts or skilled building maintenance and upkeep if necessary.
- (4) Procedures and methods for building maintenance and upkeep as intended in paragraph (2) letter b contain at least:
 - a. Maintenance and Maintenance procedures and methods Building;
 - b. Building Maintenance and Maintenance work program Building;
 - c. equipment and tools for Building Maintenance and Maintenance work; And
 - d. Maintenance and Maintenance standards and performance Building.
- (5) Procedures and methods for periodic inspection of Buildings as intended in paragraph (2) letter c, at least contains periodic inspection procedures and methods.

- (6) The periodic inspection document as stated in letter b, is an evaluation report on the results of the periodic inspection based on a checklist or standard inspection format.
- (7) Periodic inspection documents as stated in paragraph (6) are used as complete documents for the SLF extension.

Paragraph 5

Building Demolition Phase Document

Article 101

- (1) The Demolition service provider must make documents:
 - a. Building Demolition review report;
 - b. RTB; And
 - c. pictures of the constructed building in the event that it is not provided by the Owner.
- (2) The review report document as intended in paragraph (1) letter a, includes:
 - a. building inspection report; And
 - b. Building structure review report.
- (3) RTB documents as intended in paragraph (1) letter b, includes:
 - a. concept and drawing of Demolition plan;
 - b. detailed pictures of the Demolition implementation;
 - c. work plan and demolition requirements;
 - d. building demolition methods that meet occupational safety and health principles;
 - e. schedule and stages of demolition implementation Building;
 - f. environmental security plan; And
 - g. waste management resulting from building demolition Building.

Paragraph 6

State Building Documents

Article 102

In addition to the document provisions as intended in Article 97 paragraph (1) letters a and b, BGN construction must be equipped with:

- a. funding documents; And
- b. registration documents.

Article 103

- (1) Funding documents as intended in Article 102 letter a are prepared at the preparation stage for BGN construction.
- (2) The funding document as intended in paragraph (1) is a budget implementation checklist or budget implementation document.
- (3) The funding documents as intended in paragraph (1) for BGN construction must be accompanied by:
 - a. needs plan;
 - b. funding plan; And
 - c. funding provision plan.
- (4) The funding documents as intended in paragraph (1) are ratified by the authorized official in accordance with the provisions of statutory regulations.

Article 104

- (1) Registration documents as intended in Article 102 letter b are prepared during the construction supervision stage.
- (2) The registration document as intended in paragraph (1) is in the form of a certificate of proof of BGN registration.
- (3) Registration documents as intended in paragraph (1) equipped with:
 - a. BGN registration application letter;
 - b. BGN inventory list;
 - c. BGN ledger card;
 - d. pictures of legers and situations;
 - e. photos of buildings; And
 - f. Attachments in the form of development documents.

Part Ten

Provisions for Building Management Actors

Paragraph 1
General

Article 105

- (1) Actors in Regional Building Management includes:
 - a. Owner;
 - b. Construction Service Providers;
 - c. landfill;
 - d. TPT;
 - e. Overseer;
 - f. Secretariat;
 - g. Building Manager; And

- h. BGN technical manager.
- (2) Further provisions regarding Building Implementers as referred to in paragraph (1) are regulated in the Regent's Regulation.

CHAPTER IV

BUILDING CONSTRUCTION PROCESS

Part One
General

Article 106

- (1) The building management process includes construction, utilization, preservation and demolition activities.
- (2) In the building construction process as intended in paragraph (1) the organizer is obliged to fulfill the Technical Standards as intended in Article 12.
- (3) Owners who have not been able to fulfill the Building Technical Standards as intended in Article 12, must still comply with these provisions in stages.
- (4) Conservation as intended in paragraph (1) is carried out by following the provisions for the implementation of the BGCB being conserved as intended in Article 76.

The second part
Development

Article 107

- (1) Development activities as intended in Article 106 paragraph (1) include technical planning activities, construction implementation and construction supervision.
- (2) In the technical planning activities as intended in paragraph (1), building planning service providers create technical plan documents to obtain PBG which are issued by the Regional Government.
- (3) In construction implementation activities as intended in paragraph (1), construction implementation service providers must carry out construction in accordance with the PBG that has been issued by the Regional Government.

- (4) Building construction supervision as intended in paragraph (1), in the form of construction implementation supervision activities or building construction management activities to ensure conformity between construction implementation and PBG
- (5) Further provisions regarding building construction activities are regulated in Regent Regulations.

Article 108

- (1) The applicant submits a technical plan document to the Regional Government to obtain PBG as intended in Article 107 paragraph (2).
- (2) The PBG as intended in paragraph (1) must be submitted by the applicant before construction is carried out.
- (3) The Regional Government issues PBG as intended in paragraph (1) by determining the PBG levy value.
- (4) Provisions regarding PBG levies as intended in paragraph (2) are regulated in a separate Regional Regulation.

Article 109

- (1) Building construction can be carried out either on one's own land or on land belonging to another party.
- (2) Building construction on land belonging to another party as intended in paragraph (1) is carried out based on a written agreement between the land owner and the building owner.

Part Three Utilization

Article 110

- (1) Building Utilization is an activity:
 - a. utilize buildings in accordance with the function and classification specified in the PBG;
 - b. Maintenance and Care; And
 - c. regular inspection.
- (2) Building utilization is carried out by the building owner and/or user after the building has received SLF.
- (3) Building utilization must be carried out by the Owner or User in accordance with its function and classification.
- (4) The owner or user must carry out maintenance and upkeep so that the building remains functional.

- (5) The owner or user is responsible for building failures that occur as a result of:
 - a. Utilization that is not in accordance with the function and classification specified in the PBG; and/or
 - b. Utilization that is not in accordance with the building operation, maintenance and maintenance manual.
- (6) The owner can take part in an insurance program against the possibility of building failure during building utilization.

Article 111

- (1) In the event that part of the Building is owned or utilized by more than one party, the Users of the Building Part appoint the Building Manager.
- (2) The Building Manager as referred to in paragraph (1) has responsibility for Building Maintenance and Upkeep as well as the extension of the SLF.
- (3) Further provisions regarding building utilization Buildings are regulated in Regent Regulations.

Part Four Building Demolition

Article 112

- (1) Building demolition must be carried out in an orderly manner and taking into account security, the safety of the community and the environment.
- (2) Demolition of buildings as referred to in paragraph (1) through the stipulation of demolition orders or approval for demolition by regional officials.
- (3) Determination of demolition as intended in paragraph (2) is made if:
 - a. The building is not functional and cannot be repaired;
 - b. The use of buildings poses a danger to users, the community and the environment;
and/or
 - c. The owner did not follow up with the results of the inspection make adjustments and/or provide technical justification during the construction implementation period
Building.
- (4) Approval for Demolition as referred to in paragraph (2) is carried out if the demolition is the Owner's initiative.

- (5) Building demolition is carried out follow Disassembly standards.
- (6) Provisions regarding Building Demolition carried out in accordance with the provisions of the Legislative Regulations.

Part Five
Building Data Collection

Article 113

The building data collection process is carried out at the following stages:

- a. technical planning, including the time of PBG application and PBG renewal application;
- b. construction implementation, namely during the construction implementation process which is the basis for the issuance of the SLF and SBKBG before the building is utilized;
- c. utilization, namely when requesting an SLF extension, SBKBG renewal, or for a building awakened;
- d. Preservation, namely when a building is declared a cultural heritage;
And
- e. Building Demolition.

Article 114

- (1) Completeness of Building documents to be registered by the Owner or User includes:
 - a. general data;
 - b. building technical data; and c. Building status data.
- (2) General data as intended in paragraph (1) letter a must contain at least:
 - a. building name;
 - b. building location address;
 - c. ownership data;
 - d. land data;
 - e. building function and/or classification;
 - f. number of floors of the building;
 - g. area of the ground floor of the building;
 - h. total floor area of the building;
 - i. building height;
 - j. basement area;
 - k. number of basement floors; And
 - l. Building position.

- (3) The building technical data as intended in paragraph (1) letter b at least contains a picture of the constructed building.
- (4) Building status data as intended in paragraph (1) letter c must contain at least the following documents:
 - a. PBG; And
 - b. SLF.
- (5) Documents as intended in paragraph (4) are equipped with supporting data.
- (6) Every building that has been recorded via SIMBG get the building master number.
- (7) Further provisions regarding building data collection Buildings are regulated in Regent Regulations.

Part Six

Building Management Information System

Article 115

- (1) The Building Construction Process as intended in Article 106 paragraph (1) is carried out by the Regional Government through SIMBG.
- (2) The coaching process as intended in paragraph (1) includes:
 - a. consultation;
 - b. PBG issuance;
 - c. carrying out inspections;
 - d. SLF issuance;
 - e. SBKBG issuance;
 - f. RTB approval; And
 - g. Building Data Collection.
- (3) SIMBG as intended in paragraph (1) contains information about the Building Construction Process.
- (4) SIMBG users as intended in paragraph (1) includes:
 - a. Central government;
 - b. Provincial Regional Government;
 - c. Local government;
 - d. Applicant and/or Owner; and e. Public.
- (5) The Regional Government as intended in paragraph (4) letter c, must use and operate SIMBG in the implementation of the Building Construction Process as intended in paragraph (2).

- (6) The Applicant and/or Owner as intended in paragraph (4) letter d, must use SIMBG to carry out the Building Construction Process as intended in paragraph (1).
- (7) The community as intended in paragraph (4) letter e, use SIMBG to get information about the Building Construction Process.

Part Seven
Rights and Obligations of Building Owners and Users

Article 116

- (1) In building construction management, the owner Buildings have the rights to:
- a. obtain approval from the Regional Government for building technical plans that meet the requirements;
 - b. carry out the construction of buildings in accordance with the approval determined by the Regional Government;
 - c. obtain a building approval letter and/or the environment is protected and preserved by the Regional Government;
 - d. receive incentives in accordance with the provisions of laws and regulations in the field of cultural heritage;
 - e. change the function of the building after obtaining approval from the Regional Government; And
 - f. receive compensation in accordance with the provisions of statutory regulations in the event that the building is demolished by the Regional Government through no fault of the building owner.
- (2) In building construction management, the owner Buildings have the following obligations:
- a. provide building technical plans that meet building technical standards determined in accordance with their function;
 - b. have PBG;
 - c. carry out building construction in accordance with the technical plan;
 - d. submit a request for approval from the Regional Government for changes to the building's technical plan that occur during the building implementation stage; And

- e. use planning, implementing, supervisory and technical review service providers who meet the requirements in accordance with the provisions of statutory regulations to carry out work related to buildings.

Article 117

- (1) In building construction operations, building owners and/or building users have the right to:
 - a. know the procedures/process of implementation
Building;
 - b. obtain information regarding the location designation and building intensity at the location and/or space where the building will be built;
 - c. obtain information regarding technical standards
Building; and/or
 - d. get information about the building
and/or the environment that must be protected and preserved.

- (2) In building construction management, the building owner and/or building user has the obligation to:
 - a. utilize buildings according to their function; b. maintain and/or care for Buildings

periodically;
 - c. complete guidelines/instructions for building implementation utilization and maintenance;
 - d. carry out regular inspections of the building's functional suitability;
 - e. repair buildings that have been determined to be unfit for function;
And
 - f. dismantle buildings in the event of:
 - 1. has been determined to be functionally unfit and cannot be repaired;
 - 2. potential use; give rise to danger in
 - 3. does not have PBG; or
 - 4. Discrepancies are found between the implementation and the building technical plans stated in the approval during the building inspection.

- (3) The obligation to dismantle buildings as intended in paragraph (2) letter f, is carried out without disturbing public safety and order.

Part Eight
Administrative Sanctions

Article 118

- (1) Every Owner, Manager, User, Inspector, Construction Service Provider, Technical Reviewer, Professional Expert, TPA, and/or TPT who violates the provisions as intended in Article 106 paragraph (2), Article 107 paragraph (3), Article 108 paragraph (2), and/or Article 110 paragraph (3) and paragraph (4), are subject to administrative sanctions.
- (2) Administrative sanctions as intended in paragraph (1) can be:
 - a. written warning;
 - b. activity restrictions:
 1. development;
 2. utilization; And
 3. Dismantling;
 - c. temporary or permanent suspension of activities:
 1. development stages;
 2. utilization; And
 3. Disassembly. d.
 - freezing:
 1. PBG;
 2. SLF; And
 3. Demolition approval;
 - e. revocation:
 1. PBG;
 2. SLF; And
 3. Demolition approval;
 - f. termination of assignment as TPA for 3 (three) months;
 - g. excluded from the TPA database;
 - h. temporary or permanent suspension of employment implementation of development;
 - i. proposed to receive sanctions from the professional association or university where it belongs;
 - j. temporary or permanent suspension of Utilization Building;
 - k. termination of assignment as Inspector; and/or
 - l. termination of duties as Inspector.
- (3) Further provisions regarding the procedures for imposing administrative sanctions as intended in paragraph (2) are regulated in a Regent's Regulation.

THE ROLE OF COMMUNITY

Part One
General

Article 119

The role of the community in building construction includes:

- a. monitoring and maintaining order;
- b. providing input on the preparation and/or improvement of regulations, guidelines and technical standards;
- c. conveying opinions and considerations to the competent authority regarding the preparation of building and environmental plans, technical plans for certain buildings, and implementation activities that have a significant impact on the environment;
- d. carrying out representative lawsuits against buildings that disturb, harm and/or endanger the public interest.

The second part
Monitoring and Maintaining Order

Article 120

- (1) In the building construction process, the community can play a role in monitoring and maintaining order, both in construction, utilization, preservation and building demolition activities.
- (2) Monitoring as intended in paragraph (1) is carried out objectively, with full responsibility, and without causing disturbance and/or loss to Owners and/or Users, the Community and the environment.
- (3) The community carries out monitoring through observation activities, submitting input, suggestions and complaints.
- (4) In carrying out monitoring as intended in paragraph (1), the community can do so either individually, in groups, in community organizations or through TPA.

- (5) Based on their monitoring, the Community reports in writing to the Regional Government regarding:
- a. indication of buildings that are not fit for function;
and/or
 - b. Buildings that are constructed, utilized, preserved and/or demolished with the potential to cause disruption and/or danger to users, the public and the environment.

Article 121

- (1) The Regional Government must follow up on Community monitoring reports as intended in Article 120 paragraph (5) by conducting research and evaluation, both administratively and technically.
- (2) Research and evaluation as intended in paragraph (1) is carried out through field inspections and taking action in accordance with the provisions of statutory regulations.
- (3) Field inspection results as referred to in paragraph (2) is conveyed to the Community.

Article 122

- (1) The community participates in maintaining order in the construction of buildings by preventing any actions by themselves or groups that can reduce the level of reliability of buildings and/or disrupt the maintenance of buildings and the environment.
- (2) In implementing the provisions for maintaining order in building operations as referred to in paragraph (1), the public can report verbally and/or in writing to the authorized agency or to interested parties regarding the actions of any person.

Article 123

- (1) The authorized agency is obliged to follow up on Community reports as intended in Article 122 paragraph (2) by conducting research and evaluation both administratively and technically.
- (2) The research and evaluation as referred to in paragraph (1) is carried out in the field, and action is taken in accordance with statutory regulations.
- (3) Field inspection results as referred to in paragraph (2) is conveyed to the Community.

Part Three

Providing input on preparation and/or
Improvement of Regulations, Guidelines and Technical Standards

Article 124

- (1) The public can provide input on the preparation and/or improvement of regulations, guidelines and Technical Standards in the field of Building Construction to the Regional Government.
- (2) Community input as intended in paragraph (1) is submitted either individually, in groups, in community organizations or through TPA by following procedures and based on consideration of local socio-cultural values.
- (3) Community input as intended in paragraph (1) is taken into consideration by the Regional Government in preparing and/or improving regulations, guidelines and Technical Standards in the field of Building Construction.

Part Four

Submission of Opinions and Considerations

Article 125

- (1) The public can convey opinions and considerations to the authorized agency regarding the preparation of RTBL, fire protection system master plans, technical plans for certain buildings and/or implementation activities that have an important impact on the environment so that the community concerned takes ownership and is responsible for the arrangement. buildings and their environment.
- (2) Community opinions and considerations as referred to in paragraph (1) are conveyed either individually, in groups, community organizations, or through TPA by following procedures and taking into account local socio-cultural values.

Article 126

- (1) Community opinions and considerations regarding technical plans for certain buildings and/or implementation activities that have a significant impact on the environment, can be conveyed through the TPA or discussed in public hearings facilitated by the Regional Government.

- (2) The results of the public hearing as intended in paragraph (1) can be taken into consideration in the process of determining technical plans by the Regional Government.

Part Four
Implementation of Representative Lawsuits

Article 127

- (1) The public can submit a representative lawsuit to the court in accordance with the provisions of the laws and regulations.
- (2) People who can file a representative lawsuit is:
 - a. individuals or groups of people who have suffered losses, representing parties who have suffered losses as a result of building construction processes that disrupt, harm or endanger the public interest; or
 - b. individuals or groups of people or social organizations representing parties who suffer losses due to building construction processes that disrupt, harm or endanger the public interest.

CHAPTER VI

COACHING

Article 128

- (1) The Regional Government, in accordance with its authority based on the norms, standards, procedures and criteria established by the Central Government, carries out building development nationally to improve the fulfillment and requirements for Building Management.
- (2) Implementation of building construction as referred to in paragraph (1) is carried out through regulatory, empowerment and supervision activities so that the building construction process can take place in an orderly manner and achieve building reliability in accordance with its function, as well as realizing legal certainty.

- (3) The guidance carried out by the Regional Government as intended in paragraph (1) is carried out to the Community and Building Operators in the form of regulation, empowerment and supervision of the fulfillment of Technical Standards and the Building Implementation process.

Article 129

Dissemination of building norms, standards, procedures and criteria can be carried out together with the community related to building construction.

Article 130

- (1) Empowerment as intended in Article 128 paragraph (3) is carried out to building administrators in the regions.
- (2) Empowerment of building administrators can be:
- a. Dissemination of building norms, standards, procedures and criteria can be carried out together with the community related to building construction;
 - b. increasing awareness of rights, obligations and roles in the building construction process through socialization, dissemination, piloting and law enforcement including providing incentives and disincentives;
 - c. increasing the capacity of Regional Government officials and building administrators through outreach, dissemination and training; And
 - d. determining procedures or operationalization of implementing norms, standards, procedures and criteria in the Region.

Article 131

Empowerment of underprivileged communities
Fulfilling Building Technical Standards is carried out together with the Community related to Building Buildings through:

- a. assistance in building construction gradually;
- b. providing assistance for pilot housing that meets Technical Standards; and/or
- c. assistance with healthy building and environmental management and harmonious.

Article 132

- (1) The Regional Government carries out supervision as intended in Article 128 paragraph (3) regarding the implementation of norms, standards, procedures and criteria for Building Management through PBG, inspection, SLF, SBKBG and RTB mechanisms.
- (2) The Regional Government utilizes the role of the Community in supervising the implementation of norms, standards, procedures and criteria in the field of Building Construction.

CHAPTER VII

TRANSITIONAL PROVISIONS

Article 133

- (1) Building permits that have obtained permits issued by the Regional Government prior to the enactment of this Regional Regulation have their permits declared to still be valid.
- (2) Buildings that have obtained a building construction permit from the Regional Government before this Regional Regulation comes into force, the permit remains valid until the permit expires.
- (3) Buildings that have been established and do not yet have a PBG, to obtain a PBG, must arrange SLF based on the provisions of this Regional Regulation.

CHAPTER VIII

CLOSING

Article 134

When this Regional Regulation comes into force:

- a. Implementing regulations for Sukoharjo Regency Regional Regulation Number 9 of 2010 concerning Buildings in Sukoharjo Regency, it remains valid as long as it does not conflict with or has not been replaced by new regulations based on this Regional Regulation; And
- b. Sukoharjo Regency Regional Regulation Number 9 of 2010 concerning Buildings in Sukoharjo Regency (Sukoharjo Regency Regional Gazette 2010 Number 9, Sukoharjo Regency Regional Gazette Supplement Number 178) is revoked and declared invalid.

Article 135

This local regulation are applied at the date stated.

So that everyone is aware, this Regional Regulation is ordered to be promulgated by placing it in the Sukoharjo Regency Regional Gazette.

Stipulated in Sukoharjo on
December 30 2021

REGENT SUKOHARJO,

signed

ETIK SURYANI

Promulgated in Sukoharjo on
December 30 2021

REGIONAL SECRETARY
SUKOHARJO DISTRICT,

signed

WIDODO

SUKOHARJO DISTRICT REGIONAL GAZETTE
YEAR 2021 NUMBER 8

EXPLANATION
ON
REGIONAL REGULATIONS OF SUKOHARJO DISTRICT
NUMBER 8 OF 2021
ABOUT
BUILDING

I. GENERAL.

Buildings as a place for humans to carry out their activities, have a very strategic role in forming character, realizing productivity and human identity.

Therefore, building management needs to be regulated and developed for the sake of continuity and improvement of people's lives and livelihoods, as well as to create buildings that are functional, reliable, authentic and balanced, harmonious and in harmony with their environment. To ensure legal certainty and order in the management of buildings, each building must be maintained in an orderly manner.

In line with the development of statutory provisions, Law Number 11 of 2020 concerning Job Creation and Government Regulation Number 16 of 2021 concerning Implementing Regulations of Law Number 28 of 2002 concerning Building Construction have been promulgated. The provisions of these laws and regulations provide new regulations regarding building management, especially in terms of fulfilling the requirements required for building construction, as well as fulfilling the orderly rules for building construction.

The aims and objectives of building regulations in regional regulations are based on the principles of benefit, safety, balance and harmony of buildings with their environment, for the interests of a humane and just society.

The community is encouraged to be involved and play an active role not only in the construction and utilization of buildings and the orderly management of buildings in general. It is hoped that the existence of this Regional Regulation can serve as a guideline/reference for the wider community regarding the administrative requirements for buildings, especially those who wish to construct or utilize buildings, so that it can become a convenience and at the same time a challenge in implementing good governance.

When constructing a building, the public must know the technical requirements that must be met so that the building can guarantee the safety of users and the environment, can be occupied in a safe, healthy, comfortable and accessible manner, so that overall it can guarantee the realization of a functional, decent building. inhabitable, authentic and productive, as well as harmonious and harmonious with their environment.

By fulfilling the technical requirements for buildings according to their function and classification, it is hoped that construction failures and building failures can be avoided, so that building users can enjoy spiritual and physical comfort and health in social life.

The realization of building construction is also inseparable from the role of construction service providers in accordance with the provisions of laws and regulations in the field of construction services, both as planners, implementers, supervisors or construction management and developer services. Therefore, building arrangements must be carried out frequently with construction service arrangements in accordance with statutory provisions.

II. ARTICLE BY ARTICLE

article 1

Quite clear.

Section 2

Paragraph (1)

The principle of usefulness is used as a basis so that buildings can be realized and maintained according to their designated functions, as well as as a forum for human activities that fulfill just human values, including aspects of propriety and appropriateness.

The principle of safety is used as a basis for buildings to meet building requirements, namely technical reliability requirements to ensure the safety of building owners and users, as well as the community and surrounding environment, in addition to administrative requirements.

The principle of balance is used as a basis so that the existence of sustainable buildings does not disturb the balance of the ecosystem and environment around the building.

The principle of harmony is used as a basis so that building management can create harmony and harmony between the building and the surrounding environment.

Paragraph (2)

Quite clear.

Article 3

Quite clear.

Article 4

Quite clear.

Article 5

Paragraph (1)

What is meant by residential function includes:

- a. single residence; b. row houses; c. flats.

Paragraph (2)

What is meant by religious functions includes:

- a. mosque buildings including prayer rooms; b. church buildings including chapels; c. temple buildings; d. monastery building; e. temple building; f. religious worship buildings and other beliefs recognized by the state.

Paragraph (3)

What is meant by business function includes:

- a. Buildings Office buildings, including offices rented;
- b. Commercial buildings, such as stalls, shops, markets and malls;
- c. Industrial buildings, such as factories, laboratories and workshops;
- d. for laboratory buildings which are included in business functions are laboratories which are not health service facilities and educational services; e. Hotel buildings, such as guesthouses, inns, hostels, motels, boarding houses, hotels and condotels.

f. tourist and recreational buildings, such as meeting halls, sports halls, pavilions, cinemas and performance halls; g. Terminal buildings, such as land transport terminals, train stations, airports and seaports; h. Buildings for storage, such as warehouses,

cooling area, and parking building.

Paragraph (4)

What is meant by social and cultural functions includes:

a. Educational buildings, including elementary schools, middle schools, high schools, colleges and integrated schools; b. Cultural buildings, including museums, exhibition buildings and arts buildings; c. Health buildings, including community health centers, maternity clinics, joint doctor's practices, hospitals and laboratories; and D. Buildings Other public service buildings.

Paragraph (5)

Quite clear.

Paragraph (6)

Quite clear.

Article 6

Paragraph (1)

What is meant by negative impacts on users and the environment include:

- a. Buildings whose activities can cause explosions or produce B3 waste (Hazardous and Toxic Materials) must not be combined with residential activities;
- b. combining residential functions with production activities that can disrupt human health and safety.

Paragraph (2)

Quite clear.

Article 7

Quite clear.

Article 8

Paragraph (1)

Building Classification is a further classification of the function of buildings, so that the construction and utilization of buildings can be sharper in determining the administrative and technical requirements that must be applied.

By determining the function and classification of the building to be built, the fulfillment of administrative and technical requirements can be more effective and efficient.

Paragraph (2)

Quite clear.

Paragraph (3)

Letter a

Classification of permanent buildings is buildings whose use is planned for more than 5 (five) years.

Letter b

Classification of non-permanent buildings is buildings whose use is planned for up to 5 (five) years.

Paragraph (4)

Quite clear.

Paragraph (5)

Classification by location includes:

- a. congested location; Congested locations are generally locations located in commercial areas/city centers and/or areas with a KDB of more than 60% (sixty percent).
- b. moderate location; Medium locations are generally located in residential areas and/or areas with KDB between 40% (forty percent) to 60% (sixty percent).
- c. tenuous location; Loose locations are generally located in outskirts areas of the city or areas that function as catchment areas and/or areas with a KDB of 40% (forty percent) or below.

Paragraph (6)

Classification by height includes:

a. Super tall buildings are buildings with a building number of floors above 100 (one hundred) floors. b. A skyscraper is a building with a total of 40 (forty) - 100 (one hundred) floors. c. high-rise buildings are buildings with more than 8 (eight) floors; d. Medium-rise buildings are buildings with a building number of 5 (five) to 8 (eight) floors.

e. Low-rise buildings are buildings with a building floor of up to 4 (four) floors.

Paragraph (7)

Quite clear.

Article 9

Quite clear.

Article 10

Paragraph (1)

Quite clear.

Paragraph (2)

What is meant by change in function includes change in sub-function.

Article 11

Quite clear.

Article 12

Quite clear.

Article 13

Quite clear.

Article 14

Quite clear.

Article 15

Quite clear.

Article 16

Quite clear.

Article 17

Quite clear.

Article 18

Paragraph (1)

Quite clear.

Paragraph (2)

Quite clear.

Paragraph (3)

KRK is a provision that applies to the location concerned and contains:

- a. Building functions Buildings that can be built on site concerned; b. maximum permitted height of the building; c. number of floors/layers of the building below ground level and permitted KTB;
- d. boundary lines and minimum permitted building clearances; e. maximum permitted KDB;
- f. maximum permitted outbreak; g. minimum required KDH; h. maximum permitted KTB; and i. city utility network.

Paragraph (4)

Quite clear.

Paragraph (5)

Quite clear.

Article 19

Quite clear.

Article 20

Quite clear.

Article 21

Paragraph (1)

Quite clear.

Paragraph (2)

- a. aspects of environmental carrying capacity, namely the ability of the environment to accommodate activities and all the consequences/impacts that arise, including water absorption capacity, availability of clean water, volume of waste and waste generated, as well as transportation costs;
- b. aspects of environmental balance, namely related to fulfillment proportion of open space to internal built space regional scope;
- c. the environmental safety aspect is related to convenience access for firefighters and access to evacuation in the event of a disaster;
- d. aspects of environmental harmony, namely related to facial expression expected city;
- e. aspects of regional development, namely related to policies on areas whose development is encouraged or restricted.

Paragraph (3)

Quite clear.

Article 22

Paragraph (1)

Letter a

Building boundary lines are lines that limit the minimum free distance from the outermost plane of a building mass to the boundaries of road axles, riverbanks, lakeshores, seashores, railway axles, and/or high voltage electricity network axles.

Letter b

What is meant by "The distance between the building and the boundary parcel" is a line that delimits the minimum clearance from the outermost area of a building mass with parcel boundaries.

Letter c

What is meant by "distance between buildings" is the line that limits the minimum free distance from the outermost area of a building mass with The outermost area of the building mass is another building in one parcel.

Paragraph (2)

Quite clear.

Article 23

Quite clear.

Article 24

Paragraph (1)

Quite clear.

Paragraph (2)

Quite clear.

Paragraph (3)

What is meant by "revitalization" is an effort to increase the value of land/ area through redevelopment in an area that can improve the function of the previous area.

Paragraph (4)

Quite clear.

Paragraph (5)

Quite clear.

Article 25

Quite clear.

Article 26

Quite clear.

Article 27

Quite clear.

Article 28

Paragraph (1)

Quite clear.

Paragraph (2)

What is meant by strong is the structural condition of the building where the possibility of structural failure of the building is very small, and whose structural damage is still within the limits of acceptable technical requirements during the planned life of the building.

What is meant by stable is the structural condition of the building which is not easily toppled, tilted or shifted during the planned life of the building.

What is meant by serviceability *is* the structural condition of the building which, apart from meeting safety requirements, also provides a sense of security, comfort and safety for users.

What is meant by durability is the long life of the structure (*lifetime*) according to plan, not easily damaged, worn out, tired (*fatigue*) in carrying loads.

Paragraph (3)

Quite clear.

Paragraph (4)

Expenses include:

- a. Fixed loads are dead loads or the building's own weight and live loads arising from the function of the building.
- b. Temporary cargo loads, apart from earthquakes and wind, include cargo loads arising from impact or wind thrust, etc.

Paragraph (5)

Quite clear.

Paragraph (6)

Quite clear.

Paragraph (7)

Letter a

Concrete construction consists of conventional and precast.

Precast consists of prestressed and non-prestressed.

Letter b

Quite clear.

Letter c

Quite clear.

Letter d

Quite clear.

Letter e

Quite clear.

Paragraph (8)

Quite clear.

Article 29

Quite clear.

Article 30

Quite clear.

Article 31

Paragraph (1)

What is meant by "equity" is the difference between current assets and short-term liabilities.

Paragraph (2)

Quite clear.

Paragraph (3)

Quite clear.

Article 32

Paragraph (1)

Letter a

What is meant by "external lightning protection system" is a protection system against direct strikes.

Letter b

What is meant by "internal lightning protection system" is a protection system against indirect lightning strikes, for example impact through electrical grounding, striking the electrical network so that the electrical network has lightning voltage.

Paragraph (2)

Quite clear.

Paragraph (3)

Quite clear.

Article 33

Quite clear.

Article 34

Quite clear.

Article 35

Paragraph (1)

Quite clear.

Paragraph (2)

Quite clear.

Paragraph (3)

Letter a

What is meant by "natural ventilation" is a form of natural air exchange without the aid of tools.

Letter b

What is meant by "mechanical ventilation" is a form of air exchange with the help of a device.

Paragraph (a)

Quite clear.

Paragraph (5)

Quite clear.

Article 36

Quite clear.

Article 37

Paragraph (1)

Quite clear.

Paragraph (2)

Letter a

Quite clear.

Letter b

Waste water consists of domestic waste, industrial waste and B3 waste (Hazardous and Toxic Materials).

Letter c

Quite clear.

Paragraph (3)

Quite clear.

Paragraph (4)

Quite clear.

Article 38

Paragraph (1)

Quite clear.

Paragraph (2)

Quite clear.

Paragraph (3)

Quite clear.

Paragraph (4)

Letter a

Household waste comes from daily activities in the household, excluding feces and specific waste. Waste similar to household waste comes from commercial areas, industrial areas, special areas, social facilities, public facilities, and/or other facilities. Specific waste includes:

- a. waste containing hazardous materials and poisonous;
- b. waste containing hazardous waste materials and poisonous;
- c. waste arising from disasters; d. building demolition debris; e. waste that cannot be processed technologically; and/or f. waste that arises non-periodically.

Letter b

Quite clear.

Letter c

Quite clear.

Article 39

Paragraph (1)

Quite clear.

Paragraph (2)

Quite clear.

Paragraph (3)

Quite clear.

Paragraph (4)

What is meant by "local building materials" are materials originating from the location where the building was built taking into account production, distribution and utilization processes that do not damage or disturb the environment.

Article 40

Quite clear.

Article 41

Quite clear.

Article 42

Quite clear.

Article 43

Quite clear.

Article 44

Paragraph (1)

Quite clear.

Paragraph (2)

Quite clear.

Paragraph (3)

Letter a

What is meant by "vibration" can be either fixed vibration or non-fixed vibration. Fixed vibrations come from fixed vibration sources such as: generators, AHUs, elevator machines.

Unsteady vibrations can be shock vibrations, mechanical or seismic vibrations. Non-fixed vibrations come from sources such as: trains, earthquakes, airplanes, construction activities.

Letter b

What is meant by "noise" is a source of disturbing sound in the form of hum, echo, or irregular echo/reflection of sound.

Paragraph (4)

Quite clear.

Paragraph (5)

Quite clear.

Paragraph (6)

Quite clear.

Article 45

Quite clear.

Article 46

Quite clear.

Article 47

Quite clear.

Article 48

Quite clear.

Article 49

Quite clear

Article 50

Paragraph (1)

Quite clear

Paragraph (2)

Quite clear

Paragraph (3)

Quite clear.

Paragraph (4)

What is meant by "related parties" include:

- a. Owners of affected buildings;
- b. Central government;
- c. Central Java Provincial Government; and/or
- d. Local government.

Paragraph (5)

Quite clear.

Paragraph (6)

Quite clear.

Paragraph (7)

Quite clear.

Paragraph (8)

Quite clear.

Paragraph (9)

Quite clear.

Article 51

Quite clear.

Article 52

Paragraph (1)

Quite clear.

Paragraph (2)

Quite clear.

Paragraph (3)

Quite clear.

Paragraph (4)

Letter a

Quite clear.

Letter b

The application of spatial layout patterns is carried out to support clarity of orientation in buildings.

Letter c

The application of design patterns is carried out on plane surfaces, natural materials and elements, and the placement of furniture.

Letter d

Quite clear.

Paragraph (5)

Quite clear.

Article 53

Quite clear.

Article 54

Paragraph (1)

What is meant by "structural serviceability" is the ability to measure a structure to support loads without excess stress obtained by using safety factors in the design of structural elements.

Paragraph (2)

Letter a

Static loads in the form of:

- a. load due to the weight of the building itself and all its contents.
- b. static from outside in the long term due to pressure land.

Letter b

Dynamic loads in the form of:

- a. Dynamic soil pressure loads due to vibration, impact or movement of vehicles or other activities of infrastructure buildings or public facilities above the ground surface.
- b. loads due to waves hitting parts of the building, including the effect of water splashing on the building or impact loads from water vehicles approaching the building;
- c. impact loads due to impacts from vehicles, especially for buildings located on public roads or railway lines.

Letter c

Quite clear.

Paragraph (3)

Quite clear.

Article 55

Quite clear.

Article 56

Quite clear.

Article 57

Quite clear.

Article 58

Paragraph (1)

Quite clear.

Paragraph (2)

Quite clear.

Paragraph (3)

Quite clear.

Paragraph (4)

Quite clear.

Paragraph (5)

Quite clear.

Paragraph (6)

Quite clear.

Paragraph (7)

Letter a

Quite clear.

Letter b

Quite clear.

Letter c

Quite clear.

Letter d

Quite clear.

Letter e

What is meant by "mechanical" is the basic science that explains everything about mechanical systems and their applications.

What is meant by "electrical" is a series of electrical power supply equipment to meet the electrical power needs in a building.

What is meant by "piping" is a system for managing water, waste/waste water (dirty water and used water), venting systems, and rainwater in buildings which regulates the installation of pipes, tanks and other equipment.

Paragraph (8)

Quite clear.

Paragraph (9)

Quite clear.

Verse (10)

Quite clear.

Verse (11)

Quite clear.

Verse (12)

Quite clear.

Verse (13)

Quite clear.

Verse (14)

Quite clear.

Verse (15)

Quite clear.

Article 59

Quite clear.

Article 60

Quite clear.

Article 61

Paragraph (1)

What is meant by "division" includes areas/sections/sections or other designations that are responsible for building utilization.

Paragraph (2)

Quite clear.

Paragraph (3)

Quite clear.

Article 62

Quite clear.

Article 63

Paragraph (1)

What is meant by "building maintenance" is the activity of maintaining the reliability of the building and its infrastructure and facilities so that the building is always functional (*preuentiue maintenance*).

What is meant by "building maintenance" is the activity of repairing and/or replacing building parts, components, building materials, and/or infrastructure and facilities so that the building remains functionally functional (*annual maintenance*).

Paragraph (2)

Quite clear.

Paragraph (3)

Quite clear.

Paragraph (a)

Quite clear.

Paragraph (5)

Quite clear.

Paragraph (6)

Letter a

Quite clear.

Letter b

Depreciation is the value of the reduction or depreciation of a building which is calculated equally each year over the life of the building.

Building depreciation is set at:

- a. 2% (two percent) per year for buildings permanent;
- b. 4% (four percent) per year for semi-permanent buildings; or

- c. 10% (ten percent) per year for emergency construction buildings, with a salvage value of at least 20% (twenty percent).

Letter c

Quite clear.

Letter d

What is meant by "building component improvements" include:

- a. quality improvement; and
- b. improvement of equipment and equipment; c. in order to fulfill Technical Standards.

Article 64

What is meant by "building operation and maintenance guidelines" are the provisions of laws and regulations regarding building maintenance and maintenance guidelines.

Article 65

Paragraph (1)

Quite clear.

Paragraph (2)

Quite clear.

Paragraph (3)

Quite clear.

Paragraph (4)

Letter a

What is meant by "minor damage" is damage, especially to non-structural components, such as roof coverings, ceilings, floor coverings and infill walls. Maintenance for minor levels of damage, the maximum cost is 35% (thirty five percent) of the highest applicable unit price for new building construction, for the same type/class and location.

Letter b

What is meant by "moderate damage" is damage to some non-structural components, and/or structural components such as roof structures, floors, etc.

Letter c

What is meant by "severe damage" is damage to the majority of building components, both structural and non-structural, which, after repair, can still function properly as it should.

Paragraph (5)

Letter a

What is meant by "rehabilitation" is repairing a building that has been partially damaged with the intention of using it according to a certain permanent function, both the architecture and structure of the building are maintained as before, while the utilities may change.

Letter b

What is meant by "renovation" is repairing a building that has been partially damaged with the intention of using it according to a certain function which can remain or change, both the architecture, structure and utility of the building.

Letter c

Repairing buildings that have been partially damaged with the intention of using them for certain functions which can remain or change while maintaining the architecture of the building while the structure and utility of the building can change.

Paragraph (6)

Quite clear.

Article 66

Quite clear.

Article 67

Quite clear.

Article 68

Quite clear.

Article 69

Paragraph (1)

What is meant by "certain time period" is that it is carried out every day, every week, every month, every three months, every six months, every year, and it is also possible to check for a longer time schedule - according to the type of element.

Paragraph (2)

Quite clear.

Paragraph (3)

Quite clear.

Paragraph (4)

Quite clear.

Paragraph (5)

Quite clear.

Paragraph (6)

Quite clear.

Paragraph (7)

Quite clear.

Article 70

Quite clear.

Article 71

Paragraph (1)

Letter a

The review was carried out on the use of the building, including reviewing the building site, the intersection of the building with neighboring buildings, pedestrian paths and roads.

Letter b

Quite clear.

Letter b

Quite clear.

Paragraph (2)

Quite clear.

Paragraph (3)

Quite clear.

Article 72

Paragraph (1)

What is meant by public network is services from ministries/institutions or companies which at least include:

- a. electricity;
- b. clean water;
- c. gas; d. telecommunication;
- e. city drainage and drainage; f. transportation route.

Paragraph (2)

Letter a

A clean water network must be connected to flush concrete debris to prevent air pollution.

Letter b

Telecommunication networks are not cut off in order to maintain security and communication between the demolition site and the environment.

Letter c

Quite clear.

Letter d

Quite clear.

Paragraph (3)

Quite clear.

Paragraph (4)

Quite clear.

Paragraph (5)

Quite clear.

Paragraph (6)

Quite clear.

Paragraph (7)

Quite clear.

Paragraph (8)

Quite clear.

Paragraph (9)

Quite clear.

Article 73

Quite clear.

Article 74

Quite clear.

Article 75

Quite clear.

Article 76

Quite clear.

Article 77

Quite clear.

Article 78

Quite clear.

Article 79

Quite clear.

Article 80

Quite clear.

Article 81

Quite clear.

Article 82

Quite clear.

Article 83

Quite clear.

Article 84

Quite clear.

Article 85

Paragraph (1)

Quite clear.

Paragraph (2)

Letter a

What is meant by "H2M work plan" is a plan document for fulfilling BGH regulations and Technical Standards on H2M.

Letter b

Quite clear.

Letter c

Quite clear.

Letter d

Quite clear.

Paragraph (3)

Quite clear.

Paragraph (4)

Quite clear.

Paragraph (5)

Quite clear.

Article 86

Quite clear.

Article 87

Quite clear.

Article 88

Quite clear.

Article 89

Quite clear.

Article 90

Quite clear.

Article 91

Paragraph (1)

Quite clear.

Paragraph (2)

Letter a

Quite clear.

Letter b

Quite clear.

Letter c

Quite clear.

Letter d

Treatment includes rehabilitation, renovation and restoration.

Letter e

Quite clear.

Paragraph (3)

Quite clear.

Paragraph (4)

Quite clear.

Paragraph (5)

Quite clear.

Paragraph (6)

Quite clear.

Paragraph (7)

Quite clear.

Paragraph (8)

Quite clear.

Article 92

Quite clear.

Article 93

Quite clear.

Article 94

Quite clear.

Article 95

Quite clear.

Article 96

Paragraph (1)

Letter a

What is meant by "barrier/retainer/safety" are "Construction infrastructure buildings used as a barrier/retainer/ construction safety which include fences, *embankments/retaining walls*, sheet piles at plot/lot boundaries and the like.

Letter b

What is meant by "location entry marker construction" is the construction of infrastructure buildings used as location entry markers which include gates, gates and the like.

Letter c

What is meant by "pavement construction" is the construction of infrastructure buildings that function as pavement which includes roads, ceremonial grounds, open sports fields and the like.

Letter d

What is meant by "connecting construction" is the construction of infrastructure buildings which have the function of bridges between buildings, bridges crossing people/goods, underground bridges / *underpasses* and the like.

Letter e

What is meant by "underground *pool/reservoir* construction " is the construction of infrastructure buildings used as swimming pools, underground *reservoir* water treatment pools and the like.

Letter f

What is meant by "tower construction" is the construction of infrastructure buildings that function as reservoir towers, chimneys, water towers and the like.

Letter g

What is meant by "monument construction" is the construction of infrastructure buildings that function as monuments, statues both inside and outside the plot.

Letter h

What is meant by "installation/substation construction" is the construction of infrastructure buildings that function for electrical installations, telephone/communication installations, processing installations and the like.

Letter i

What is meant by "advertisement/signboard construction" is the construction of infrastructure buildings used as billboards, advertising boards, nameplates (standing alone or in the form of a fence wall) and the like.

Paragraph (2)

Quite clear.

Paragraph (3)

Quite clear.

Paragraph (4)

Quite clear.

Paragraph (5)

Quite clear.

Article 97

Quite clear.

Article 98

Paragraph (1)

Letter a

Quite clear.

Letter b

Estimated construction costs are provided with technical specifications.

Paragraph (2)

Letter a

Quite clear.

Letter b

Quite clear.

Letter c

The utility plan document includes mechanical, electrical and plumbing .

Letter d

Quite clear.

Paragraph (3)

Quite clear.

Paragraph (4)

Letter a

Quite clear.

Letter b

Quite clear.

Letter c

Basement plan drawing and details if necessary.

Letter d

Quite clear.

Paragraph (5)

Quite clear.

Paragraph (6)

Quite clear.

Paragraph (7)

Quite clear.

Article 99

Quite clear.

Article 100

Quite clear.

Article 101

Quite clear.

Article 102

Quite clear.

Article 103

Quite clear.

Article 104

Quite clear.

Article 105

Quite clear.

Article 106

Quite clear.

Article 107

Quite clear.

Article 108

Quite clear.

Article 109

Quite clear.

Article 110

Quite clear.

Article 111

Quite clear.

Article 112

Quite clear.

Article 113

Quite clear.

Article 114

Paragraph (1)

Quite clear.

Paragraph (2)

Letter a

Quite clear.

Letter b

Quite clear.

Letter c

Quite clear.

Letter d

Quite clear.

Letter e

Quite clear.

Letter f

Quite clear.

Letter g

Quite clear.

Letter h

Quite clear.

Letter i

Quite clear.

Letter j

Basement area is required if the building is equipped with a basement.

Letter k

The number of basement floors is required if the building is equipped with a basement.

Letter l

Quite clear.

Paragraph (3)

Quite clear.

Paragraph (4)

Quite clear.

Paragraph (5)

Quite clear.

Paragraph (6)

Quite clear.

Paragraph (7)

Quite clear.

Article 115

Quite clear.

Article 116

Quite clear.

Article 117

Quite clear.

Article 118

Quite clear.

Article 119

Quite clear.

Article 120

Quite clear.

Article 121

Quite clear.

Article 122

Quite clear.

Article 123

Quite clear.

Article 124

Quite clear.

Article 125

Quite clear.

Article 126

Quite clear.

Article 127

Quite clear.

Article 128

Quite clear.

Article 129

Quite clear.

Article 130

Quite clear.

Article 131

Quite clear.

Article 132

Quite clear.

Article 133

Quite clear.

Article 134

Quite clear.

Article 135

Quite clear.

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