

LEGAL UPDATES: BUILDING SAFETY



BETTER WORK
Indonesia

Dear Valued Partners,

We would like to inform you about the Building Safety based on Indonesia Law and how Better Work Indonesia sees this issue in our assessment.

a) Law Reference

Please find the below links for complete list of building safety on below areas:

- 1) [Law No. 1 Year 1970 concerning Occupational Safety](#) (*Undang-undang No. 1 Tahun 1970 tentang Keselamatan Kerja*)
- 2) [Law No. 28 Year 2002 concerning Buildings](#) (*Undang-undang No. 28 Tahun 2002 tentang Bangunan Gedung*)
- 3) [Government Regulation No. 36 Year 2005 concerning Buildings](#) (*Peraturan Pemerintah No. 36 Tahun 2005 tentang Bangunan Gedung*)
- 4) [Public Works Minister Regulation No. 16 Year 2010 concerning Technical Guideline on Periodic Inspection of Buildings](#) (*Peraturan Menteri Pekerjaan Umum No. 16/PRT/M/2010 tentang Pedoman Teknis Pemeriksaan Berkala Bangunan Gedung*)

b) How to Ensure The Building Safety

In summary, based on Law No. 28 Year 2002 about Building, every building must meet the requirements of the administrative and technical requirements in accordance with the function of the building. The administrative requirements shall include requirements status of land rights, status ownership of the building, and a building permit. The technical requirements shall include terms and conditions of urban design and buildings reliability.

Buildings reliability requirements includes requirements for safety, health, comfort, and convenience. Building safety requirements shall include capability building requirements to support the load, as well as building capacity to prevent and counter the danger of fire and lightning. The requirements for capacity building to support the load charge is capability of building structure which stable and firm to support the payload.

When is a building permit needed?

Every person who shall erect buildings building shall have a building permit (Izin Mendirikan Bangunan/IMB). Application for a building permit has met the administrative requirements and technical requirements approved and authorized by the regent / mayor (Bupati/Walikota), except for Jakarta Province by the Governor of Jakarta, in the form of building permits.



What next after the building construction is completed?

Once the buildings have been completely built and has met the eligibility requirements, Local Governments issue Certificate of Building Proper Function (Sertifikat Laik Fungsi/SLF).

Certificate of Building Proper Function (SLF) is a certificate issued by the local government building to declare the airworthiness function of a building either administrative and technical, before utilization.

How long the Certificate of Building Proper Function (SLF) is valid?

SLF shall be valid for 5 (five) years for buildings other than houses.

How to extend the Certificate of Building Proper Function (SLF)?

Periodic inspections of buildings is conducted for all or part of the building in order to obtain extension of the Certificate of Building Proper Function (SLF).

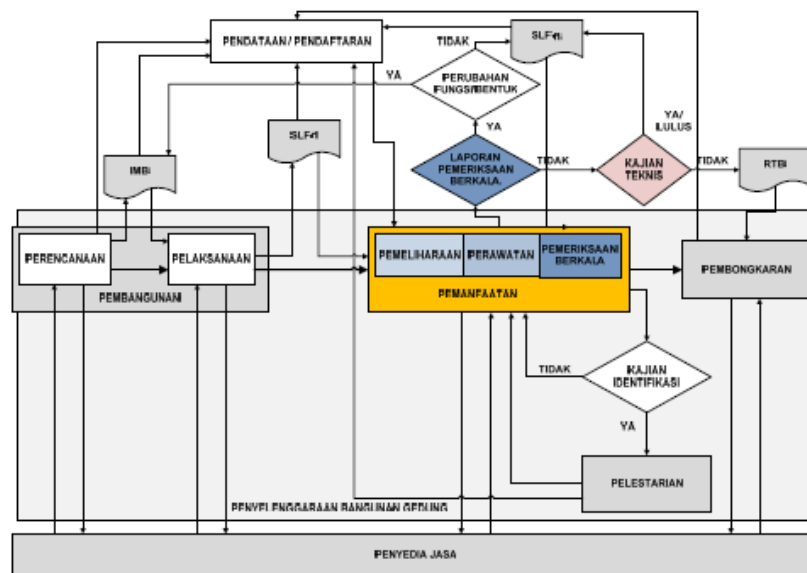
How to conduct periodic inspections of buildings?

Periodic inspection of the building is the reliability of the inspection activities all or part of a building, components, building materials, and / or infrastructure and the ingredients in a certain period of time in order to stated feasibility of building function. The building inspection is an obligation of the owner and / or user conducted by the local government or by hiring the provider of building's technical assessment services or a construction services which are certified in accordance with regulations legislation.

Periodic checks carried out at least every 6 (six) months, covered:

- a. Architectural components of the building;
- b. Structural components of buildings;
- c. Building mechanical components;
- d. Building electrical components, and
- e. Spatial components of the outside of the building.

Scheme of buildings management: (Source: Appendix of Public Works Minister Regulation No. 16 Year 2010 on Technical Guideline on Periodic Inspection of Buildings)



Gambar 2.1. Proses Penyelenggaraan Bangunan Gedung

Notasi:

- IMB = Ijin Mendirikan Bangunan Gedung
- SLF-1 = Sertifikat Laik Fungsi Pertama
- SLF-n = Sertifikat Laik Fungsi Berkala Selanjutnya
- RTB = Rencana Teknis Pembongkaran