

การเพิ่มความปลอดภัยในอาคารโดยมาตรการทางสังคม
(กรณีศึกษา : โครงการอาคารปลอดภัยประชาชนอุ่นใจ)

The Safety Enhancement through Social Measures :
A Case Study of “Safety Buildings, Secured Residents”

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Executive Summary

Problem Situation :

In principle, if buildings are properly designed professionally and have been approved and permitted by the public agencies concerned; being constructed under the supervision of architects and engineers; after construction and under use are regularly maintained and inspected with respect to safety standards by public and professional agents, then we can believe to a large extent that the buildings are safe for users.

The Department of Public Works and City & Town Planning has issued the ministerial Royal Decree on Building Regulations in 2005 which stipulates that owners or users of the 9 building types as follows must specify their building inspectors with respect to its architecture and engineering specifications :

1. High rise building of higher than 23 meters;
2. Large building which 10,000 square meters and over;
3. Meeting place which has over 1,000 square meters for over 500 people;
4. Entertainment places which shows movies, plays and musical shows;
5. Hotel which has more than 80 rooms;
6. Industrial building which is higher than 1 storey and has over 5,000 square meters;
7. Services place which has over 200 square meters;
8. Condominium or apartment building with over 2,000 square meters;
9. Bill board which is higher than 15 meters;

Based on the survey of the Department of Public Works and City & Town Planning, it is found that the number of all 9 types of building in Thailand is about 16,000 buildings but by the end of the fiscal year 2008, less than 20% of them received the inspection certification from the Department. It is also found that the owners or possessors of the buildings did not file their application for certification. Thus, there is no other way than making more effort to have all these 9 types of building inspected properly.

Root Causes of the Problems :

Based on various seminars and workshops conducted among all parties concerned, it is found that these problems exist because the owner or possessors of the buildings violated the existing laws related to building construction and use. They do not have any inspection. In addition, the relevant public agencies do not report or file the lawsuits against these owners of the buildings which means that they ignore or have not performed their duties and ignore their accountabilities and have themselves violated the law, especially the Criminal Act, Article 157 as well. Thus, it can be concluded that there is no effective law enforcement.

Problem Solutions :

1. More public relations is needed to inform the people at large that all 9 types of buildings that are not inspected may have high risk of fire or other types of disasters and the residents are at high risk of loss as a consequence.
2. Any building which has been thoroughly inspected by the licensed professionals should have the ‘Safety Building Logo’ in the open area where it can be seen by users of the building;
3. There should be a campaign to change the attitude of people so that they feel that buildings that have not been inspected on a regular basis and do not receive ‘Safety Building Logo’ will not be safe.
4. If necessary, it should be proposed to the Cabinet to prohibit all public and public sector enterprises from using the services of hotels or organize their meetings or conferences or other activities in the buildings that have not been inspected or do not receive “Safety Building Logo”.
5. The campaign about ‘safe buildings’ should be done on a regular basis to develop a strong consciousness on the part of the owners and users of buildings. In addition, this market-driven demand on ‘safe buildings’ will lead to a more rigorous and effective enforcement of relevant laws on building safety rather than just focusing merely on enforcing the law.

With all these reasons, this researcher therefore proposes a project called “Safe Buildings, Secured Residents’ as described in the Individual Study for this PMED Program.

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